



OFFICE OF COMPTROLLER

ORANGE  
COUNTY  
FLORIDA

Phil Diamond, CPA  
County Comptroller as  
Clerk of the Board of County Commissioners  
201 South Rosalind Avenue  
Post Office Box 38  
Orlando, FL 32802  
Telephone: (407) 836-7300  
Fax: (407) 836-5359

March 15, 2019

Ms. Julie Alber, Senior Engineering Technician  
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 15-12-026 with attachments for recording with Official Records.

Petition to Vacate # 15-12-026 was approved by the Board of County Commissioners at its regular meeting of February 26, 2019. After recording the resolution with attachments with Official Records, please send a copy of the recorded document to the applicant, along with the staff noted below:

Rick Singh, Orange County Property Appraiser, c/o Rocco Campanale, Manager Real Estate Services, Property Appraiser's Office  
Scott Randolph, Orange County Tax Collector  
Paul Sladek, Real Estate Management Division, BCC  
Kyle Quackenbush, Assistant Manager, Official Records Department

Sincerely,

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners

By:   
Deputy Clerk  
for

ks:jk

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

**RESOLUTION GRANTING PETITION TO VACATE # 15-12-026**

**WHEREAS**, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 60 foot and 30 foot wide non maintained, partially improved Orange County right-of-way known as Fenton Street, containing approximately 3.17 acres, a 130 foot wide unopened and unimproved right-of-way known as Fenton Street (Segment B), containing approximately 9.12 acres, a portion of a 60 foot wide unopened and unimproved right-of-way known as Smith Bennett Road connector, containing approximately 0.55 acres and a 60 foot wide, unopened and unimproved right-of-way known as Granby Street, containing approximately 1.66 acres. The total area petitioned to be vacated is 14.50 acres in Orange County, Florida, as described in attachment.

**WHEREAS**, notice of a public hearing before the Board of County Commissioners on February 26, 2019, was published in the *Orlando Sentinel*, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

**WHEREAS**, the Board finds that the vacating of a portion of a 60 foot and 30 foot wide non maintained, partially improved Orange County right-of-way known as Fenton Street, containing approximately 3.17 acres, a 130 foot wide unopened and unimproved right-of-way known as Fenton Street (Segment B), containing approximately 9.12 acres, a portion of a 60 foot wide unopened and unimproved right-of-way known as Smith Bennett Road connector, containing approximately 0.55 acres and a 60 foot wide, unopened and unimproved right-of-way known as Granby Street, containing approximately 1.66 acres. The total area petitioned to be vacated is 14.50 acres will not operate to the detriment of Orange County or the public.

**THEREFORE**, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

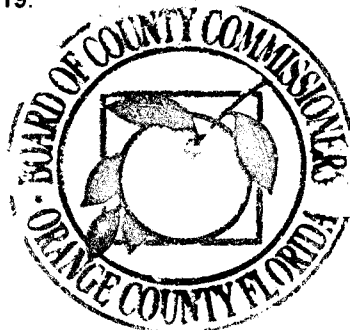
The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

**RESOLVED THIS 26TH DAY OF FEBRUARY 2019.**

BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

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

*Burr W. Brooks*  
County Mayor



ATTEST:

Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida

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

*Katie Smith*  
Deputy Clerk

jk/np

Attachments: Legal property description

Proof of publication of the *Orlando Sentinel* regarding the BCC notice of public hearing

Proof of publication of the *Orlando Business Journal* regarding the BCC notice of adoption

Special Warranty Deeds (3)  
Slope Easement (3)  
Transit, Pedestrian and Utility Easement (3)  
Pedestrian and Landscape Easement (3)  
Temporary Construction Easement (3)  
Special Warranty Deed (Parcel 103 and 106)  
Drainage Easement (Parcel 803K)  
Drainage Easement (Parcel 803J, 806H and 806L)  
Slope Easement (Parcels 803E, 803F, 803H and 803I)  
Pedestrian and Landscape Easement (Parcels 803F and 803I)  
Transit, Pedestrian and Utility Easement (Parcel 803D and 803G)  
Temporary Construction Easement (Parcel 703)  
Temporary Construction Easement (Parcel 706A)  
Drainage Easement (Parcels 806G and 806M)  
Slope Easement (Parcels 806I and 806J)  
Pedestrian and Landscape Easement (Parcel 806I)  
Transit, Pedestrian and Utility Easement (Parcel 806K)  
Slope Easement (Parcels 806E and 806F)  
Pedestrian and Landscape Easement (Parcel 806F)  
Transit, Pedestrian and Utility Easement (Parcel 806D)  
Subordination of Utility Interests  
Drainage Easement (2)  
Special Warranty Deed (Parcel 108 and 101)  
Utility Easement (Parcel 801)  
Drainage Easement (Parcel 802D)  
Slope Easement (Parcels 802B)  
Pedestrian and Landscape Easement (Parcel 802C)  
Transit, Pedestrian and Utility Easement (Parcel 802A)  
Temporary Construction Easement (Parcels 701, 702A, & 702B)  
Slope Easement (Parcel 807B)  
Pedestrian and Landscape Easement (Parcel 807C)  
Transit, Pedestrian and Utility Easement (Parcel 807A)  
Temporary Drainage Easement (Parcel 707C)  
Temporary Construction Easement (Parcels 707A and 707B)  
Utility Easement

**SCHEDULE "A"**  
**SEGMENT " C " ( FENTON STREET )**

SEGMENT C

Legal Description

The South 30 feet of Section 10, Township 24 South, Range 28 East lying East of Apopka-Vineland Road and West of the east right-of-way line of Right-of-Way per Official Records Book 715, Page 549, Public Records of Orange County, Florida, and the North 30 feet of Lots 5, 6, 7, 8, 9, 10 and 12, MUNGER LAND COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida in Section 15, Township 24 South, Range 28 East, Orange County, Florida, lying East of Apopka-Vineland Road and West of the east right-of-way line of Right-of-Way per Official Records Book 715, Page 549, Public Records of Orange County, Florida.


Containing 3.17 acres, more or less.

**SURVEYORS NOTES**

1. Bearings shown hereon are base on the North line of Section 10, Township 24 South, Range 28 East, Orange County, Florida being N 89°07'02" W, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida licensed surveyor and mapper.

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>	Date: 08/17/2006 KR	CERT. NO. LB2108 51599003
FOR Kimley Horn & Associates	Job No.: 51599	Scale: 1"=400'
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 emd: info@southeasternsurveying.com

