

26-MIT01 11/16

May 16, 2017

This instrument prepared by

Marika Tremblay

Under the direction of

FREDRICK W. LOOSE, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 101.3

SECTION 75011

F.P. NO. 424217 1

STATE ROAD 414

COUNTY ORANGE

PARTIAL RELEASE OF EASEMENT

CITY OF MAITLAND, a municipality of the State of Florida, hereby releases and discharges the following described property from the operation and effect of that certain easement recorded in Plat Book 40, Page 32 and Plat Book 71, Page 57 of the Public Records of Orange County, Florida.

The property being released from the easement consists of the property described in Exhibit A attached hereto and by this reference made a part hereof.

It is expressly understood and agreed that this release in no way and to no extent whatsoever shall affect the easement as to the remainder of the property described in it and not included within the description of the property being released hereby.

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IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

ATTEST: _____

Its City Clerk

THE CITY OF MAITLAND

By: _____

Its Mayor

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____, Mayor, who is personally known to me or who has produced _____ as identification.

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

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EXHIBIT A

**PARCEL NO. 101
LIMITED ACCESS
RIGHT OF WAY**

**SECTION 75011
F.P. NO. 424217-1**

THAT PART OF:

“Tracts A, B, C, and D, Maitland Concourse South, according to the plat thereof as recorded in Plat Book 40, Page 32 and 33; LESS AND EXCEPT those portions of Tracts A and C which are located within Maitland Concourse South-Phase 2, according to the plat thereof as recorded in Plat Book 71, Pages 57 and 58, Public Records of Orange County, Florida.”

(The above described lands being a portion of lands described in Official Records Book 09676, Page 0661 of the Public Records of Orange County, Florida.)

DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of Section 25, Township 21 South, Range 29 East, Orange County, Florida, being a found Nail and Disk stamped “PCP #4239” as shown on the Florida Department of Transportation Right of Way Map for State Road 414, Section 75011, F.P. No. 424217-1 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida; Thence North $00^{\circ}34'35''$ West along the West line of the Southwest 1/4 of said Section 25, a distance of 1966.85 feet to the intersection with the Centerline of Survey and Centerline of Construction of State Road 414 at station 459+91.48 as shown on said Florida Department of Transportation Right of Way Map, said point lying on a curve concave Northerly and having a radius of 1909.74 feet; Thence from a tangent bearing of South $73^{\circ}39'08''$ East run Easterly along said Centerline of Survey and Centerline of Construction and along the arc of said curve, through a central angle of $19^{\circ}32'10''$, an arc distance of 651.16 feet to the point of tangency; Thence North $54^{\circ}06'58''$ East along said Centerline of Survey and Centerline of Construction, a distance of 1086.79 feet to a point; Thence South $35^{\circ}53'02''$ East, a distance of 60.00 feet to the POINT OF BEGINNING, said point being on the existing Controlled Access Right of Way Line of said State Road 414, said point being POINT “F”; Thence North $54^{\circ}06'58''$ East along said existing Controlled Access Right of Way Line, said line being 60.00 feet Southerly of and parallel to said Centerline of Survey and Centerline of Construction, a distance of 362.80 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 2804.86 feet; Thence run Easterly along the arc of said curve, along said Controlled Access Right of Way Line, concentric to and 60.00 feet South of said Centerline of Construction, through a central angle of $01^{\circ}11'31''$, an arc distance of 58.36 feet to a point; Thence departing said Controlled Access Right of Way Line, run South $34^{\circ}41'30''$ East, a distance of 15.00 feet to a point on a curve concave

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Southeasterly and having a radius of 2789.86 feet; Thence from a tangent bearing of South $55^{\circ}18'30''$ West run Westerly along the arc of said curve, concentric to and 75.00 feet South of said Centerline of Construction, through a central angle of $01^{\circ}11'31''$, an arc distance of 58.04 feet to the point of tangency; Thence South $54^{\circ}06'58''$ West along a line 75.00 feet South of and parallel to said Centerline of Survey and Centerline of Construction, a distance of 62.84 feet to a point, said point being POINT "E"; Thence continue South $54^{\circ}06'58''$ West along a line 75.00 feet South of and parallel to said Centerline of Survey and Centerline of Construction, a distance of 299.96 feet to a point; Thence North $35^{\circ}53'02''$ West, a distance of 15.00 feet to the POINT OF BEGINNING, said point being POINT "F".

TOGETHER WITH all rights of ingress, egress, light, air and view between the Grantor's remaining property and any facility constructed on the above described property along the lines described above lying along the courses between POINTS "E" and "F".

CONTAINING: 6,315 square feet, more or less.

This legal description prepared under the direction of:
H. Paul deVivero, P.L.S. No. 4990
Geodata Consultants, Inc.
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Lake Mary, Florida 32746