



**Public Service Commission** ORIGINAL

**-M-E-M-O-R-A-N-D-U-M-**

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**DATE:** June 1, 1998  
**TO:** Division of Records and Reporting  
**FROM:** Division of Legal Services (Ferguson) *CF*  
**RE:** Docket No. 980307-WS - Application for certificate to provide water and wastewater service in Orange County by Zellwood Station Co-Op, Inc.

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Please file the attached letter with attachments, dated May 26, 1998, in the docket file for the above-referenced docket.

CF/dr

cc: Division of Water and Wastewater (Walker, Redemann, Messer)  
Division of Legal Services (Brubaker)  
James E. Olsen, Esquire

ACK \_\_\_\_\_  
AFA \_\_\_\_\_  
APP \_\_\_\_\_  
CAF \_\_\_\_\_  
CMU \_\_\_\_\_  
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WAS \_\_\_\_\_  
OTH \_\_\_\_\_

DOCUMENT NUMBER-DATE

05932 JUN-28

FPSC-RECORDS/REPORTING



**EXCEL**  
**ENGINEERING CONSULTANTS, INC.**  
*Environmental & Civil Engineers*

May 26, 1998

**Mr. Cleveland Ferguson, III, Esquire**  
**Legal Services, Water and Wastewater**  
**State of Florida Public Service Commission**  
**Capital Circle Office Center**  
**2540 Shumard Oak Boulevard**  
**Tallahassee, Florida 32399-0850**

RECEIVED  
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MAIL ROOM

**SUBJECT: DOCKET NO. 980307 - WS: ZELLWOOD STATION APPLICATION FOR WATER AND WASTEWATER CERTIFICATE**

*Dear Mr. Ferguson:*

*Attached to this letter is a copy of Exhibit A which is part of the Warranty Deed included in Exhibit G-1 of the application.*

*We look forward to the successful completion of the application and if you need additional information please do not hesitate to contact me at your earliest convenience.*

Sincerely,

  
**Julian R. Coto, P.E., D.E.E.**  
**President**



JRC/ntc

enclosure: **Exhibit A**

cc **Tom Cloud**  
**Gloria Holt**

DOC **ZEL98012.twp**  
PN **ZEL96051**

## DESCRIPTION TRACT ONE:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.87°09'16"E. along the South line of said Section 26, a distance of 7.536 feet to the Point of Beginning on the Easterly right-of-way line of U.S. Highway No. 441, said point being on a curve concave Southwesterly and having a radius of 5859.65 feet; thence from a tangent bearing of 8.41°51'48"E., run Southeasterly along the arc of said curve 137.88 feet through a central angle of 1°20'54" to a point; thence leaving said Easterly right-of-way line, run N.48°51'14"E. 222.89 feet to a point lying 30.00 feet North of said South line of Section 26; thence run N.87°09'16"E. parallel with said South line, 468.63 feet to a point on a curve concave Northwesterly and having a radius of 243.00 feet, said point also being on the Westerly line of the Southeastern portion of "Oak Grove Village Condominium", as recorded in Condominium Book 4, pages 106 and 107, public records of Orange County, Florida; thence run Northerly along said Westerly line of Oak Grove Village Condominium, the following courses: from a tangent bearing of N.36°50'50"W., run Northerly along the arc of said curve 3.71 feet through a central angle of 00°52'28" to the point of tangency; thence run N.35°58'34"W. 121.96 feet to the point of curvature of a curve concave Easterly, and having a radius of 365.34 feet; thence run Northerly along the arc of said curve 249.84 feet through a central angle of 39°10'55" to a point; thence run N.51°47'32"W. 43.77 feet to a point on a curve concave Westerly, and having a radius of 205.00 feet; thence from a tangent bearing of N.20°08'13"E. run Northerly along the arc of said curve 50.00 feet through a central angle of 13°58'28" to the point of tangency; thence run N.06°09'45"E. 32.82 feet to the point of curvature of a curve concave Westerly, and having a radius of 757.94 feet; thence run Northerly along the arc of said curve 103.96 feet through a central angle of 7°51'31" to the point of compound curvature of a curve concave Westerly and having a radius of 1730.00 feet; thence run Northerly along the arc of said curve 335.92 feet through a central angle of 11°07'31" to a point; thence run N.01°26'07"E. 204.45 feet; thence N.50°26'15"E. 65.85 feet to a point on the Southwesterly line of "Cayman Circle" (100 foot right-of-way), as described in exhibit "A" of Warranty Deed recorded in O.R. Book 3527, page 1913, public records of Orange County, Florida, said point being on a curve concave Northeasterly, and having a radius of 550.00 feet; thence from a tangent bearing of N.44°46'44"W., and leaving said Southeast portion of "Oak Grove Village Condominium" run Northwesterly along said Southwesterly line of Cayman Circle, and along the arc of said curve 100.14 feet through a central angle of 10°25'54" to the Eastern most corner of the Northwest portion of said "Oak Grove Village Condominium"; thence leaving said Southwesterly line of Cayman Circle, run Westerly along the Southerly line of said Northwest portion of "Oak Grove Village Condominium", the following courses: run S.50°26'15"W. 98.69 feet; thence S.24°58'29"W. 67.92 feet; thence S.87°01'19"W. 125.56 feet; thence S.03°56'49"W. 170.97 feet; thence S.78°01'37"E. 60.85 feet; thence S.32°10'35"E. 55.90 feet; thence S.04°44'54"W. 87.45 feet; thence S.13°46'05"E. 78.83 feet; thence S.14°33'41"W. 96.19 feet; thence S.29°00'06"W. 78.20 feet; thence S.56°33'47"W. 35.61 feet; thence N.84°37'14"W. 42.50 feet; thence N.64°39'50"W. 74.13 feet; thence S.89°38'19"W. 91.08 feet; thence N.30°40'58"W. 127.70 feet; thence N.03°01'40"E. 478.48 feet; thence S.87°01'19"W. 98.45 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 65.00 feet; thence run Southwesterly along the arc of said curve 82.78 feet through a central angle of 72°58'20" to the point of compound curvature of a curve concave Easterly, and having a radius of 185.00 feet; thence run Southerly along the arc of said curve 42.48 feet through a central angle of 13°09'27" to a point on a curve concave Northerly and having a radius of 160.00 feet; thence from a tangent bearing of S.47°45'54"W., run Westerly along the arc of said curve 114.60 feet through a central angle of 41°02'20" to a point; thence leaving said Southerly line of the Northwest portion of "Oak Grove Village Condominium", run S.03°29'34"E. 416.08 feet to the Point of Curvature of a curve concave Northeasterly, and having a radius of 192.57 feet; thence run Southerly along the arc of said curve 177.02 feet through a central angle of 52°40'10" to the point of tangency; thence run S.56°09'44"E. 82.97 feet to the point of curvature of a curve concave Northerly, and having a radius of 324.10 feet; thence run Easterly along the arc of said curve 230.93 feet through a central angle of 40°49'30" to a point; thence run S.68°40'27"E. 91.34 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 92.02 feet; thence run Southeasterly along the arc of said curve 45.35 feet through a central angle of 28°14'20" to a point; thence S.56°27'30"W. 103.20 feet; thence S.57°43'39"W. 143.17 feet; thence S.50°03'52"W. 79.93 feet;

thence  $3.49^{\circ}57'24''$ W. 62.19 feet; thence  $8.59^{\circ}01'10''$ W. 15.66 feet; thence  $8.84^{\circ}16'17''$ W. 16.95 feet; thence  $N.78^{\circ}07'33''$ W. 20.43 feet; thence  $8.46^{\circ}58'49''$ W. 15.70 feet to a point on the aforesaid Easterly right-of-way line of U.S. Highway No. 441, said point being on a curve concave Southwesterly, and having a radius of 5859.65 feet; thence from a tangent bearing of  $8.43^{\circ}01'11''$ E., run Southwesterly along the arc of said curve, and along said Easterly right-of-way line, 118.27 feet through a central angle of  $01^{\circ}09'23''$  to the point of beginning, containing 13.5992 acres more or less.