*Gary B. Krick*  
**GARY B. KRICK**  
 REGISTERED LAND SURVEYOR NO. 4245

WB 1-16-19

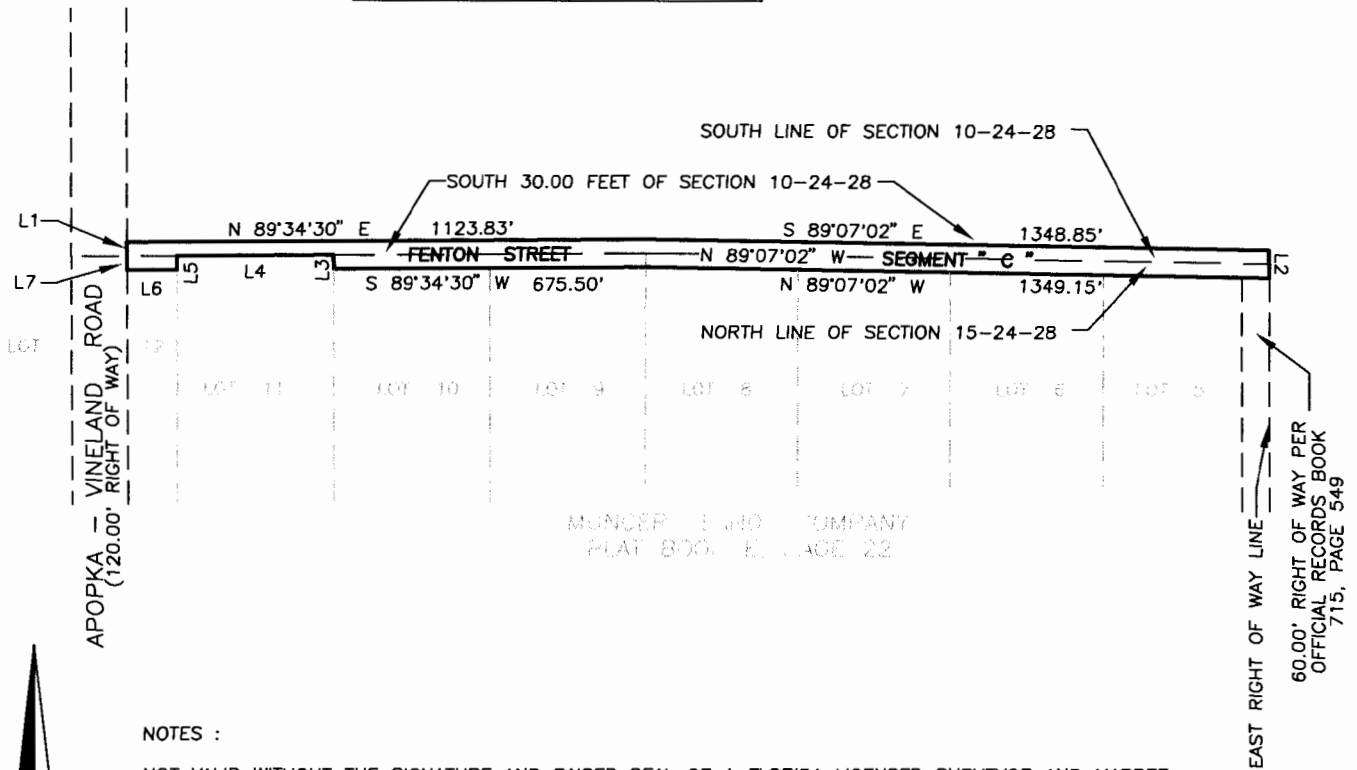


SKETCH OF DESCRIPTION  
SEGMENT " C " ( FENTON STREET )

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N 00°19'00" W
L2	60.00'	S 00°05'15" E
L3	30.00'	N 00°03'24" W
L4	338.52'	S 89°34'30" W
L5	30.00'	S 00°03'24" E
L6	109.27'	S 89°34'30" W
L7	30.00'	N 00°18'43" W

LEGEND :

L1 = LINE NUMBER



NOTES :

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

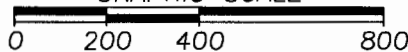
NOT VALID WITHOUT SHEET 1.



EAST RIGHT OF WAY LINE  
60.00' RIGHT OF WAY PER  
OFFICIAL RECORDS BOOK  
715, PAGE 549

THIS IS NOT A SURVEY

1" = 400'  
GRAPHIC SCALE



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email:info@southeasternsurveying.com

Drawing No. 51599003  
Job No. 51599  
Date: 08/17/2006  
SHEET 2 OF 2  
See Sheet 1 for Description

WB 1-16-19

**SCHEDULE "A"**  
**SEGMENT " B "**

PURPOSE: PROPOSED RIGHT OF WAY VACATION

DESCRIPTION

A portion of Sections 10, 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the intersection of the east right-of-way line of an existing sixty (60) foot right-of-way line as recorded in Official Records Book 715, Page 549, Public Records of Orange County, Florida, with the south line of said Section 10; thence run N 00°05'15" W, a distance of 30.00 feet; thence run S 89°07'02" E, a distance of 505.50 feet to a point of curvature of a curve concave southwesterly, having a radius of 690.70 feet and a central angle of 58°03'54", thence run southeasterly, along the arc of said curve, a distance of 699.97 feet to the point of tangency thereof; thence run S 31°03'08" E, a distance of 1891.24 feet to the point of curvature of a curve, concave northeasterly, having a radius of 635.00 feet and a central angle of 20°35'54"; thence run southeasterly, along the arc of said curve, a distance of 228.29 feet to the point of tangency thereof; thence run S 51°39'02" E, a distance of 91.53 feet to a point of curvature of a curve, concave northwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence run 54.98 feet along the arc of said curve to a point; thence run S 38°20'58" W, a distance of 200.00 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence on a chord bearing of N 06°39'02" W, run 54.98 feet along the arc of said curve to the point of tangency thereof; thence run N 51°39'02" W, a distance of 91.53 feet to the point of curvature of a curve, concave northeasterly, having a radius of 765.00 feet and a central angle of 20°35'54"; thence run northwesterly, along the arc of said curve, a distance of 275.03 feet to the point of tangency thereof; thence run N 31°03'08" W, a distance of 1891.24 feet to the point of curvature of a curve, concave southwesterly, having a radius of 709.30 feet and a central angle of 58°03'54"; thence run northwesterly, along the arc of said curve, a distance of 718.83 feet to the point of tangency thereof, thence run N 89°07'02" W, a distance of 378.37 feet to a point on the aforementioned right-of-way line of an existing sixty (60) foot right-of-way line; thence run N 00°05'15" W, along said east right-of-way line, a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 9.12 acres, more or less.



The foregoing land being the same land as described in the deed recorded in Official Records Book 5433, Page 819, Public Records of Orange County, Florida.

**SURVEYORS NOTES**

- Bearings shown hereon are based on the East right of way line of a 60.00 foot wide right of way as described in Official Records Book 715, Page 549, Public Records of Orange County, Florida, being N 00°05'15" W, assumed.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 5J-17 requirements.
- Not valid without the Signature and Raised seal of a Florida licensed surveyor and mapper.

REVISED 12/12/2018 SMF  
REVISED 12/10/2018 SMF  
REVISED 12/07/2018 SMF  
REVISED 11/21/2018 SMF  
REVISED 08/08/2016 REJ

NOT VALID WITHOUT SHEET 2

<b>DESCRIPTION</b>	Date: 08/17/2006 KR		CERT. NO. LB2108 51599002
	Job No.: 51599	Scale: 1"=400'	
FOR Kimley Horn & Associates	CH. 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		 <b>SOUTHEASTERN SURVEYING &amp; MAPPING CORP.</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  <b>GARY B. KRICK</b> REGISTERED LAND SURVEYOR NO. 4245
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

W8 1-16-19



**SCHEDULE "A"**  
SMITH-BENNETT CONNECTOR

PURPOSE: PROPOSED RIGHT OF WAY VACATION

SMITH-BENNETT CONNECTOR

Description

A portion of Sections 10, 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the northwest corner of said Section 14; thence run S 00°15'28" E, along the west line of said Section 14, a distance of 30.01 feet; thence run N 88°31'05" E, a distance of 28.22 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 430.00 feet and a central angle of 47°43'42"; thence on a chord bearing of S 28°49'18" W, run 358.20 feet along the arc of said curve to the point of reverse curvature with a curve, concave southeasterly, having a radius of 35.00 feet and a central angle of 83°44'16"; thence run southwesterly, along the arc of said curve, a distance of 51.15 feet to a point; thence run N 31°03'08" W, a distance of 102.38 feet to the point of curvature of a curve, concave southwesterly, having a radius of 690.70 feet and a central angle of 02°15'36"; thence run northwesterly, along the arc of said curve, a distance of 27.25 feet to the point of reverse curvature with a curve, concave northeasterly, having a radius of 35.00 feet and a central angle of 96°21'03"; thence run southeasterly, along the arc of said curve, a distance of 58.86 feet to the point of compound curvature with a curve, concave northwesterly, having a radius of 370.00 feet and a central angle of 50°44'31"; thence run northeasterly, along the arc of said curve, a distance of 327.68 feet to a point of tangency thereof; thence run N 00°24'18" W, a distance of 19.98 feet; thence run S 89°07'02" E, a distance of 30.06 feet to a point on the East line of Section 10; thence run S 00°15'28" E, along the East line of said Section 10, a distance of 30.01 feet to the POINT OF BEGINNING.


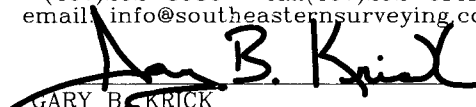
Containing 0.55 acres, more or less.

The foregoing land being the same land as described in the deed recorded in Official Records Book 5433, Page 819, Public Records of Orange County, Florida.

**SURVEYORS NOTES**

- Bearings shown hereon are based on the West line of Section 14, Township 24 South, Range 28 East, Orange County, Florida, being 00°15'28" E, assumed.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 5J-17 requirements.
- Not valid without the signature and raised seal of a Florida licensed surveyor and mapper.

