

DRI DEVELOPMENT ORDER

PROJECT: DEBRA  
State of Florida DRI Project No.  
East Central Florida Regional Planning Council  
DRI No. 682-4

PROJECT LEGAL DESCRIPTION:

The Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 23 South, Range 28 East (Less: The East 100 feet thereof) subject to an easement for utilities purposes over the East 5 feet thereof.

AND ALSO:

From the Northeast corner of Section 1, Township 23 South, Range 28 East, run North 89°58'10" West along the North section line 560.30 feet to a point 25 feet North of the Northwest corner of Lot 16 of FIRST ADDITION TO HIAWASSA HEIGHTS, as per plat thereof recorded in Plat Book "J", Page 98, Public Records of Orange County, Florida; thence South 00°00'25" East 425.00 feet to the Southwest corner of said Lot 16; thence Southwesterly in a straight line to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 1; thence North 89°55'27" West along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 1 a distance of 182.11 feet; thence South 00°18'00" East 661.58 feet for the Point of Beginning, said point being on the North boundary of the South 1/4 of the Northeast 1/4 of said Section 1; thence continue South 00°18'00" East 2121.91 feet to a point 141.12 feet South of the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 1; thence North 87°46' West 1131.92 feet to a point 109.15 feet South of the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 1; thence South 00°00'50" East 200.00 feet; thence South 89°59'10" West 20.00 feet to the quarter section line; thence along the quarter section line 998.79 feet to the South West boundary of the Northeast 1/4 of Section 12, Township 23 South, Range 28 East; thence South 89°23'47" East 1975.30 feet along the South boundary of the North 1/2 of the Northeast 1/4 of said Section 12; thence North 00°01'50" West 663.27 feet along the West boundary of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 12; thence South 89°03'58" East 561.32 feet along the North boundary of said Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 to a point on the West right-of-way line of Kirkman Road (S.R. 435); thence North 00°12'57" East 659.99 feet along said West right-of-way line; thence North 00°23'10" West 2001.28 feet along said West right-of-way line; thence North 89°25'36" West 560.97 feet along the South boundary of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 1; thence North 00°17'54" West 661.28 feet along the West boundary of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4;

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thence North 00°00'21" West 661.91 feet along the West boundary of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 1; thence North 89°54'04" West 838.31 feet along the aforesaid North boundary of the South 1/4 of the Northeast 1/4 of said Section 1 to the Point of Beginning;

ALSO: Lot 95 through 102 inclusive, Lots 108 through 118 inclusive, of LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1, as per plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida;

ALSO: All unlotted part of the North half of the Northwest 1/4 of Section 12, Township 23 South, Range 28 East, as shown on Plat of LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1 as per plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida;

ALSO: The Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 28 East; and

ALSO: The East half of the North 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 23 South, Range 28 East.

AND ALSO:

Lots 1, 2, 3, 4 to 15, 23 to 28, 38 to 47, 55 to 63, 69 to 77, 83 to 88 and Lots 48 (less East 182.11 feet), 64 (less East 182.11 feet), 78 (less East 182.11 feet) and beginning Northwest corner Lot 89 run South 309.15 feet East 20 feet North 200 feet Easterly 1131.92 feet North 141.12 feet to North line Lot 92 thence West to beginning, all in Lakeview Citrus Company Subdivision No. 1 according to the plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida;

AND ALSO:

2½ acre square in the Northeast corner of the Northwest 1/4 of Section 1, Township 23 South, Range 28 East, Orange County, Florida;

AND ALSO:

The Southeast 1/4 of the Northeast 1/4 (less West 22.5 feet) and the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 23 South, Range 28 East, Orange County, Florida;

AND ALSO:

106.00 foot right-of-way for access from Raleigh Street to the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 22 South, Range 28 East; begin at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 36, Orange County, Florida; thence run North 00°20'29" West along the East line of the

Northeast 1/4 of the Southwest 1/4 of said Section 36 for 490.54 feet; thence run South 89°39'15" West for 106.00 feet; thence run South 00°20'29" East parallel with the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 36 for 490.54 feet more or less to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 36, thence run Easterly for 106.00 feet to the Point of Beginning. Containing 1.193 acres more or less. This is a non-exclusive right-of-way and the Seller does not warrant title to this property.

AND ALSO:

The Southeast 1/4 of the Southwest 1/4 of Section 36, Township 22 South, Range 28 East.

AND ALSO:

Lot 22, LAKEVIEW CITRUS COMPANY SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book "E", Page 54, Public Records of Orange County, Florida.

AND ALSO:

The Southeast 1/4 of the Northwest 1/4 East of road, and West 22.5 feet of the Southeast 1/4 of the Northeast 1/4 and West 1/2 of the Northeast 1/4 East of road (approximately 28 acres), Section 2 Township 23, Range 28 East.