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**DESCRIPTION TRACT TWO:**

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to the Point of Beginning on the Northerly line of Oak Grove Village Condominium, as recorded in Condo. Book 4, Page 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line of the Southeast 1/4 of Section 26, and along the West line of the Northeast 1/4 of said Section 26, a distance of 3300.10 feet; thence leaving said West line run N.89°49'16"E. parallel with the North line of said Northeast 1/4 of Section 26, a distance of 788.00 feet; thence N.03°27'28"W. parallel with said West line of the Northeast 1/4 of Section 26, a distance of 669.00 feet to a point on the South right-of-way line of Poncan Road (60 foot right-of-way); thence run N.89°49'16"W. along said South right-of-way line 1894.65 feet to a point on the West line of the Northwest 1/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida; thence continuing along said South right-of-way line, run N.85°44'53"E. 2645.96 feet to a point on the West line of the Northeast 1/4 of said Section 25, thence continuing along said right-of-way line run N.87°35'27"E. 1349.22 feet to a point on the East line of the West 3/4 of said Section 25; thence leaving said South right-of-way line, run S.02°47'04"E. along said East line of the West 3/4 of Section 25, a distance of 2455.70 feet to the Northeast corner of "Banbury Village Condominium" as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence run Westerly along the Northerly line of said "Banbury Village Condominium", the following courses: run S.75°51'06"W. 340.42 feet to a point on a curve, concave Westerly and having a radius of 628.26 feet; thence from a tangent bearing of S.14°08'54"E., run Southerly along the arc of said curve 25.17 feet through a central angle of 2°17'44" to a point; thence run S.78°08'50"W. 86.00 feet to a point on a curve concave Westerly and having a radius of 542.26 feet; thence from a tangent bearing of S.11°51'10"E run Southerly along the arc of said curve 19.69 feet through a central angle of 2°04'48" to the Point of Tangency; thence run S.09°46'22"E. 398.62 feet to the Point of Curvature of a curve concave Westerly, and having a radius of 368.41 feet; thence run Southerly along the arc of said curve 86.20 feet through a central angle of 13°24'24" to a point on a curve concave Southerly, and having a radius of 602.00 feet thence from a tangent bearing of N.78°17'10"W., run Westerly along the arc of said curve 512.17 feet through a central angle of 48°44'45" to the Point of Tangency; thence run S.52°58'06"W 257.62 feet to a point on a curve concave Easterly, and having a radius of 120.00 feet; thence from a tangent bearing of S.89°50'10"W., run Westerly and Southerly along the arc of said curve, 282.24 feet, through a central angle of 134°45'34" to the Point of Tangency; thence run S.44°55'24"E. 129.66 feet to point on a curve concave Southerly having a radius of 517.50 feet; thence from a tangent bearing of S.45°04'36"W., run Southwesterly along the arc of said curve 360.01 feet through a central angle of 39°51'34" to the point of reverse curvature of a curve concave Northwesterly, and having a radius of 429.00 feet; thence run Southwesterly along the arc of said curve 412.11 feet through a central angle of 55°02'22" to a point on the East line of Unit 1645 of Citrus Ridge Village Condominium as recorded in Condo. Book 4, Pages 135 and 136, public records of Orange County, Florida; thence run N.29°44'36"W. along said East line of Unit 1645, a distance of 7.00 feet to the Northorlymost corner of said Unit 1645, said corner being on a curve concave Northwesterly and having a radius of 422.00 feet; thence run Westerly along the Northerly line of said Citrus Ridge Village Condominium, the following courses: from a tangent bearing of S.60°15'24"W. run Westerly along the arc of said curve 107.69 feet through central angle of 14°37'16" to the point of compound curvature of a curve concave Northerly and having a radius of 700.7 feet; thence run Westerly along the arc of said curve 322.85 feet through a central angle of 26°23'48" to a point; thence run N.34°05'28"W. 450.44 feet to the point of curvature of a curve concave Easterly and having a radius of 291.63 feet; thence run Northerly along the arc of said curve 106.60 feet through a central angle of 20°56'34" to the point of tangency; thence run N.13°08'54"W. 187.93 feet; thence N.07°32'35"W. 97.15 feet; thence N.04°59'01"W. 200.31 feet; thence S.85°00'59"W. 86.00 feet to the Northwest corner of Unit R-11, of said Citrus Ridge Village Condominium, said corner also being the Northeast corner of the eastern part of "Cayman Circle" (100