REVISED 12/07/2018 SMF  
 REVISED 11/21/2018 SMF  
 REVISED 08/08/2016 REJ

<b>DESCRIPTION</b>	Date: 08/17/2006 KR		CERT. NO. LB2108	51599004
	FOR Kimley Horn & Associates	Job No.: 51599	Scale: 1"=100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
CH. 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>				
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH				

WE 1-16-19

# SKETCH OF DESCRIPTION SMITH-BENNETT CONNECTOR

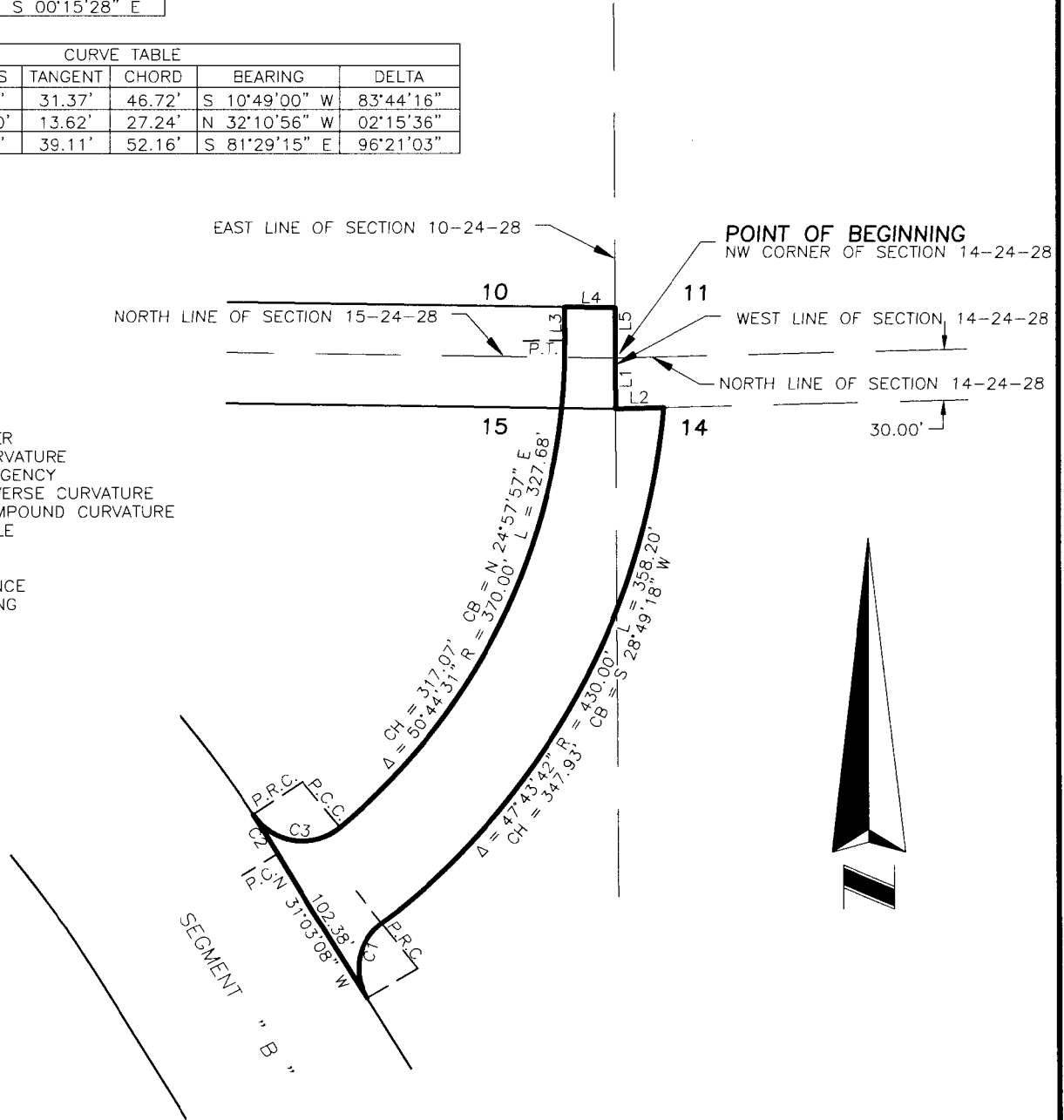
PURPOSE: PROPOSED RIGHT OF WAY VACATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.01'	S 00°15'28" E
L2	28.22'	N 88°31'05" E
L3	19.98'	N 00°24'18" W
L4	30.06'	S 89°07'02" E
L5	30.01'	S 00°15'28" E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	51.15'	35.00'	31.37'	46.72'	S 10°49'00" W	83°44'16"
C2	27.25'	690.70'	13.62'	27.24'	N 32°10'56" W	02°15'36"
C3	58.86'	35.00'	39.11'	52.16'	S 81°29'15" E	96°21'03"

**LEGEND :**

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING



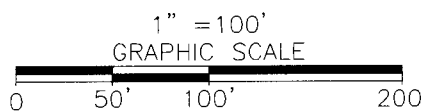
**NOTES :**

- NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1.

REVISED 12/07/2018 SMF  
 REVISED 11/21/2018 SMF  
 REVISED 08/08/2016 REJ

Drawing No. 51599004  
 Job No. 51599  
 Date: 08/17/2006  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

WB 1-16-19

SCHEDULE "A"

PURPOSE : PROPOSED RIGHT OF WAY VACATION

DESCRIPTION


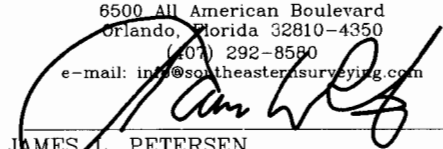
The West 30 feet of the Northeast quarter of the Northeast quarter of Section 15, Township 24 South, Range 28 East and being that certain 30 foot right of way lying along the West line of Blocks 80 to 84, Central Orange Park, according to the Plat thereof as recorded in Plat Book O, Page 63 of the Public Records of Orange County, Florida. Also the East 30 feet of Lots 5 and 28, Munger Land Company Subdivision, according to the Plat thereof as recorded in Plat Book E, Pages 3, 7, 22 and 23 of the Public Records of Orange County, Florida. Lying in the Northeast quarter of Section 15, Township 24 South, Range 28 East Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 30.00 feet along the North line of said Northeast quarter of the Northeast quarter of Section 15 to a point on a line 30.00' East of and parallel with the West line of the Northeast quarter of the Northeast quarter of said Section 15; thence South 00°10'40" West, a distance of 30.00 feet along said parallel line to the POINT OF BEGINNING also being a point on the South right of way line of Fenton Street per Official Record Book 5433, Page 819 of the Public Records of Orange County, Florida; thence continue along said parallel line, South 00°10'40" West, a distance of 1208.10 feet to the proposed North right of way line of Palm Parkway to Apopka-Vineland Connector Road being a point on a non-tangent curve concave Northerly, having a radius of 666.00 feet, a central angle of 05°10'38" and a chord bearing of North 85°40'18" West; thence from a tangent bearing North 88°15'37" West, Westerly 60.18 feet along the arc of said curve and said proposed North right of way line to a line 30.00' West of and parallel with the West line of the Northeast quarter of the Northeast quarter of said Section 15; thence North 00°10'40" East, a distance of 1204.69 feet along said parallel line to the aforesaid South right of way line of Fenton Street; thence South 88°55'03" East, a distance of 60.01 feet along said South right of way line to the POINT OF BEGINNING.

Containing 1.66 acres, more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the West line of the NE 1/4 of the NE 1/4 of Section 15, Township 24 South, Range 28 East, Orange County, Florida, being N 00°10'40" E, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.
3. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

<b>DESCRIPTION</b>	Date: 05/31/2018 S.S.	Certification Number LB2108 51599005
FOR	Job Number: 51599	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
<b>Kimley Horn &amp; Associates</b>	Scale: 1" = 200'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED: 07/05/2018 S.S.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	

WSE 1-16-19

SKETCH OF DESCRIPTION  
PROPOSED RIGHT OF WAY VACATION

**POINT OF COMMENCEMENT**

NW CORNER OF THE NE 1/4 OF  
THE NE 1/4 OF SECTION 15-24-28

FENTON STREET  
60.00' RIGHT OF WAY  
ORB 5433, PG 819

NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 15-24-28

SOUTH RIGHT OF WAY LINE

HOLT PLACE (PLAT)

**S88°55'03"E**  
**60.01'**

**POB** (84)

WEST LINE OF THE NE 1/4 OF THE  
NE 1/4 OF SECTION 15-24-28

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°55'03"E	30.00'
L2	S00°10'40"W	30.00'

NW 1/4 OF THE NE 1/4  
OF SECTION 15  
TOWNSHIP 24 S,  
RANGE 28 E

30.00' WEST  
& PARALLEL

COLLEGE PLACE

5

EAST 30.0' OF LOTS 5 AND 28, MUNGER LAND COMPANY  
SUBDIVISION, PLAT BOOK "E", PAGES 3, 7, 22 & 23

WEST LINE OF SECTION 15-24-28

(83)

NE 1/4 OF THE NE 1/4  
OF SECTION 15  
TOWNSHIP 24 S,  
RANGE 28 E

PARK PLACE

MUNGER LAND  
COMPANY  
SUBDIVISION  
PLAT BOOK "E",  
PAGE 22

**N00°10'40"E 1204.69'**

GRANBY STREET

60.00' RIGHT OF WAY ORB 715, PG 549

**S00°10'40"W 1208.10'**

WEST 30.0' OF NE 1/4 OF SECTION 15-24-28

(82)