AND ALSO:

Lots 54, 67, 68, 81 and 82 in Lakeview Citrus Company Subdivision No. 1 according to the plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida;

AND ALSO:

Begin 1183.3 feet North of the Southeast corner section run West for 446 feet, North 470 feet, West 810 feet, South 70°, West 90 feet, South 230 feet, West to Turkey Lake, Northerly along the Lake Shore to the West line of the Northeast 1/4 of the Southeast 1/4, South to the North line of the South 1/2 of the Northeast 1/4 of the Southeast 1/4, East to the Northeast corner of said South 1/2, South to the Point of Beginning, Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

Lot 21, Lakeview Citrus Company's Subdivision No.1, according to the plat thereof recorded in Plat Book "E", Page 54, Public Records of Orange County, Florida.

AND ALSO:

Lot 53, LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book "E", Page 54, Public Records of Orange County, Florida.

AND ALSO:

The Southwest 1/4 of the Northeast 1/4, the South 1/2 of the Northwest 1/4, and the North 1/2 of the Southwest 1/4, less begin at the Northwest corner of said Southwest 1/4 run East 10 chains, South 411.5 feet, West 10 chains, North 411.5 feet to the beginning; also, less part along West side for road, all in Section 36, Township 22 South, Range 28 East.

AND ALSO:

Block B, replat of Blocks F, G, H, I and J of LAKE HILL SUBDIVISION, according to the plat thereof recorded in Plat Book Q, Page 34, Public Records of Orange County, Florida.

AND ALSO:

Block A of the replat of Blocks F, G, H, I and J of LAKE HILL SUBDIVISION, according to the plat thereof recorded in Plat Book Q, Page 34, Public Records of Orange County, Florida; LESS: Begin 277.0 feet South of the Northwest corner of said Block A, run thence South 70 feet, thence South 89°15' East 143 feet, thence North 70 feet, thence North 89°15' West 143 feet to the Point of Beginning.

AND ALSO:

Begin 277.0 feet South of the Northwest corner of Block A, replat of Blocks F, G, H, I and J of LAKE HILL SUBDIVISION, according to the plat thereof recorded in Plat Book Q, Page 34, Public Records of Orange County, Florida; thence run South 70 feet, thence run South 89°15' East, 143 feet, thence run North 70 feet, thence run North 89°15' West, 143 feet to the Point of Beginning.

AND ALSO:

From the Northwest corner of the Northeast 1/4 of Section 2, Township 23 South, Range 28 East, run South 00°20'58" East 664.02 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 2, thence South 89°58'47" East along the 10-acre line 180.28 feet for a Point of Beginning; run thence South 00°45'00" East 566.47 feet; thence South 89°02'19" West 479.33 feet; thence South 00°37'56" East 1142.70 feet; thence South 72°22'21" East 21.45 feet to the Northwestern right-of-way line of the Apopka-Hiawassee Road; thence Northeasterly along said right-of-way line 2338.45 feet to a point on the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 2, said point

being 16.60 feet South 00°19'06" East of the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 2; thence North 00°19'06" West along the 40-acre line 360 feet; thence South 70°48'56" West 935.04 feet to a point 5.82 feet North of the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 2; thence South 89°20'31" West 270.65 feet; thence South 00°45'00" East 2.62 feet to the Point of Beginning, containing 34.00 acres.

AND ALSO:

The North 1/2 of the Northwest 1/4 of Section 3, Township 23 South, Range 28 East, less the part described in Official Records Book 1114, Page 735, Public Records of Orange County, Florida; said description is also described as: That part of the North 1/2 of the Northwest 1/4 lying Easterly of County road and North-easterly of turnpike right-of-way of Section 3, Township 23 South, Range 28 East.

AND ALSO:

That part of the West 1/2 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northwest 1/4 lying North and East of the right-of-way for the Sunshine State Parkway (less the North 33 feet of the West 1/2 of the Northeast 1/4 for right-of-way) in Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

The Southwest 1/4 of the Northwest 1/4 of Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

Beginning at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4, run South 89° West 1320.15 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of the Northwest 1/4; thence run South 1993.53 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4; thence run East 865.76 feet to the Northwesterly right-of-way line of the Apopka-Hiawasse Road; thence Northeasterly along road 328.69 feet; thence North 72° West 21.45 feet; thence North 1142.70 feet; thence East 479.33 feet; thence North 566.47 feet to a point 180.28 feet East of the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4; thence West to the Point of Beginning, Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

That part of the Southeast 1/4 of the Southeast 1/4 lying Northerly and Easterly of the Sunshine State Parkway in Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

The East 1/2 of the Northeast 1/4 (less the North 33 feet for right-of-way), Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

The Northeast 1/4 of the Southeast 1/4 lying North and East of Sunshine State Parkway, being 35.6 acres, more or less in Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

Begin the Northwest corner of the Southwest 1/4, run East 10 chains, South 411.5 feet, West 10 chains, North 411.5 feet to the Point of Beginning, less part in road; and also the South 3/4 of the West 1/2 of the Southwest 1/4, of the Southwest 1/4, all in Section 36, Township 22 South, Range 28 East.