foot private right-of-way) as recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence continue  $S.85^{\circ}00'59''W.$  100.00 feet to the Northwest corner of said Cayman Circle; thence run Southerly along the Westerly right-of-way line of said Cayman Circle the following courses: run  $S.04^{\circ}59'01''E.$  169.70 feet to the point of curvature on a curve concave Westerly, and having a radius of 278.01 feet; thence run Southerly along the arc of said curve 115.47 feet through a central angle of  $23^{\circ}47'54''$  to the point of tangency; thence run  $S.18^{\circ}48'53''W.$  97.64 feet to the point of curvature of a curve concave Westerly and having a radius of 1324.27 feet; thence run Southerly along the arc of said curve 347.22 feet through a central angle of  $15^{\circ}01'23''$  to the Northeast corner of the "Lake Cohen, Little Lake Cohen, and Surrounding Park" as described in said O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run Westerly along the Northerly line of said "Lake Cohen, Little Lake Cohen, and Surrounding Park", the following courses: run  $N.81^{\circ}31'48''W.$  152.44 feet to the point of curvature of a curve concave Southerly, and having a radius of 511.00 feet; thence run Westerly along the arc of said curve 322.06 feet through a central angle of  $36^{\circ}06'39''$  to the point of tangency; thence run  $S.62^{\circ}21'35''W.$  259.27 feet to the point of curvature of a curve concave Northerly, and having a radius of 779.00 feet; thence run Westerly along the arc of said curve 864.96 feet through a central angle of  $63^{\circ}37'05''$  to a point; thence run  $N.35^{\circ}58'41''E.$  86.00 feet to a point on a curve concave Northeasterly, and having a radius of 693.00 feet; thence from a tangent bearing of  $N.54^{\circ}01'19''W.$ , run Westerly along the arc of said curve 115.81 feet through a central angle of  $09^{\circ}34'29''$  to the point of tangency; thence run  $N.44^{\circ}26'50''W.$  122.72 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 577.00 feet; thence run Westerly along the arc of said curve 384.78 feet through a central angle of  $38^{\circ}12'29''$  to the point of tangency; thence run  $N.82^{\circ}39'19''W.$  168.65 feet to the point of curvature of a curve concave Northeasterly, and having a radius of 151.92 feet; thence run Northwesterly along the arc of said curve 206.96 feet through a central angle of  $78^{\circ}03'18''$  to a point on a curve concave Southeasterly and having a radius of 617.00 feet; thence from a tangent bearing of  $S.82^{\circ}53'27''W.$ , run Westerly along the arc of said curve 187.78 feet through a central angle of  $17^{\circ}26'15''$  to the point of reverse curvature of a curve concave Northwesterly and having a radius of 1616.09 feet; thence run Westerly along the arc of said curve 187.99 feet through a central angle of  $06^{\circ}39'54''$  to the point of reverse curvature of a curve concave Southeasterly, and having a radius of 2078.73 feet; thence run Westerly along the arc of said curve 155.22 feet through a central angle of  $04^{\circ}16'42''$  to the point of tangency; thence run  $S.67^{\circ}50'26''W.$  56.45 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 693.00 feet; thence run Westerly along the arc of said curve 129.24 feet through a central angle of  $10^{\circ}41'08''$  to the Northeast corner of the "Recreation Complex", as described in O.R. Book 3527, Page 1913 public records of Orange County, Florida; thence continue Westerly along the arc of said curve 112.98 feet through a central angle of  $09^{\circ}20'26''$  to the point of tangency; thence run  $S.87^{\circ}52'00''W.$  177.44 feet to the point of curvature of a curve concave Southerly and having a radius of 314.08 feet; thence run Westerly along the arc of said curve 84.74 feet through a central angle of  $15^{\circ}27'29''$  to the point of tangency; thence run  $S.72^{\circ}24'41''W.$  179.38 feet to the Northeast corner of the Western part of aforesaid "Cayman Circle" (100 foot right-of-way) as described in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run  $S.83^{\circ}51'44''W.$  100.00 feet to the Northwest corner of said "Cayman Circle"; thence run  $S.06^{\circ}08'16''E.$  along the West line of said "Cayman Circle" a distance of 93.62 feet to the intersection of said West line of "Cayman Circle", and the Northern line of aforesaid "Oak Grove Village Condominium" as recorded in Condominium Book 4, Pages 106 and 107, public records of Orange County, Florida; thence run  $S.73^{\circ}24'02''W.$  along said Northern line, 534.93 feet to the point of beginning, containing 549.3489 acres more or less.

LESS

DESCRIPTION PARCEL "A":

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida, run N.02°47'04"W. along the East line of said West 3/4 of Section 25, a distance of 2063.81 feet to the Northeast corner of "Banbury Village Condominium", as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence continue N.02°47'04"W. along said East line, 1005.19 feet; thence leaving said East line, run S.89°13'09"W. 291.14 feet to the point of beginning; thence run N.29°57'56"W. 86.24 feet to a point on a curve concave Northerly, and having a radius of 257.00 feet; thence from a tangent bearing of S.55°07'25"W., run Westerly along the arc of said curve 44.05 feet through a central angle of 9°49'17" to a point; thence run S.29°57'56"E. 86.24 feet to a point on a curve concave Northerly, and having a radius of 343.00 feet; thence from a tangent bearing of S.63°42'43"W., run Westerly along the arc of said curve 129.15 feet through a central angle of 21°34'27" to the point of tangency; thence run S.85°17'09"W. 89.05 feet; thence S.04°42'51"E. 167.62 feet to the point of curvature of a curve concave Westerly, and having a radius of 878.00 feet; thence run Southerly along the arc of said curve 265.47 feet through a central angle of 17°19'26" to a point; thence run N.77°23'26"W. 86.00 feet; thence S.75°26'47"W. 61.29 feet; thence N.75°13'04"W. 113.18 feet to a point on a curve concave Northerly and having a radius of 120.00 feet; thence from a tangent bearing of S.32°44'05"W., run Westerly along the arc of said curve 278.66 feet through a central angle of 133°03'05" to a point; thence run N.16°17'49"W. 233.56 feet; thence N.24°11'46"W. 137.76 feet to a point on a curve concave Southeasterly, and having a radius of 1003.00 feet thence from a tangent bearing of S.67°03'38"W., run Southwesterly along the arc of said curve 44.00 feet through a central angle of 2°30'49" to a point; thence run S.24°11'46"E. 86.02 feet to a point on a curve concave Southeasterly and having a radius of 917.00 feet; thence from a tangent bearing of S.64°25'45"W. run Westerly along the arc of said curve 38.91 feet through a central angle of 2°25'53" to the point of tangency; thence run S.61°59'52"W. 219.12 feet to the point of curvature of a curve concave Northerly, and having a radius of 498.00 feet; thence run Westerly along the arc of said curve 281.82 feet through a central angle of 32°25'27" to the point of tangency; thence run N.85°34'41"W. 208.19 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 202.00 feet; thence run Southwesterly along the arc of said curve 201.56 feet through a central angle of 57°10'19" to a point; thence run N.52°45'00"W. 86.00 feet to a point on a curve concave Southeasterly, and having a radius of 288.00 feet; thence from a tangent bearing of S.37°15'00"W.; run Southerly along the arc of said curve 50.52 feet through a central angle of 10°03'03" to a point; thence run N.62°48'03"W. 130.00 feet to a point on a curve concave Southeasterly, and having a radius of 418.00 feet; thence from a tangent bearing of N.27°11'57"E., run Northeastly along the arc of said curve 218.48 feet through a central angle of 29°56'50" to a point; thence run N.00°25'53"W. 51.30 feet to a point on a curve concave Easterly and having a radius of 120.00 feet; thence from a tangent bearing of N.79°23'46"W., run Westerly, Northerly and Easterly along the arc of said curve 396.78 feet through a central angle of 189°26'47" to a point on a curve concave Southerly, and having a radius of 654.00 feet; thence from a tangent bearing of N.75°29'02"E., run Easterly along the arc of said curve 193.14 feet through a central angle of 16°55'14" to a point; thence run S.02°24'16"W. 86.00 feet to a point on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of S.87°35'44"E., run Easterly along the arc of said curve 20.00 feet through a central angle of 2°01'03" to a point; thence run N.04°25'19"E. 86.00 feet; thence S.85°34'41"E. 288.19 feet to the point of curvature of a curve concave Northerly, and having a radius of 46.00 feet; thence run Easterly along the arc of said curve 26.23 feet through a central angle of 32°25'27" to the point of tangency; thence run N.61°59'52"E. 63.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.25°07'40"E., run Easterly along the arc of said curve 240.78 feet through a central angle of 114°57'50" to a point; thence run S.58°50'06"E. 201.50 feet to a point on a curve concave Southerly, and having a radius of 1133.00 feet; thence from a tangent bearing of N.68°55'16"E. run Easterly along the arc of said curve 145.57 feet through a central angle of 7°21'41" to a point; thence run S.13°43'03"E. 86.00 feet to a point on a curve concave Southerly, and having a radius of 1047.00 feet; thence from a tangent bearing of N.76°16'57"E., run Easterly along the arc of said curve 30.00 feet through a central angle of