CENTRAL ORANGE  
PARK  
PLAT BOOK "O",  
PAGES 63-65

MONTICELLO AVENUE

28

30.00' EAST  
& PARALLEL

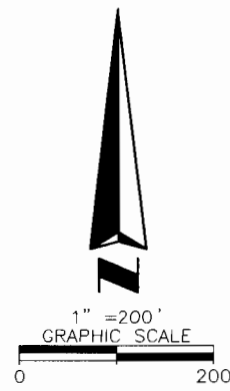
(81)

BRAMBLETON AVENUE

TB=N88°15'37"W

(80)

PROPOSED NORTH RIGHT OF WAY LINE



NT

**PALM PARKWAY TO  
APOPKA-VINELAND CONNECTOR ROAD**  
LAFAYETTE AVENUE

PROPOSED SOUTH RIGHT OF WAY LINE  
SOUTH LINE OF THE NE 1/4 OF  
THE NE 1/4 OF SECTION 15-24-28

**LEGEND**

- POB = POINT OF BEGINNING
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- L = LENGTH
- R = RADIUS
- Δ = DELTA
- CH = CHORD
- CB = CHORD BEARING

**R=666.00'**  
**L=60.18'**  
**Δ=05°10'38"**  
**CH=60.16'**  
**CB=N85°40'18"W**



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108  
e-mail: info@southeasternsurveying.com

Drawing No. 51599005  
Job No. 51599  
Date: 05/31/2018  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEETS 1 THROUGH 2

WD 1-16-19

# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

State Of Florida  
County Of Orange

Before the undersigned authority personally appeared Maddie Torres/ Marella Green /Karen Pistone, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of **Certify: Petition to Vacate # 15-12-026** was published in said newspaper in the issues of Feb 03, 2019.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

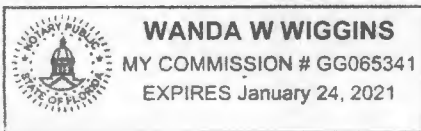
Marella Green  
Signature of Affiant

Maddie Torres/ Marella Green /Karen Pistone

Name of Affiant

Sworn to and subscribed before me on this 4 day of February, 2019,  
by above Affiant, who is personally known to me ( X ) or who has produced identification ( ).

Wanda Wiggins  
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

ORANGE COUNTY  
NOTICE OF PUBLIC HEARING  
PETITION TO VACATE # 15-12-026

The Orange County Board of County Commissioners will conduct a public hearing on February 26, 2019, at 2 p.m., or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

Applicant: Kerina Village LLC, Daryl M. Carter Trust, and the School Board of Orange County Florida  
Consideration: Resolution granting Petition to Vacate # 15-12-026, vacating a portion of a 60 foot and 30 foot wide non maintained, partially improved Orange County right-of-way known as Fenton Street, containing approximately 3.17 acres, a 130 foot wide unopened and unimproved right-of-way known as Fenton Street (Segment B), containing approximately 9.12 acres, a portion of a 60 foot wide unopened and unimproved right-of-way known as Smith Bennett Road connector, containing approximately 0.55 acres and a 60 foot wide, unopened and unimproved right-of-way known as Granby Street, containing approximately 1.66 acres. The total area petitioned to be vacated is 14.50 acres.  
Location: District 1; One parcel address is 11011 S. Apopka Vineland Road and the others are unaddressed; S10, 14 and 15/24/R28; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or pick one up at 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida.

This petition to vacate is complete and has been reviewed and investigated by appropriate County staff. The County Mayor, acting on behalf of the Board of County Commissioners pursuant to Resolution No. 91-M-62, has considered

this petition and finds it acceptable for consideration at a public hearing.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, JULIE ALBER, 407-836-7928, Email: Julie.alber@ocfl.net

PARA MÁS INFORMACIÓN ACERCA DE ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISION DE INGENIERIA DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NUMERO 407-836-7921.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller  
As Clerk of the Board of  
County Commissioners  
Orange County, Florida

ORC01570 2/23/19



Orlando Business Journal

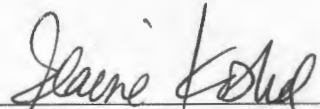
Published Weekly  
Orlando, Orange County, Florida

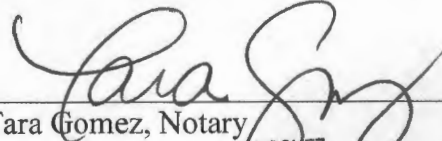
STATE OF FLORIDA  
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,  
VOLUSIA & BREVARD

Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 15-12-026, was published in said newspaper in the issue of March 15, 2019.

Affiant further says that the said Orlando Business Journal is a newspaper published in Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida, and that the said newspaper has heretofore been continuously published in said Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida each week and has been entered as second-class mail matter at the post office in Orlando, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 15<sup>th</sup> day of March, 2019 by Elaine Koshel who is personally known to me.

  
Elaine Koshel, Classified Manager

  
Tara Gomez, Notary

NOTARY PUBLIC  
STATE OF FLORIDA  
TARA GOMEZ  
MY COMMISSION # GG 080412  
EXPIRES: March 7, 2021  
Bonded Thru Budget Notary Services

**NOTICE OF ADOPTION**  
PETITION TO VACATE # 15-12-026  
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 60 foot and 30 foot wide non maintained, partially improved Orange County right-of-way known as Fenton Street, containing approximately 3.17 acres, a 130 foot wide unopened and unimproved right-of-way known as Fenton Street (Segment B), containing approximately 9.12 acres, a portion of a 60 foot wide unopened and unimproved right-of-way known as Smith Bennett Road connector, containing approximately 0.55 acres and a 60 foot wide, unopened and unimproved right-of-way known as Granby Street, containing approximately 1.66 acres. The total area petitioned to be vacated is 14.50 acres in Orange

County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners).

WHEREAS, notice of a public hearing before the Board of County Commissioners on February 26, 2019, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of that certain portion of a 60 foot and 30 foot wide non maintained, partially improved Orange County right-of-way known as Fenton Street, containing approximately 3.17 acres, a 130 foot wide unopened and unimproved right-of-way known as Fenton Street (Segment B), containing approximately 9.12 acres, a portion of a 60 foot wide unopened and unimproved right-of-way known as Smith Bennett Road connector, containing approximately 0.55 acres and a 60 foot wide, unopened and unimproved right-of-way known as Granby Street, containing approximately 1.66 acres. The total area petitioned to be vacated is 14.50 acres will not operate to the detriment of Orange County or the public.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY: The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

RESOLVED THIS 26TH DAY OF FEBRUARY 2019.  
Phil Diamond, County Comptroller  
As Clerk of the Board of County Commissioners  
Orange County, Florida  
March 15, 2019



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

**DATE:** February 18, 2019

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Monica Hand, Senior Title Examiner *TB for MH*  
Real Estate Management Division

**CONTACT PERSON:** **Paul Sladek, Manager**

**DIVISION:** **Real Estate Management**  
**Phone: (407) 836-7090**

**ACTION REQUESTED:** Approval of Special Warranty Deeds, Slope Easement, Transit, Pedestrian and Utility Easement, Pedestrian and Landscape Easement, and Temporary Construction Easements from M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as "Carter-Orange 105 Sand Lake Land Trust" to Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Palm Parkway Connector  
  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road improvements as a requirement of a road network agreement.

**ITEMS:** Special Warranty Deeds (2)  
Cost: Donation  
Total size: 3.984 acres  
  
Slope Easement  
Cost: Donation  
Total size: 30,819 square feet

Transit, Pedestrian and Utility Easement

Cost: Donation  
Total size: 23,078 square feet

Pedestrian and Landscape Easement

Cost: Donation  
Total size: 10,935 square feet

Temporary Construction Easements (2)

Cost: Donation  
Total size: 6,532 square feet  
Term: Seven years, or until completion of construction

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division  
Transportation Planning Division

**REMARKS:** These conveyances are requirements of the Palm Parkway to Apopka-Vineland Connector Road Agreement approved by the Board on December 6, 2005, as amended and supplemented.

Approval of this item is contingent upon approval of all other Palm Parkway Connector agenda items being processed concurrently by the Real Estate Management Division and upon approval of Petition to Vacate No. 15-12-026 which is being processed concurrently by the Public Works Department.

Grantor to pay all closing costs and prorated taxes.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by [clicking here](#).

This Instrument was prepared by,  
and upon recording please return to:

Emily Brown  
Maury L. Carter & Associates, Inc.  
3333 South Orange Avenue, Suite 200  
Orlando, Florida 32806  
Telephone: (407) 422-3144

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Parcel ID No.: 14-24-28-1242-66-001

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and executed as of the 12th day of October, 2018, by **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the Subject Property (*defined below*), whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806 (hereinafter referred to as the "**Grantor**"), to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 (hereinafter referred to as the "**Grantee**").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida, more particularly described as follows (hereinafter referred to as the "**Subject Property**"):

See Exhibit "A" attached hereto and made a part hereof.