AND ALSO:

The Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 and the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4, 15 acres in Section 36, Township 22 South, Range 28 East, Orange County, Florida.

AND ALSO:

The North 1/4 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 36, Township 22 South, Range 28 East, Orange County, Florida, together with improvements situated thereon.

AND ALSO:

Beginning at the Southeast corner of Section 2, Township 23 South, Range 28 East, run North 1183.3 feet, West 446 feet, North 470 feet, West 810 feet, South 70° West 90 feet, South 230 feet, West 465 feet, South 440 feet, East 495 feet, South to South line of Section; thence East to the Point of Beginning, all in Orange County, Florida.

AND ALSO:

Lot 37, LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida.

AND ALSO:

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 23 South, Range 28 East (LESS Road Right-of Way). Also, from the Northeast corner of Section 35, Township

22 South, Range 28 East run South 00°01'14" East along the section line a distance of 2170.08 feet; thence South 60°38'46" West a distance of 34.41 feet for a Point of Beginning; thence continue South 60°38'46" West a distance of 1498.28 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of said section; thence run South 00°05'07" West a distance of 2399.05 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said section; thence South 89°55'22" East along the South line of said section a distance of 1305.87 feet to a point on the West Right-of-Way line of Hiawassee Road; thence North 00°04'53" East along said Right-of-Way line a distance of 2666.22 feet to a point 30 feet West of the East 1/4 corner of said section; thence North 00°01'14" West along said Right-of-Way line a distance of 469.05 feet to the Point of Beginning. LESS AND EXCEPT approximately the North 29 acres platted as CINNAMON BAY, PHASE 1, according to the Plat thereof as recorded in Plat Book 9, Page 52, of the Public Records of Orange County, Florida; ALSO LESS a portion of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 22 South, Range 28 East being more particularly described as follows; Begin at the Southwest corner of Tract "B", CINNAMON BAY, PHASE 1, according to the Plat thereof recorded aforesaid; thence run South 87°39'53" East for 606.40 feet; thence South 00°04'54" West for 50 feet; thence North 87°39'53" West for 606.40 feet; thence North 00°04'54" East for 50.00 feet to the Point of Beginning.

AND ALSO:

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 23 South, Range 28 East. Less road right-of-way.

AND ALSO:

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 23 South, Range 28 East.

AND ALSO:

The Northwest 1/4 of the Southeast 1/4 (less East Lake and less South 629.45 feet) and Northeast 1/4 of the Southwest 1/4 East of road (less South 629.45 feet), and LESS the following described parcel of land: Beginning 360 feet West and 441 feet South of the Northeast corner of the Southwest quarter; thence run South 225 feet; thence run West 272.5 feet to the Easterly right-of-way line of Hiawassee Road; thence run Northerly along the Easterly right-of-way line 229.91 feet; thence run East 227.8 feet to the Point of Beginning. All of said lands lying and being in Section 2, Township 23 South, Range 28 East, Orange County, Florida."

LET IT BE KNOWN that pursuant to Section 380.06(6), Florida Statutes, the Municipal Planning Board of the City of Orlando has heard, at a public hearing held on October 27, 1982, the Application for Development Approval for Project Debra, a Development of Regional Impact consisting of 1,785 acres and including a mixture of uses ranging from 4.525 dwelling units to Agriplex, an international agri-business trade mart.

Pursuant to Section 380.06, Florida Statutes, and after due consideration being given to the consistency of this development with appropriate local and state regulations, and the East Central Florida Regional Planning Council's report, the City Council of Orlando, on November 15, 1982, gave approval for the development of this project subject to the following conditions:

A. Annexation and Land Use

- R1 The City of Orlando will designate the entire Project Debra Site as an Urban Activity Center under the City's Growth Management Program. Such a designation would be accomplished by the City, concurrent with annexation, through a comprehensive amendment to the Orlando GMP. Furthermore, overall density and buffer areas required shall be in accordance with the Master Development Plan, attached hereto as Exhibit "A".
- R2 Two public school sites, the location and size of which are illustrated in the Master Development Plan, shall be reserved. The Orange County School Board shall acquire one of the designated sites by January 1, 1993, or the reservation of both sites shall expire. If both school sites have not been acquired by January 1, 2003, the reservation of the site not acquired shall expire.
- R3 That right-of-way for a planned<sup>24</sup> connection between the internal road system for Parcel 1 and either Steer Lake Road or Apopka-Vineland Road be dedicated to the City of Orlando. In addition, Debra, Inc., shall dedicate a 10 foot landscaped easement and access rights, to the City, for the entire boundary of the project site adjacent to the existing Steer Lake Road.
- R4 As a condition of approval of the ADA/DRI and issuance of a development order, all areas of the Project Debra, Inc., shall be annexed to the City of Orlando. Debra, Inc.,