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01°38'30" to a point; thence run N.12°04'33"W. 86.00 feet to a point on a curve concave Southerly and having a radius of 1133.00 feet; thence from a tangent bearing of N.77°55'20"E., run Easterly along the arc of said curve 145.57 feet through a central angle of 07°21'42" to the point of tangency; thence run N.85°17'09"E. 55.78 feet; thence N.04°42'51"W. 18.44 feet to the point of curvature of a curve concave Westerly, and having a radius of 347.00 feet; thence run Northerly along the arc of said curve 170.68 feet through a central angle of 28°10'56" to a point; thence run N.57°06'13"E. 86.00 feet to a point on a curve concave Westerly, and having a radius of 433.00 feet; thence from a tangent bearing of N.32°53'47"W., run Northerly along the arc of said curve 24.97 feet through a central angle of 3°18'15" to a point; thence run S.53°47'59"W. 86.00 feet to a point on a curve concave Southwesterly, and having a radius of 347.00 feet; thence from a tangent bearing of N.36°12'01"W., run Northerly along the arc of said curve 92.11 feet through a central angle of 15°12'33" to the point of tangency; thence run N.51°24'34"W. 94.66 feet to the point of curvature of a curve concave Southerly, and having a radius of 162.00 feet; thence run Westerly along the arc of said curve 162.54 feet through a central angle of 57°29'10" to the point of tangency; thence run S.71°06'17"W. 370.25 feet to the point of curvature of a curve concave Northerly, and having a radius of 1078.00 feet; thence run Westerly along the arc of said curve 717.62 feet through a central angle of 38°08'29" to the point of tangency; thence run N.70°45'14"W. 420.34 feet to the point of curvature of a curve concave Southerly, and having a radius of 1047.00 feet; thence run Westerly along the arc of said curve 514.79 feet through a central angle of 28°10'16" to the point of tangency; thence run S.81°04'30"W. 337.46 feet to the point of curvature of a curve concave Northerly, and having a radius of 961.32 feet; thence run Westerly along the arc of said curve 86.43 feet through a central angle of 5°09'05" to a point; thence run N.03°46'25"W. 86.00 feet to a point on a curve concave Northerly, and having a radius of 875.32 feet; thence from a tangent bearing of S.86°13'35"W., run Westerly along the arc of said curve 118.13 feet through a central angle of 7°43'57" to a point; thence run N.03°57'35"E. 140.00 feet to a point on a curve concave Northerly, and having a radius of 735.32 feet; thence from a tangent bearing of S.86°02'28"E., run Easterly along the arc of said curve 165.35 feet through a central angle of 12°53'02" to the point of tangency; thence run N.81°04'30"E. 337.46 feet to the point of curvature of a curve concave Southerly, and having a radius of 1273.00 feet; thence run Easterly along the arc of said curve 625.91 feet through a central angle of 28°10'16" to the point of tangency; thence run S.70°45'14"E. 10.00 feet; thence N.19°14'46"E. 211.11 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 438.00 feet; thence run Northeasterly along the arc of said curve 233.20 feet through a central angle of 30°30'18" to a point; thence run S.40°14'56"E. 86.00 feet; thence S.39°13'42"E. 44.00 feet; thence S.40°23'41"E. 86.00 feet; thence S.13°03'07"E. 85.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.76°56'53"E., run Easterly along the arc of said curve 144.45 feet through a central angle of 68°58'13" to a point on a curve concave Northerly, and having a radius of 606.00 feet; thence from a tangent bearing of S.72°23'32"E., run Easterly along the arc of said curve 386.08 feet through a central angle of 36°30'12" to the point of tangency; thence run N.71°06'16"E. 78.00 feet to a point on a curve concave Southerly, and having a radius of 120.00 feet; thence from a tangent bearing of N.34°14'05"E., run Easterly along the arc of said curve 240.06 feet through a central angle of 114°37'21" to a point; thence run S.53°04'02"E. 212.48 feet; thence S.16°28'41"E. 86.00 feet to a point on a curve concave Southerly, and having a radius of 302.00 feet; thence from a tangent bearing of N.73°31'19"E., run Easterly along the arc of said curve 27.84 feet through a central angle of 5°16'56" to a point; thence run N.11°11'46"W. 86.00 feet to a point on a curve concave Southwesterly, and having a radius of 388.00 feet; thence from a tangent bearing of N.78°48'14"E. run Southeasterly along the arc of said curve 337.15 feet through a central angle of 49°47'12" to the point of tangency; thence run S.51°24'34"E. 94.66 feet to the point of curvature of a curve concave Southwesterly, and having a radius of 573.00 feet; thence run Southeasterly along the arc of said curve 181.31 feet through a central angle of 18°07'46" to a point; thence run S.58°43'13"W. 86.06 feet to a point on a curve concave Southwesterly, and having a radius of 487.00 feet; thence from a tangent bearing of S.33°30'00"E., run Southerly along the arc of said curve 20.00 feet through a central angle of 2°21'13" to a point; thence run N.58°43'13"E. 86.00 feet to a point on a curve concave Westerly, and having a radius of 573.00 feet; thence from a tangent bearing of S.31°16'47"E, run Southerly along the arc of said curve 265.68 feet through a central angle of 26°33'56", to the point of tangency; thence run S.04°42'51"E. 18.44 feet; thence N.85°17'09"E. 89.05 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 127.00 feet; thence run Northeasterly along the arc of said curve 195.21 feet through a central angle of 88°04'00" to the point of tangency; thence run N.02°46'51"W. 150.00 feet; thence N.39°36'28"W. 125.95 feet; thence N.35°17'56"W. 80.00 feet to a point on a curve concave Northeasterly, and having a radius of 40.00 feet; thence from a tangent bearing of S.54°42'04"W.