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

**TO HAVE AND TO HOLD** the Subject Property in fee simple forever.

**AND** the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

**THE** conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2018 and thereafter, and covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "A"**

**to Special Warranty Deed**

**Legal Description**

*(Parcels 105B and 105C)*

[See attached Sketch and Legal Descriptions]

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 105B  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 105B

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


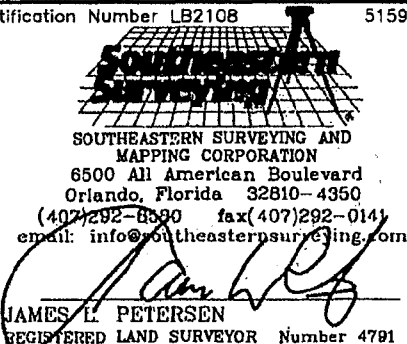
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 766.00 feet and a chord bearing of South 11°58'21" East; run Southerly along the arc of said curve, through a central angle of 19°01'38", a distance of 254.38 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence South 51°21'11" East, a distance of 58.05 feet to a point on the South line of the Southwest quarter of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 203.99 feet along said South line to a point on a non-tangent curve concave Easterly, having a radius of 737.75 feet and a chord bearing of North 42°29'16" West; thence run Northerly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point; thence North 25°25'27" West, a distance of 55.52 feet to a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 27°21'46" West; thence run Northerly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 656.84 feet along said West line to the POINT OF BEGINNING.

Containing 1.908 acres, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

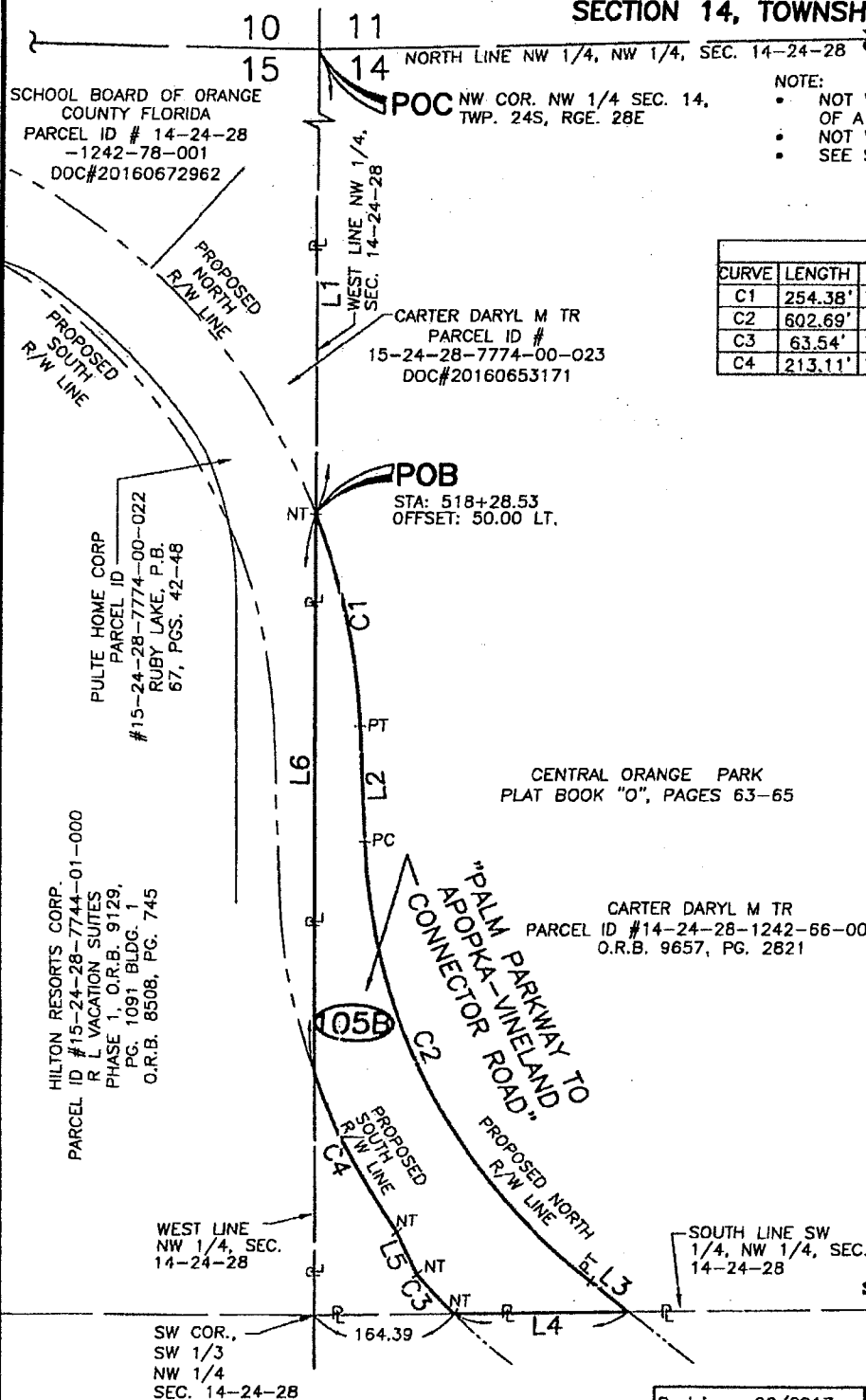
Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599084
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>JAMES E. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791



**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 105B**

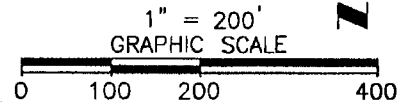
**SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	254.38'	766.00'	19°01'38"	S11°58'21"E	253.21'
C2	602.69'	706.25'	48°53'39"	S26°54'22"E	584.57'
C3	63.54'	737.75'	04°56'05"	N42°29'16"W	63.52'
C4	213.11'	725.75'	16°49'27"	N27°21'46"W	212.34'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1706.80'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	58.05'	S51°21'11"E
L4	203.99'	S89°27'15"W
L5	55.52'	N25°25'27"W
L6	656.84'	N00°00'35"E



- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - PL = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4360  
 (407)292-6580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

Drawing No: 51599084  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 105C  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

**PARCEL 105C**

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


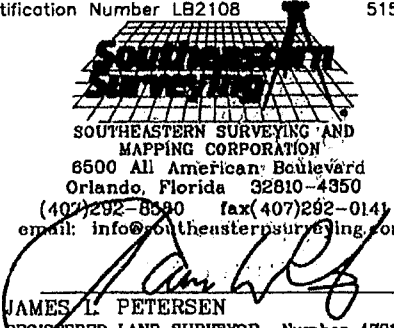
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2650.80 feet along the West line of said Northwest quarter to the Southwest quarter corner of said Northwest quarter of Section 14; thence North 89°27'15" East, a distance of 607.73 feet along the South line of said Northwest quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a line parallel with and 18.00 feet, when measured perpendicular to, the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5433, Page 819, Public Records of Orange County, Florida; thence departing said South line, North 38°37'33" East, a distance of 386.47 feet along said parallel line; thence leaving said parallel line North 52°00'37" East, a distance of 77.76 feet to a point on the aforesaid existing Westerly right of way line; thence South 38°37'33" West, a distance of 447.45 feet along said existing Westerly right of way line to aforesaid South line of the Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 23.22 feet along said South line to the POINT OF BEGINNING

Containing 7,506 square feet more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

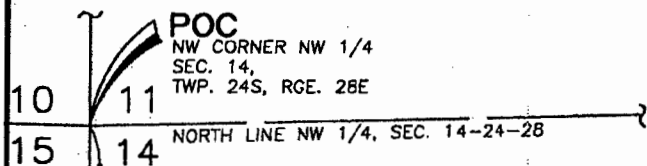
<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY GOVERNMENT</b> FLORIDA	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599103
	Job Number: <b>51599</b>	Scale: <b>1" = 60'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4781

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 105C

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LEGEND

- O.R.B. = OFFICIAL RECORDS BOOK
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- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- ID = IDENTIFICATION



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

REDGATE AVENUE  
 (VACATED) 60' RIGHT OF WAY

2650.80'

WEST LINE NW 1/4,  
 SEC. 14-24-28

CHURCH STREET  
 (VACATED) 60' RIGHT OF WAY

18.00'

105C

POB  
 STA: 56+97.13  
 OFFSET: 83.58 LT.  
 N89°27'15"E  
 607.73'

SW CORNER, NW 1/4,  
 SEC. 14-24-28

CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEET 17 OF RIGHT OF WAY MAPS.

