

This instrument prepared by  
and return to:  
Jonathan P. Huels, Esq.  
Lowndes Law Firm  
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Orlando, FL 32801  
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Project: County Road 545, Segments 3 & 4  
Waterleigh Phase I & II

Parcel I.D. Nos.: 08-24-27-0000-00-022  
08-24-27-0000-00-042  
08-24-27-0000-00-017

THIS IS A DONATION

### **DRAINAGE EASEMENT**

THIS GRANT OF EASEMENT, is made as of the date signed below, by and between ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose mailing address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and DHIC-WATERLEIGH II, LLC, a Delaware limited liability company authorized to transact business in Florida, whose mailing address is 131 Horton Circle, Arlington, Texas 76011, GRANTEE.

WITNESSETH, that the GRANTOR for and in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE the receipt of which is hereby acknowledged and in accordance with and subject to the terms and obligations contained in that certain Drainage and Shared Use Pond Easement Agreement recorded contemporaneously in the Public Records of Orange County, Florida, does hereby give and grant to the GRANTEE and its assigns, a perpetual non-exclusive private easement for drainage purposes over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

### **SEE ATTACHED EXHIBIT "A"**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTOR, its heirs, successors, and assigns agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the drainage facility.

Shared Use Pond Agreement

**IN WITNESS WHEREOF**, the GRANTOR has caused this Agreement to be duly executed by its duly authorized representative on the date set forth below.

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: \_\_\_\_\_

Jerry L. Demings  
Orange County Mayor

Date: \_\_\_\_\_

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

By: \_\_\_\_\_

Deputy Clerk

Printed Name: \_\_\_\_\_

**EXHIBIT "A"**  
**[DRAINAGE EASEMENT AREA]**

That part of Section 8, Township 24 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of said Section 8; thence S89°49'50"W along the North line of the Northeast ¼ of said Section 8, a distance of 2650.26 feet to the Northeast corner of the Northwest ¼ of said Section 8; thence departing said North line, run S00°25'38"W along the East line of said Northwest ¼, a distance of 1326.01 feet to the Southeast corner of the North ½ of the Northwest ¼ of said Section 8; thence departing said East line, run S89°25'38"W along the South line of said North ½ of the Northwest ¼, a distance of 796.05 feet to the POINT OF BEGINNING; thence continue along said South line S89°25'38"W, a distance of 381.00 feet to a point on a line 54.00 feet East of and parallel with the East right-of-way line of Avalon Road (County Road No. 545) per Orange County Bond Project No. 7A and Florida Department of Transportation Right-of-Way Map of State Road 545 Section 75110; thence departing said South line, run along said parallel line N00°29'10"W, a distance of 110.56 feet; thence departing said parallel line, run N89°25'38"E, 370.99 feet to the point of curvature of a curve concave Southwesterly having a radius of 10.00 feet and a chord bearing of S45°31'46"E; thence Southeasterly along the arc of said curve through a central angle of 90°05'12" for a distance of 15.72 feet to the point of tangency; thence S00°29'10"E, a distance of 100.54 feet to the POINT OF BEGINNING.

Together with

A portion of land being in the northwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 8; thence run along the South line of the northwest quarter of said Section 8, North 89°53'47" East, 1370.21 feet to the existing westerly right of way line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said westerly right of way line, North 00°29'10" West, 1201.10 feet; thence leaving said westerly right of way line, run North 89°30'50" East, 120.00 feet to the POINT OF BEGINNING; thence run, North 00°29'10" West, 114.44 feet to the North line of the South half of the northwest quarter of said Section 8; thence run along said North line, North 89°25'38" East, 381.00 feet; thence leaving said North line run, South 00°29'10" East, 104.46 feet to the point of curvature of a curve to the right, having a radius of 10.00 feet and a central angle of 89°54'48"; thence along the arc of said curve a distance of 15.69 feet to the point of tangency; thence South 89°25'38" West, 371.02 feet to the POINT OF BEGINNING.

Together with

A tract of land lying in Section 8, Township 24 South, Range 27 East, described as follows:

Commence at the Northwest corner of Waterleigh Parcels 10 and 11, Phase 1, according to the plat thereof as recorded in Plat Book 97, pages 145 and 146 of the Public Records of Orange County, Florida, for a point of reference, said point lies on the North line of the Southeast quarter of the

## Shared Use Pond Agreement

Northwest quarter of said Section 8; thence run South 89°45'26" West, along said North line, 515.02 feet to the point of beginning; thence departing said North line run South 00°06'18" East, 284.47 feet to a point on the North line of the lands described in Document Number 20200101002 of said public records; thence run South 89°53'42" West, along said North line, 360.76 feet; thence run North 45°06'18" West, along said North line, 45.64 feet to a point on the East right-of-way line of County Road No. 545 (Avalon Road), according to Document Number 20180740572 of said public records; thence run North 00°29'10" West, along said East right-of-way line, 136.82 feet; thence departing said East right-of-way line, run North 89°45'26" East, 370.96 feet to the point of curvature of a curve concave Northwesterly; thence run Northeasterly along said curve, having a radius of 10.00 feet, a central angle of 90°14'36", an arc length of 15.75 feet, a chord length of 14.17 feet and a chord bearing of North 44°38'08" East to the point of tangency; thence run North 00°29'10" West, 104.40 feet to said North line of the Southeast quarter of the Northwest quarter of Section 8; thence run North 89°45'26" East, along said North line, 13.70 feet to the point of beginning.