run Westerly along the arc of said curve 80.26 feet through a central angle of  $114^{\circ}57'50''$  to a point; thence run  $N.67^{\circ}47'39''W.$  84.34 feet to a point on a curve concave Southeasterly, and having a radius of 120.00 feet; thence from a tangent bearing of  $N.11^{\circ}52'37''E.$ , run Northeasterly along the arc of said curve 46.52 feet through a central angle of  $22^{\circ}12'44''$  to a point; thence run  $N.02^{\circ}46'51''W.$  100.33 feet to a point on a curve concave Northeasterly, and having a radius of 126.00 feet; thence from a tangent bearing of  $N.81^{\circ}00'14''W.$  run Northwesterly along the arc of said curve 177.15 feet through a central angle of  $80^{\circ}33'15''$  to a point; thence run  $N.24^{\circ}34'30''W.$  63.86 feet to a point; thence run  $N.66^{\circ}07'36''W.$  197.46 feet; thence  $S. 87^{\circ} 51'57''W.$  1027.35 feet to the point of curvature of a curve concave Southerly and having a radius of 242.00 feet; thence run Westerly along the arc of said curve 43.19 feet through a central angle of  $10^{\circ}13'35''$  to a point; thence run  $N.12^{\circ}21'30''W.$  86.00 feet to a point on a curve concave Southeasterly, and having a radius of 328.00 feet; thence from a tangent bearing of  $S.77^{\circ}38'22''W.$  run Westerly along the arc of said curve 31.18 feet through a central angle of  $5^{\circ}26'50''$  to a point thence run  $N.17^{\circ}48'28''W.$  130.00 feet to a point on a curve concave Southerly and having a radius of 458.00 feet; thence from a tangent bearing of  $N.72^{\circ}11'32''E.$ , run Easterly along the arc of said curve 77.36 feet through a central angle of  $9^{\circ}40'38''$  to a point; thence run  $N.08^{\circ}07'51''W.$  20.00 feet to a point on a curve concave Southerly and having a radius of 478.00 feet; thence from a tangent bearing of  $N.81^{\circ}52'10''E.$ , run Easterly along the arc of said curve 50.03 feet through a central angle of  $5^{\circ}59'47''$  to the point of tangency; thence run  $N.87^{\circ}51'57''E.$  1275.79 feet to the point of curvature of a curve concave Southerly, and having a radius of 1333.81 feet; thence run Easterly along the arc of said curve 111.32 feet through a central angle of  $4^{\circ}46'56''$  to the point of compound curvature of a curve concave Southwesterly, and having a radius of 453.00 feet; thence run Southeasterly along the arc of said curve 668.65 feet through a central angle of  $84^{\circ}34'17''$  to the point of tangency thence run  $S.02^{\circ}46'51''E.$  577.00 feet to the point of curvature of a curve concave Westerly, and having a radius of 363.00 feet; thence run Southerly along the arc of said curve 12.89 feet through a central angle of  $3^{\circ}08'24''$  to a point; thence run  $N.89^{\circ}38'27''W.$  20.00 feet to a point on a curve concave Northwesterly and having a radius of 343.00 feet; thence from a tangent bearing of  $S.00^{\circ}21'33''W.$ , run Southwesterly along the arc of said curve 335.23 feet through a central angle of  $55^{\circ}59'52''$  to the point of tangency; containing 62.5014 acres more or less.

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AND ALSO LESS

DESCRIPTION PARCEL "B"

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence run N.73°24'02"E. along said North line 534.93 feet to a point on the Westerly line of the western end of "Cayman Circle", (100 foot right-of-way) as described in Exhibit "A" of the Warranty Deed recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run N.06°08'16"W. along said Westerly line, 93.62 feet to the Northwest corner of said Cayman Circle; thence run N.83°51'44"E. 100.00 feet to the Northeast corner of said Cayman Circle, said corner also being the Northwest corner of the "Recreation Complex" as described in said exhibit "A"; thence run N.72°24'41"E. along the Northerly line of said Recreation Complex, 100.18 feet to the point of beginning; thence leaving said Northerly line of the recreation complex, run N.17°35'29"W. 101.00 feet to a point on a curve concave Northerly, and having a radius of 645.23 feet; thence from a tangent bearing of S.72°24'31"W.; run Westerly along the arc of said curve 27.31 feet through a central angle of 2°25'29" to a point; thence run N.15°10'00"W. 140.00 feet to a point on a curve concave Northerly and having a radius of 505.23 feet; thence from a tangent bearing of N.74°50'00"E. run Easterly along the arc of said curve 21.38 feet through a central angle of 2°25'29" to the point of tangency; thence run N.72°24'31"E. 79.20 feet to the point of curvature of a curve concave Southerly, and having a radius of 555.08 feet; thence run Easterly along the arc of said curve 40.78 feet through a central angle of 04°12'32" to a point on a curve concave Westerly, and having a radius of 129.49 feet; thence from a tangent bearing of N.01°38'03"E., run Northerly along the arc of said curve 92.66 feet through a central angle of 41°00'01" to a point; thence run N.82°00'18"W. 165.01 feet to a point on a curve concave Westerly, and having a radius of 950.00 feet; thence from a tangent bearing of N.15°11'02"W., run Northerly along the arc of said curve 136.26 feet through a central angle of 8°13'05" to the point of tangency; thence run N.23°24'07"W. 220.59 feet to the point of curvature of a curve concave Easterly, and having a radius of 760.00 feet; thence run Northerly along the arc of said curve 354.04 feet through a central angle of 26°41'27" to the point of tangency thence run N.03°17'20"E. 108.98 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 695.00 feet; thence run Northeasterly along the arc of said curve 325.24 feet through a central angle of 26°48'45" to the point of tangency; thence run N.30°06'05"E. 417.84 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 858.78 feet; thence run Northeasterly along the arc of said curve 446.83 feet through a central angle of 29°48'41" to the point of reverse curvature of a curve concave Northwesterly, and having a radius of 560.00 feet; thence run Northeasterly along the arc of said curve 301.86 feet through a central angle of 30°53'06" to a point; thence run S.36°19'27"E. 176.77 feet; thence S.59°21'01"E. 1217.29 feet to a point on a curve concave Southwesterly and having a radius of 948.78 feet; thence from a tangent bearing of S.57°24'58"E. run Southwesterly along the arc of said curve 101.74 feet through a central angle of 6°08'38" to a point on a curve concave Southeasterly, and having a radius of 645.75 feet; thence from a tangent bearing of N.47°54'22"E. run Northeasterly along the arc of said curve 251.76 feet through a central angle of 22°20'16" to a point; thence N.66°49'48"E. 81.94 feet to a point on a curve concave Southerly and having a radius of 655.75 feet; thence from a tangent bearing of N.77°24'32"E. run Easterly along the arc of said curve 406.97 feet through a central angle of 35°33'31" to a point; thence run S.22°58'03"W. 96.00 feet to a point on a curve concave Southwesterly, and having a radius of 559.75 feet; thence from a tangent bearing of S.67°01'57"E., run Easterly along the arc of said curve 42.15 feet through a central angle of 4°18'53" to a point; thence run S.27°16'56"W. 130.00 feet to a point on a curve concave Southwesterly and having a radius of 429.75 feet; thence from a tangent bearing of N.62°43'04"W. run Westerly along the arc of said curve 21.21 feet