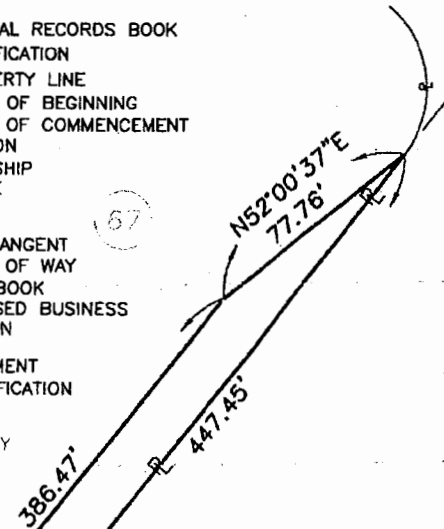
SOUTH LINE NW 1/4, SEC 14-24-28

S89°27'15"W  
 23.22'

N38°37'33"E

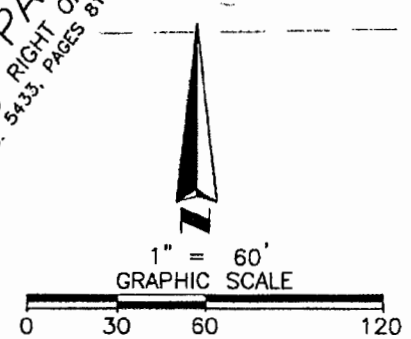
S38°37'33"W

PROPOSED R/W LINE  
 EXISTING WESTERLY R/W LINE  
**PALM PARKWAY**  
 130.00' RIGHT OF WAY  
 O.R.B. 5433, PAGES 819-826

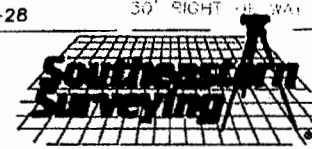


386.47'

67



GRAYDON AVENUE  
 (VACATED)  
 30' RIGHT OF WAY



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599103  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017

Address Comments

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 27 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: 14-24-28-1242-66-001

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made and executed as of the 18<sup>th</sup> day of December, 2018, by **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the Subject Property (*defined below*), whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806 (hereinafter referred to as the "**Grantor**"), to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 (hereinafter referred to as the "**Grantee**").

### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida, more particularly described as follows (hereinafter referred to as the "**Subject Property**"):

See Exhibit "A" attached hereto and made a part hereof.

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

**TO HAVE AND TO HOLD** the Subject Property in fee simple forever.

**AND** the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

**THE** conveyance made herein, however, is expressly made **SUBJECT TO** ad valorem real property taxes and assessments for the year 2018 and thereafter, and covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 1 sign: [Signature]

Witness 1 print name: Joan M Fisher

Witness 2 sign: [Signature]

Witness 2 print name: Emily Brown

Grantor:

M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as CARTER-ORANGE 105 SAND LAKE LAND TRUST created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008

By [Signature]  
Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST" created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
Notary Public Signature

Joan M Fisher  
Typed or Printed Notary Name  
Notary Public – State of FLORIDA  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



JOAN M. FISHER  
Commission # GG 11399  
Expires July 16, 2021  
Bonded Thru Budget Notary Service

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Special Warranty Deed**

**Legal Description**

*(Parcel 105A)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 105A**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 105A

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence departing said North line, South 00°10'40" West, a distance of 1237.08 feet along the West line of said Northeast quarter of the Northeast quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Northerly, having a radius of 666.00 feet and a chord bearing of South 87°28'11" East; thence departing said West line from a tangent bearing of South 85°40'33" East, run Easterly along the arc of said curve, through a central angle of 03°35'16", a distance of 41.70 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to the point of curvature of a curve concave Southerly, having a radius of 766.00 feet; thence Easterly along the arc of said curve through a central angle of 28°52'03", a distance of 385.94 feet to a point on the South line of the aforesaid Northeast quarter of the Northeast quarter; thence along said South line North 89°18'29" West, a distance of 986.92 feet to the Southwest corner of said Northeast quarter of the Northeast quarter; thence along the aforesaid West line of the Northeast quarter of the Northeast quarter North 00°10'40" East, a distance of 97.26 feet to the POINT OF BEGINNING.



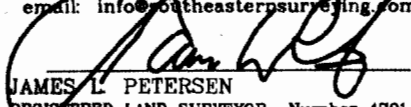
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 1.904 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/17-5/18	Address Comments-Revised description S.S.
Revision: 8/16-4/17	Revised Sketch REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  	Date:	<b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599058   SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8000 fax(407)292-0141 email: info@seasurveysurveying.com
	Job Number:	<b>51599</b>	
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 105A

POC  
 NW COR. NE 1/4 SEC. 15,  
 TWP. 24S, RGE. 28E

NORTH LINE OF NE 1/4  
 SEC. 15-24-28

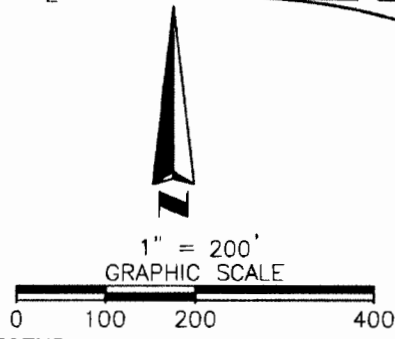
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

WEST LINE OF NE 1/4 SEC. 15-24-28

NW COR.  
 NE 1/4, NE 1/4  
 SEC. 15-24-28

FENTON STREET  
 (SEGMENT "C")  
 O.R.B. 5433,  
 PGS. 819-826

SEGMENT "B"  
 O.R.B. 5433,  
 PGS. 819-826



LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- TB = TANGENT BEARING
- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- COR. = CORNER

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

LINE TABLE		
LINE	LENGTH	BEARING
L1	1317.59'	S88°55'03"E
L2	1237.08'	S00°10'40"W
L3	97.26'	N00°10'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	41.70'	666.00'	03°35'16"	S87°28'11"E	41.70'
C2	385.94'	766.00'	28°52'03"	N74°49'46"W	381.87'

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

GRANBY STREET  
 60' RIGHT OF WAY  
 O.R.B. 715, PG. 549

WEST LINE OF THE NE 1/4 SEC. 15-24-28

POB  
 STA: 503+60.34  
 OFFSET: 50.00 LT.

PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD

SOUTH LINE NE  
 1/4, NE 1/4, SEC.  
 15-24-28

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

PROPOSED R/W LINE  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

105A



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 10-12 OF RIGHT OF WAY MAPS.

**THIS IS NOT A SURVEY.**

Drawing No: 51599058  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

Revision: 8/16-4/17	Revised Sketch REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments



This Instrument was prepared by,  
and upon recording please return to:

Emily Brown  
Maury L. Carter & Associates, Inc.  
3333 South Orange Avenue, Suite 200  
Orlando, Florida 32806  
Telephone: (407) 422-3144

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Portion of Parcel ID Nos.: 14-24-28-1242-66-001,  
15-24-28-774-00-023, and 15-24-28-7774-00-024

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**SLOPE EASEMENT**

*(Parcels 805E, 805N, 805P, and 103, 150B, 105C, 106)*

**THIS SLOPE EASEMENT AGREEMENT** (this "**Agreement**") is made and entered this 12<sup>th</sup> day of December, 2018, by and between **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST** created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the Easement Area (*defined below*), whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 ("**Grantee**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

**Section 2.** Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

**Section 3.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

**Section 4.** The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining Property Owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

**Section 5.** The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

**Section 6.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

**Section 7.** With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

**Section 8.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as CARTER-ORANGE 105 SAND LAKE LAND TRUST created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008

Witness 1 sign: [Signature]

Witness 1 print name: Joan M Fisher

Witness 2 sign: [Signature]

Witness 2 print name: Emily Brown

By: [Signature]  
Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 1st day of February, 2019, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as “CARTER-ORANGE 105 SAND LAKE LAND TRUST” created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
Notary Public Signature  
Joan M Fisher

Typed or Printed Notary Name  
Notary Public – State of FLORIDA  
Commission No. GG113991  
My Commission Expires: 07/16/2021



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "A"**

to Slope Easement

Legal Description of Easement Area  
*(Parcels 805E, 805N, and 805P)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 805E**

ESTATE: Perpetual Easement  
 PURPOSE: 20' Slope Easement

**PARCEL 805E**

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "0", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1656.09 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 786.00 feet and a chord bearing of South 13°41'36" East; thence run Southerly along the arc of said curve, through a central angle of 22°28'07", a distance of 308.23 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 686.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 585.62 feet to the point of tangency; thence South 51°21'11" East, a distance of 82.58 feet to a point on the South line of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 31.65 feet along said South line; thence leaving said Southline North 51°21'11" West, a distance of 58.05 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence Northerly along the arc of said curve, through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence North 02°27'32" West, a distance of 135.37 feet to the point of curvature of a curve concave Westerly, having a radius of 766.00 feet; thence Northerly along the arc of said curve through a central angle of 19°01'38", a distance of 254.38 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 50.71 feet along said West line to the POINT OF BEGINNING.