through a central angle of  $02^{\circ}49'40''$  to a point on a curve concave Easterly, and having a radius of 505.31 feet; thence from a tangent bearing of  $S.24^{\circ}33'54''W.$ , run Southerly along the arc of said curve 251.62 feet through a central angle of  $28^{\circ}31'51''$  to the point of compound curvature of a curve concave Northeasterly, and having a radius of 256.45 feet; thence run Southeasterly along the arc of said curve 275.19 feet through a central angle of  $61^{\circ}29'01''$  to the point of tangency; thence run  $S.65^{\circ}26'57''E.$  274.82 feet; thence  $S.01^{\circ}44'18''E.$  391.31 feet; thence  $S.31^{\circ}23'33''E.$  243.87 feet; thence  $S.62^{\circ}21'34''W.$  407.60 feet; thence  $S.01^{\circ}44'18''E.$  37.70 feet; thence  $S.88^{\circ}15'42''W.$  86.00 feet; thence  $N.01^{\circ}44'18''W.$  25.22 feet; thence  $S.88^{\circ}15'42''W.$  130.00 feet; thence  $N.01^{\circ}44'18''W.$  10.63 feet to a point on a curve concave Northeasterly, and having a radius of 302.00 feet; thence from a tangent bearing of  $N.71^{\circ}30'44''W.$  run Northwesterly along the arc of said curve 142.66 feet through a central angle of  $27^{\circ}03'54''$  to the point of tangency; thence run  $N.44^{\circ}26'50''W.$  122.72 feet to the point of curvature of a curve concave Southwesterly and having a radius of 968.00 feet; thence run Northwesterly along the arc of said curve 246.11 feet through a central angle of  $14^{\circ}34'03''$  to a point; thence run  $S.30^{\circ}59'07''W.$  10.00 feet to a point on a curve concave Southwesterly, and having a radius of 958.00 feet; thence from a tangent bearing of  $N.59^{\circ}00'53''W.$  run Westerly along the arc of said curve 152.73 feet through a central angle of  $9^{\circ}08'05''$  to a point on a curve concave Southwesterly and having a radius of 128.00 feet; thence from a tangent bearing of  $N.20^{\circ}03'00''W.$ , run Northwesterly along the arc of said curve 14.09 feet through a central angle of  $6^{\circ}18'25''$  to a point on a curve concave Southerly and having a radius of 968.00 feet; thence from a tangent bearing of  $N.68^{\circ}44'21''W.$ , run Westerly along the arc of said curve 235.11 feet through a central angle of  $13^{\circ}54'58''$  to the point of tangency; thence run  $N.82^{\circ}39'19''W.$  163.28 feet to the point of curvature of a curve concave Southerly, and having a radius of 868.00 feet; thence run Westerly along the arc of said curve 259.39 feet through a central angle of  $17^{\circ}07'20''$  to a point; thence run  $S.09^{\circ}46'39''E.$  96.00 feet; thence  $S.03^{\circ}50'05''E.$  54.31 feet; thence  $S.10^{\circ}13'35''E.$  101.00 feet to a point on the Northerly line of the "Lake Cohen, Little Lake Cohen, and Surrounding Park" parcel as described in aforesaid Exhibit "A" in the Warranty Deed, recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida, said point being on a curve concave Southerly, and having a radius of 617.00 feet; thence run Westerly along said Northerly line of "Lake Cohen, Little Lake Cohen, and Surrounding Park" and along the Northerly line of aforesaid "Recreation Complex", the following courses: thence from a tangent bearing of  $S.79^{\circ}46'25''W.$ , run Westerly along the arc of said curve a distance of 154.20 feet through a central angle of  $14^{\circ}19'11''$  to the point of reverse curvature of a curve concave Northerly, and having a radius of 1616.09 feet; thence run Westerly along the arc of said curve 187.99 feet through a central angle of  $6^{\circ}39'54''$  to the point of reverse curvature of a curve concave Southerly, and having a radius of 2078.73 feet; thence run Westerly along the arc of said curve 155.22 feet through a central angle of  $4^{\circ}16'42''$  to the point of tangency; thence run  $S.67^{\circ}50'26''W.$  56.45 feet to the point of curvature of a curve concave Northerly, and having a radius of 693.00 feet; thence run Westerly along the arc of said curve 242.22 feet through a central angle of  $20^{\circ}01'34''$  to the point of tangency; thence run  $S.87^{\circ}52'00''W.$  177.44 feet to the point of curvature of a curve concave Southerly, and having a radius of 314.08 feet; thence run Westerly along the arc of said curve 84.74 feet through a central angle of  $15^{\circ}27'29''$  to the point of tangency; thence run  $S.72^{\circ}24'41''W.$  79.20 feet to the point of beginning, containing 103.3363 acres more or less.

and further conveying unto the Grantee:

DESCRIPTION OF WELL SITE NO. 1:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'20"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line of Section 26, a distance of 1149.29 feet; thence leaving said West line, run N.82°44'47"E. 674.54 feet to the point of beginning; thence run N.07°15'13"W. 17.83 feet; thence N.47°30'32"E. 11.48 feet; thence N.82°44'47"E. 42.61 feet; thence S.07°15'13"E. 52.00 feet; thence S.82°44'47"W. 38.26 feet; thence N.61°29'45"W. 16.93 feet; thence N.07°15'13"W. 17.60 feet to the point of beginning, containing 2605 square feet more or less.

and,

DESCRIPTION OF WALL, SITE NO. 2

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.75 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line, 2018.85 feet; thence, leaving said West line run S.57°35'01"E. 856.30 feet to the point of curvature of a curve concave Northerly, and having a radius of 504.79 feet; thence run Easterly along the arc of said curve 301.16 feet through a central angle of 29°30'26" to the point of tangency; thence run N.89°05'27"E. 84.62 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 360.00 feet; thence run Northwesterly along the arc of said curve 292.74 feet through a central angle of 46°35'26" to the point of tangency; thence run N.44°19'07"E. 158.90 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 926.80 feet; thence run Northeasterly along the arc of said curve 62.61 feet through a central angle of 3°52'13" to a point; thence leaving said curve, run S.40°27'03"E. 267.74 feet to the point of curvature of a curve concave Westerly, and having a radius of 300.00 feet; thence run Southerly along the arc of said curve 91.42 feet through a central angle of 17°27'33" to the point of tangency; thence run S.22°59'30"E. 225.98 feet to the point of beginning; thence run N.67°00'30"E. 26.00 feet; thence S.22°59'30"E. 52.00 feet; thence S.67°00'30"W. 52.00 feet; thence N.22°59'30"W. 52.00 feet; thence N.67°00'30"E. 26.00 feet to the point of beginning, containing 2704 square feet more or less.

and,

DESCRIPTION OF WELL SITE #3:

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27 East, Orange County, Florida, run N.02°47'04"W. along the East line of said West 3/4 of Section 25, a distance of 2863.81 feet to the Northeast corner of "Banbury Village Condominium", as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence continue N.02°47'04"W. along said East line, 1005.19 feet; thence leaving said East line, run N.89°19'43"W. 1902.30 feet to a point on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of N.85°34'41"W.; run Westerly along the arc of said curve 134.05 feet through a central angle of 13°31'19" to the point/on beginning; thence run S.09°06'00"E. 20.00 feet to a point on a curve concave Southerly and having a radius of 548.00 feet; thence from a tangent bearing of S.80°54'00"W., run Westerly along the arc of said curve 38.90 feet through a central angle of 4°04'00" to a point; thence run N.13°10'00"W. 20.00 feet to a point on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of N.80°54'00"E. run Easterly along the arc of said curve 40.87 feet through a central angle of 4°04'00" to the Point of Beginning, containing 792.1 square feet more or less.

and, included in the insured property.

Exhibit "A"

AND the following Unit Numbers of OAK GROVE VILLAGE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in OR Book 3034, Page 1441, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof and Condominium Plat Book 4, Page 100, of the Public Records of Orange County, Florida, together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

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UNIT NUMBERS:

B	26	57	88
MV2	27	58	89
MV3	28	59	90
MV9	29	60	92
MV12	31	61	93
1	02	62	95
2	03	63	96
3	04	64	97
7	07	66	99
8	09	68	102
9	40	67	110
10	42	68	114
11	44	74	115
13	47	76	118
16	49	79	123
17	60	81	125
19	61	83	126
20	62	84	128
23	63	85	129
24	66	86	102
		87	

Exhibit "A"

AND the following Unit Numbers of CITRUS RIDGE VILLAGE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in OR Book 3046, Page 337, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof and Condominium Plat Book 4, Page 139, of the Public Records of Orange County, Florida, together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

UNIT NUMBERS:

OR Bk 4629 Pg 2891  
Orange Co FL 4617417

1420	1472	1628
1422	1470	1627
1424	1475	1631
1429	1476	1633
1430	1477	1635
1433	1480	1636
1438	1482	1637
1439	1483	1638
1441	1484	1639
1442	1488	1640
1443	1487	1641
1445	1488	1648
1448	1489	1650
1447	1490	1645
1448	1492	1648
1450	1493	1652
1451	1600	1664
1452	1601	1655
1453	1602	1769
1454	1604	1770
1455	1606	1772
1461	1607	1774
1462	1608	1776
1463	1611	1777
1464	1614	1778
1465	1610	(R-1)
1466	1620	(R-8)
1468	1624	(R-9)
1470	1625	



Exhibit "A"

AND the following Unit Numbers of BANSBURY VILLAGE CONDOMINIUM, a Condominium according to the Declaration of Condominium recorded in OR Book 3053, Page 530, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof and Condominium Plat Book 5, Page 1, of the Public Records of Orange County, Florida; together with an undivided interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

UNIT NUMBERS:

OR Bk 4629 Pg 2892  
Orange Co FL 4617417

1364	1607	1677	1720	1779
1365	1608	1678	1724	1780
1369	1610	1679	1725	1781
1367	1614	1680	1727	1786
1088	1624	1681	1728	1787
1089	1629	1682	1730	1791
1070	1630	1684	1731	1794
1371	1631	1686	1733	
1072	1632	1688		1796
1374	1642	1690	1704	1801
1389	1664	1692	1735	1803
1402	1685	1694	1708	1804
1403	1686	1695	1743	1806
1405	1687	1697	1745	1808
1406	1688	1704	1746	1807
1400	1669	1711	1747	1808
1412		1712	1749	1809
1413	1670	1713	1758	1816
1416	1671	1716	1769	1821
1418	1673	1717	1761	1823
1419	1675	1718	1767	1828
1606	1676	1719	1768	

together with

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS: (O.R. Book 3339, Page 1098)

A perpetual utility easement for construction, operation, utilization and maintenance of underground sanitary sewer pipes and conduits under a strip of land 20.00 feet in width, described as follows:

From the Northwest corner of the Northeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, run N.87°09'16"W. along the North line of the Northeast 1/4 of said Section 35, a distance of 690.36 feet to the point of beginning; thence continue N.87°09'16"W. along said North line 70.16 feet to a point on the Southerly boundary line of "Oak Grove Village Condominium" as recorded in Condo. Book 4, page 106 and 107, public records of Orange County, Florida, said point being on a curve concave Northerly and having a radius of 243.00 feet; thence from a tangent bearing of S.45°54'06"E. run Easterly along the arc of said curve and said Southerly boundary line 138.98 feet through a central angle of 32°46'06"; thence run S.13°41'11"W. 13.18 feet; thence S.13°53'49"W. 18.33 feet; thence N.64°45'19"W. 213.07 feet to the point of beginning.

AND

A perpetual sewer easement for construction, operation, utilization and maintenance of underground auxiliary sewer pipes and conduits under a strip of land 20.00 feet in width, described as follows:

From the Northwest corner of the Northeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, run N.87°09'16"W. along the North line of the Northeast 1/4 of said Section 35, a distance of 760.52 feet to a point on the Southerly boundary line of "Oak Grove Village Condominium" as recorded in Condominium Book 4, pages 106 and 107, public records of Orange County, Florida, said point being on a curve concave Northerly and having a radius of 243.00 feet; thence from a tangent bearing of S.45°54'06"W. run Easterly along the arc of said curve and said Southerly boundary line 128.98 feet through a central angle of 30°24'42" to the Southeast corner of Lot 89, said Oak Grove Village Condominium and the point of beginning; thence run S.13°41'11"W. along a Southerly extension of the East line of said Lot 89, a distance of 15.44 feet; thence S.13°53'49"W. 157.00 feet; thence S.67°29'27"E. 137.92 feet to the point of termination, the side lines of said strip extending so as to begin on said Southerly boundary line of Oak Grove Village Condominium, LESS that portion of said strip lying within road right-of-way for Yothore Road, as recorded in O.R. Book 2658, Page 1318, Public Records of Orange County, Florida.

OR Bk 4629 Pg 2893  
Orange Co FL 4617417

and,

**INGRESS - EGRESS EASEMENT DESCRIPTION: (North Citrus Circle)**

An Ingress - Egress easement over a strip of land 54.00 feet wide, the centerline of said strip being described as follows:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, Pages 106 & 107, public records of Orange County, Florida; thence run N.73°24'02"E. along said North line 534.93 feet to a point on the Westerly line of the Western part of "Cayman Circle" (100 foot right-of-way), as described in Exhibit "A" of the Warranty Deed, recorded in O.R. Book 3527, Page 1913, public records of Orange County, Florida; thence run N.06°08'16"W. along said Westerly line, 93.62 feet to the Northwest corner of said Cayman Circle; thence run N.83°51'44"E. 50.00 feet; thence N.06°08'16"W. 133.03 feet to a point on a curve concave Northerly, and having a radius of 618.23 feet; thence from a tangent bearing of N.83°51'44"E., run Easterly along the arc of said curve 97.42 feet through a central angle of 9°01'44" to the point of beginning; thence continue Easterly along the arc of said curve 26.16 feet through a central angle of 2°25'29" to the point of tangency, thence run N.72°24'31"E. 79.21 feet to the point of curvature of a curve concave Southerly, and having a radius of 442.00 feet; thence run Easterly along the arc of said curve 119.27 feet through a central angle of 15°27'29" to the point of tangency, thence run N.87°52'00"E. 177.44 feet to the point of curvature of a curve concave Northerly and having a radius of 565.00 feet; thence run Easterly along the arc of said curve 197.48 feet through a central angle of 20°01'34" to the point of tangency thence run N.67°50'26"E. 56.45 feet to the point of curvature of a curve concave Southerly and having a radius of 2206.73 feet; thence run Easterly along the arc of said curve 164.78 feet through a central angle of 4°16'42" to the point of reverse curvature of a curve concave Northerly, and having a radius of 1488.09 feet; thence run Easterly along the arc of said curve 173.10 feet through a central angle of 6°39'54" to the point of reverse curvature of a curve concave Northerly, and having a radius of 745.00 feet; thence run Easterly along the arc of said curve 189.22 feet through a central angle of 14°33'08" to the point of termination.

and,

**DESCRIPTION OF INGRESS - BORING ENCUMBRANCE TO WELL SITE NO. 1:**

An ingress - egress easement over a strip of land 20.00 feet wide, the centerline of said strip being described as follows:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line a distance of 1149.29 feet; thence leaving said West line, run N.82°44'47"E. 429.94 feet to the point of beginning; thence continue N.82°44'47"E. 244.60 feet to the point of termination of said easement.

and,

DESCRIPTION OF INGRESS - EGRESS EASEMENT FOR WELL, SITE NO. 2

An ingress - egress easement over a strip of land 30.00 feet wide, the centerline of said strip being described as follows:

From the Southwest corner of the Southeast 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run N.03°27'28"W. along the West line of said Southeast 1/4 of Section 26, a distance of 1436.73 feet to a point on the North line of "Oak Grove Village Condominium", as recorded in Condo. Book 4, pages 106 and 107, public records of Orange County, Florida; thence continue N.03°27'28"W. along said West line, 2018.05 feet; thence, leaving said West line run S.59°35'01"E. 630.19 feet to the point of beginning; thence continue S.59°35'01"E. 226.11 feet to the point of curvature of a curve concave Northerly, and having a radius of 584.79 feet; thence run Easterly along the arc of said curve 301.16 feet through a central angle of 29°30'26" to the point of tangency; thence run S.89°05'27"E. 84.62 feet to the point of curvature of a curve concave Northwesterly, and having a radius of 360.00 feet; thence run Northeasterly along the arc of said curve 292.74 feet through a central angle of 46°35'26" to the point of tangency; thence run N.44°19'07"E. 158.90 feet to the point of curvature of a curve concave Southeasterly, and having a radius of 926.80 feet; thence run Northeasterly along the arc of said curve 62.61 feet through a central angle of 3°52'13" to a point; thence leaving said curve, run S.40°27'03"E. 267.74 feet to the point of curvature of a curve concave Westerly, and having a radius of 300.00 feet; thence run Southerly along the arc of said curve 91.42 feet through a central angle of 17°27'33" to the point of tangency; thence run S.22°59'30"E. 225.98 feet to the point of termination and the end of this easement.

and,

DESCRIPTION OF INGRESS - EGRESS EASEMENT FOR WELL SITE 13:

A strip of land 20.00 feet wide, the Northerly line of said strip being described as follows:

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27, East, Orange County, Florida, run N.02°47'04"W. along the East line of said West 3/4 of Section 25, a distance of 2863.81 feet to the Northeast corner of "Banbury Village Condominium", as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence continue N.02°47'04"W. along said East line, 1005.19 feet; thence leaving said East line, run N.89°19'43"W. 1902.30 feet to the point of beginning. Said point being on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of N.85°34'41"W., run Westerly along the arc of said curve 134.05 feet through a central angle of 13°31'19" to the point of termination.

and,

DESCRIPTION OF INGRESS - EGRESS EASEMENT FOR WELL SITE 13:

A strip of land 20.00 feet wide, the Northerly line of said strip being described as follows:

From the Southeast corner of the West 3/4 of Section 25, Township 20 South, Range 27, East, Orange County, Florida, run N.02°47'04"W. along the East line of said West 3/4 of Section 25, a distance of 2863.81 feet to the Northeast corner of "Banbury Village Condominium", as recorded in Condo. Book 5, Pages 1 & 2, public records of Orange County, Florida; thence continue N.02°47'04"W. along said East line, 1005.19 feet; thence leaving said East line, run N.89°19'43"W. 1902.30 feet to the point of beginning. Said point being on a curve concave Southerly, and having a radius of 568.00 feet; thence from a tangent bearing of N.85°34'41"W., run Westerly along the arc of said curve 134.05 feet through a central angle of 13°31'19" to the-point of termination.

"TOGETHER WITH those certain easements, benefits and rights over, in and to the Common Area, as set forth in that certain Homeowners' Association Declaration of Covenants, Restrictions and Easements dated July 25, 1979, and recorded in Official Records Book 3034, page 1494, and Notices of Addition of Territory recorded in Official Records Book 3605, Page 159; Official Records Book 3668, Page 2664; Official Records Book 3742, Page 2795 and Official Records Book 3815, Page 197; and Amendment recorded in Official Records Book 4088, Page 4465 Public Records of Orange County, Florida, including, but not limited to, easements for ingress, egress, utilities, parking and the use and enjoyment of the Common Area as more particularly set forth in said Declaration."

"Together with those certain easements, benefits and rights over, in and to that certain real property as set forth in that certain Easement Agreement dated October 1, 1993, and recorded in Official Records Book 4629, page 2898, Public Records, Orange County, Florida, including, but not limited to, easements for storm water drainage, underground utility lines and related facilities, above-ground utility lines and related facilities, ingress and egress, construction, installation, landscaping, maintenance and repair."

OR Bk 4629 Pg 2898  
Orange Co FL 4617417





Name	Parcel	Type
ZELLWOOD STATION LTD	25 20 27 1350 01492	R
ZELLWOOD STATION LTD	25 20 27 1350 01493	R
ZELLWOOD STATION LTD	25 20 27 1350 01500	R
ZELLWOOD STATION LTD	25 20 27 1350 01501	R
ZELLWOOD STATION LTD	25 20 27 1350 01502	R
ZELLWOOD STATION LTD	25 20 27 1350 01504	R
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ZELLWOOD STATION LTD	25 20 27 1350 01519	R
ZELLWOOD STATION LTD	25 20 27 1350 01520	R
ZELLWOOD STATION LTD	25 20 27 1350 01524	R
ZELLWOOD STATION LTD	25 20 27 1350 01525	R
ZELLWOOD STATION LTD	25 20 27 1350 01526	R
ZELLWOOD STATION LTD	25 20 27 1350 01527	R
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ZELLWOOD STATION LTD	26 20 27 6130 00040	R

Name	Parcel	Type
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ZELLWOOD STATION LTD	26 20 27 6130 00027	R
ZELLWOOD STATION LTD	26 20 27 6130 00129	R

Zellwood Station, Ltd.  
Zellwood Station, Ltd.  
Zellwood Station, Ltd.

25-20-27-0000-00001  
26-20-27-0000-00034  
35-20-27-0000-00034

OR Bk 4629 Pg 2902  
Orange Co FL 4617417

**RECORDED & RECORD VERIFIED**  
*Martha A. Haynie*  
County Controller, Orange Co., FL

Name	Parcel	Type
ZELLWOOD STATION LTD	26 20 27 6130 00042	R
ZELLWOOD STATION LTD	26 20 27 6130 00044	R
ZELLWOOD STATION LTD	26 20 27 6130 00047	R
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ZELLWOOD STATION LTD	26 20 27 6130 00056	R
ZELLWOOD STATION LTD	26 20 27 6130 00027	R
ZELLWOODS STATION LTD	26 20 27 6130 00129	R

Zellwood Station, Ltd.  
Zellwood Station, Ltd.  
Zellwood Station, Ltd.

25-20-27-0000-00001  
26-20-27-0000-00034  
35-20-27-0000-00034

OR Bk 4629 Pg 2902  
Orange Co FL 4617417

Page Four of Four

RECORDED & RECORD VERIFIED  
*Martha A. Haynie*  
County Comptroller, Orange Co., FL