Containing 21,634 square feet more or less.

**SURVEYORS REPORT**

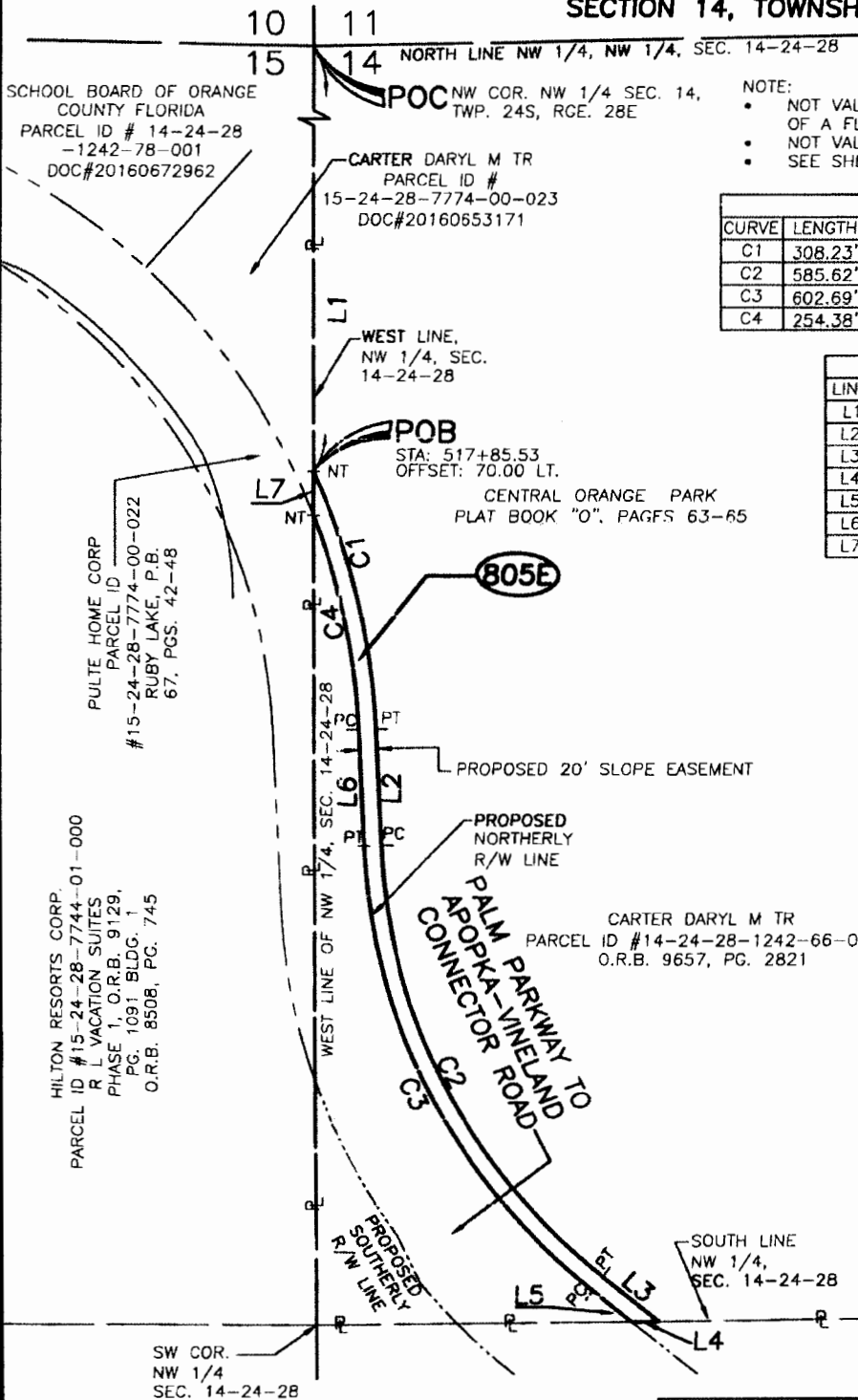
- Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR 	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599086
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 805E**

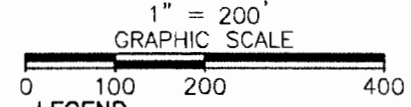
**SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



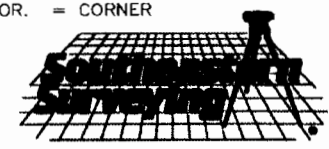
- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 13-16 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	308.23'	786.00'	22°28'07"	S13°41'36"E	306.26'
C2	585.62'	686.25'	48°53'39"	S26°54'22"E	568.01'
C3	602.69'	706.25'	48°53'39"	N26°54'22"W	584.57'
C4	254.38'	766.00'	19°01'38"	N11°58'21"W	253.21'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1656.09'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	82.58'	S51°21'11"E
L4	31.65'	S89°27'15"W
L5	58.05'	N51°21'11"W
L6	135.37'	N02°27'32"W
L7	50.71'	N00°00'35"E



- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599086  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 805N**  
 ESTATE: Perpetual Easement  
 PURPOSE: 20' Slope Easement

PARCEL 805N

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


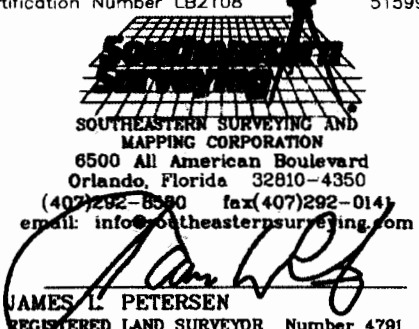
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 368.38 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 31.65 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 126.92 feet; thence South 83°37'36" West, a distance of 28.27 feet; thence North 51°21'11" West, a distance of 131.46 feet to the POINT OF BEGINNING.

Containing 2,584 square feet more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2 & 3

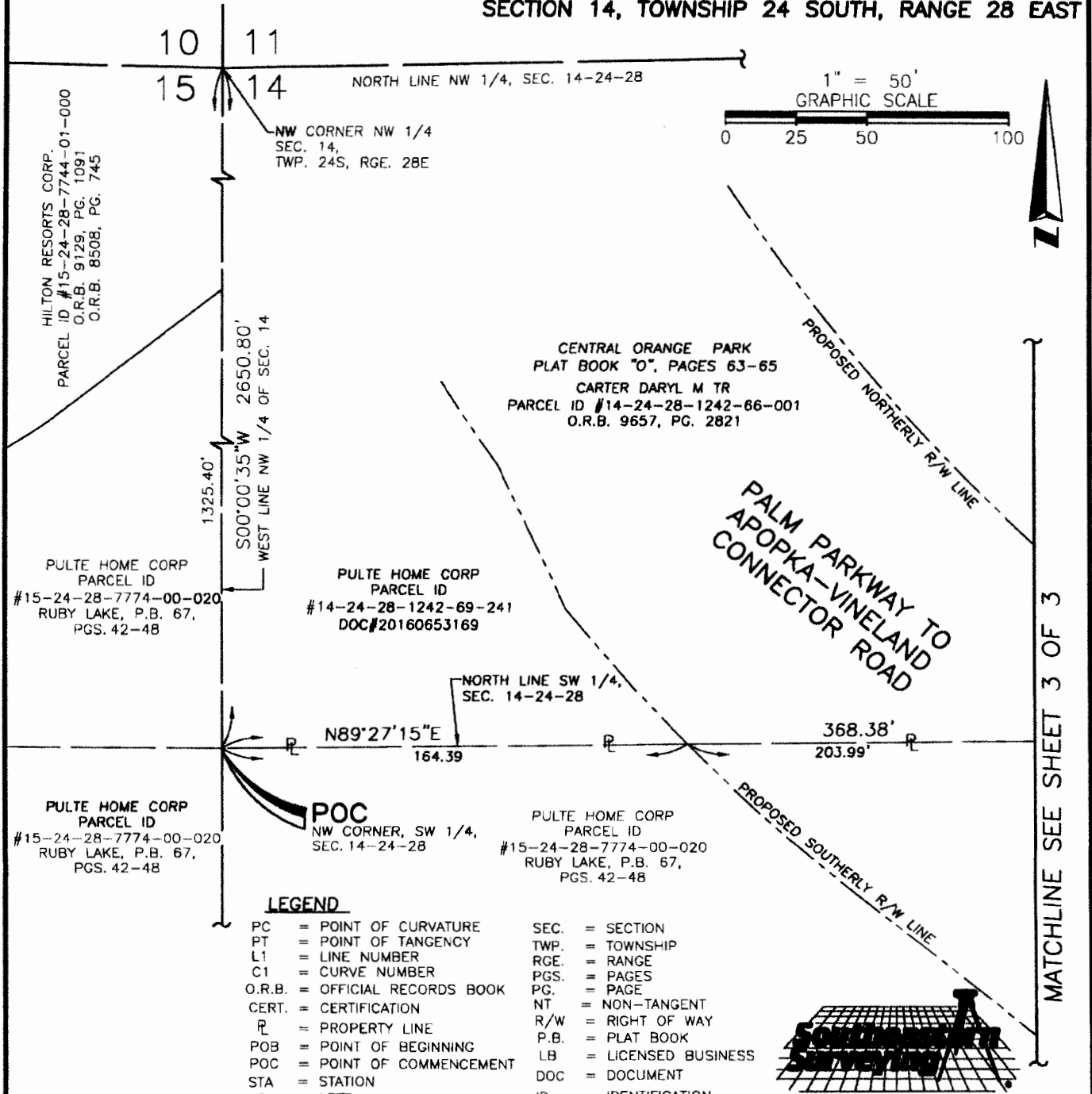
Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599097
	Job Number: <b>51599</b>	Scale: <b>1" = 50'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax (407)292-0141 email: info@seasternsurveying.com <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH			



**SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 805N**

**SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

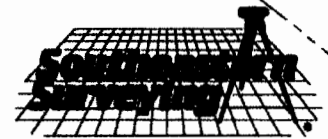


**LEGEND**

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | SEC. = SECTION         |
| PT = POINT OF TANGENCY         | TWP. = TOWNSHIP        |
| L1 = LINE NUMBER               | RGE. = RANGE           |
| C1 = CURVE NUMBER              | PGS. = PAGES           |
| O.R.B. = OFFICIAL RECORDS BOOK | PG. = PAGE             |
| CERT. = CERTIFICATION          | NT = NON-TANGENT       |
| R = PROPERTY LINE              | R/W = RIGHT OF WAY     |
| POB = POINT OF BEGINNING       | P.B. = PLAT BOOK       |
| POC = POINT OF COMMENCEMENT    | LB = LICENSED BUSINESS |
| STA = STATION                  | DOC = DOCUMENT         |
| LT. = LEFT                     | ID = IDENTIFICATION    |

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

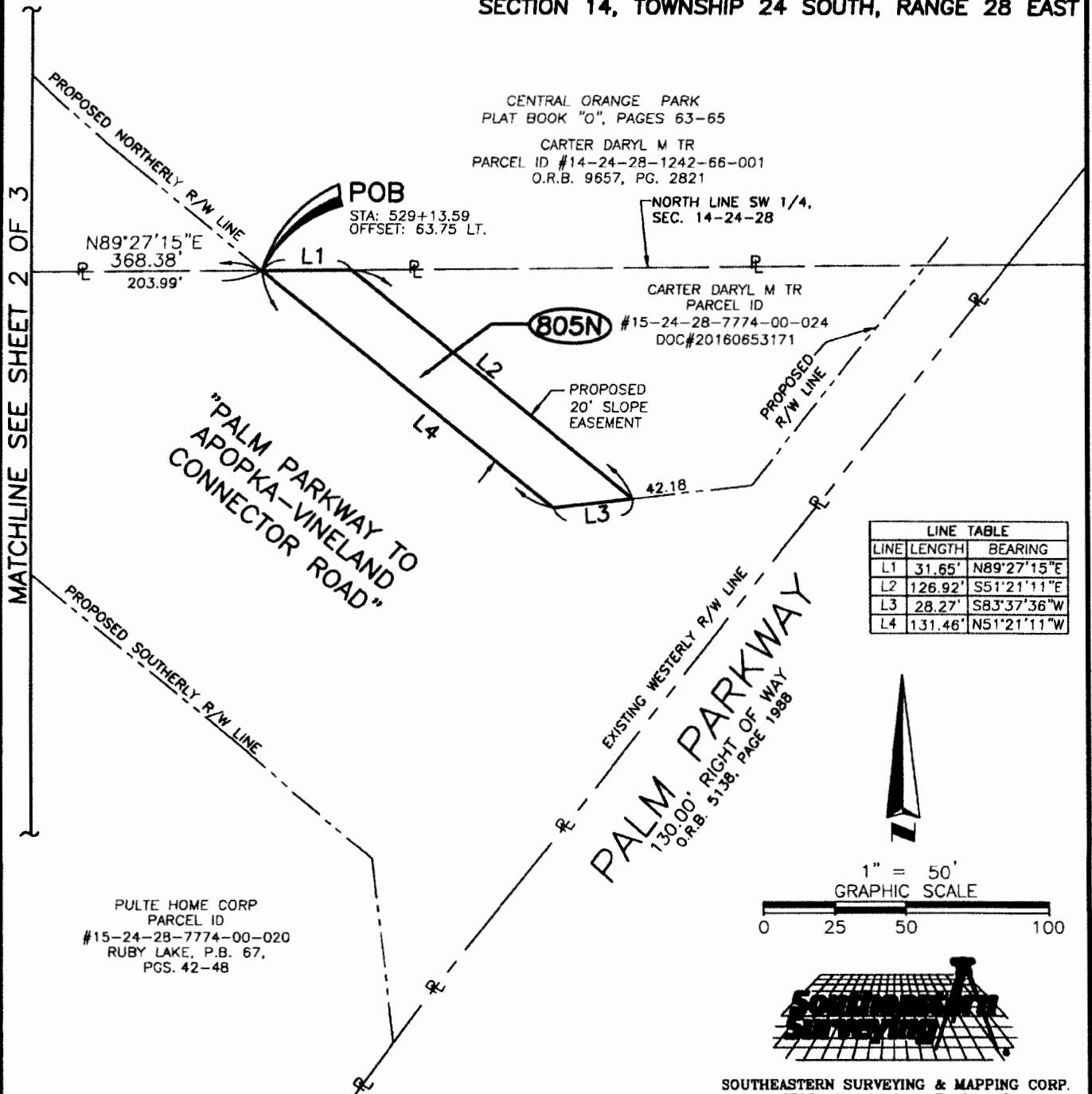
Drawing No: 51599097  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

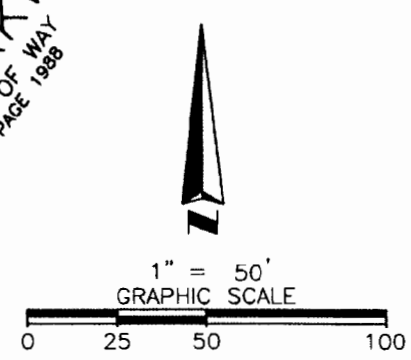
Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 805N

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE	
LINE	LENGTH BEARING
L1	31.65' N89°27'15\"E
L2	126.92' S51°21'11\"E
L3	28.27' S83°37'36\"W
L4	131.46' N51°21'11\"W



PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 AND 2
  - SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

Drawing No: 51599097  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4360  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision:	Address Comments
Revision: 06/2017	
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 805P  
 ESTATE: Perpetual Easement  
 PURPOSE: 20' Slope Easement

PARCEL 805P


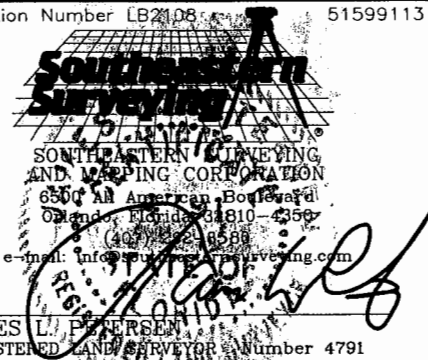
A portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1656.09 feet along the East line of said Northeast quarter of Section 15 to the POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 50.71 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet, a central angle of 26°09'07" and a chord bearing of North 34°33'43" West; thence departing said East line from a tangent bearing North 21°29'10" West, Northwesterly 349.63 feet along the arc of said curve to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence North 42°21'42" East, a distance of 20.00 feet along said Easterly line to a point on a non-tangent curve concave Southwesterly, having a radius of 786.00 feet, a central angle of 22°42'38" and a chord bearing of South 36°16'58" East; thence departing said Easterly line from a tangent bearing South 47°38'17" East, Southeasterly 311.55 feet along the arc of said curve to the POINT OF BEGINNING.

Containing 6601 square feet, more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

<b>Sketch &amp; Description</b>	Date: 04/14/2017 S.S.	Certification Number LB2108 51599113
	Job Number: 51599	Scale: 1" = 200'
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED:	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
 <p> <b>JAMES L. PETERSEN</b>          REGISTERED LAND SURVEYOR Number 4791       </p>		

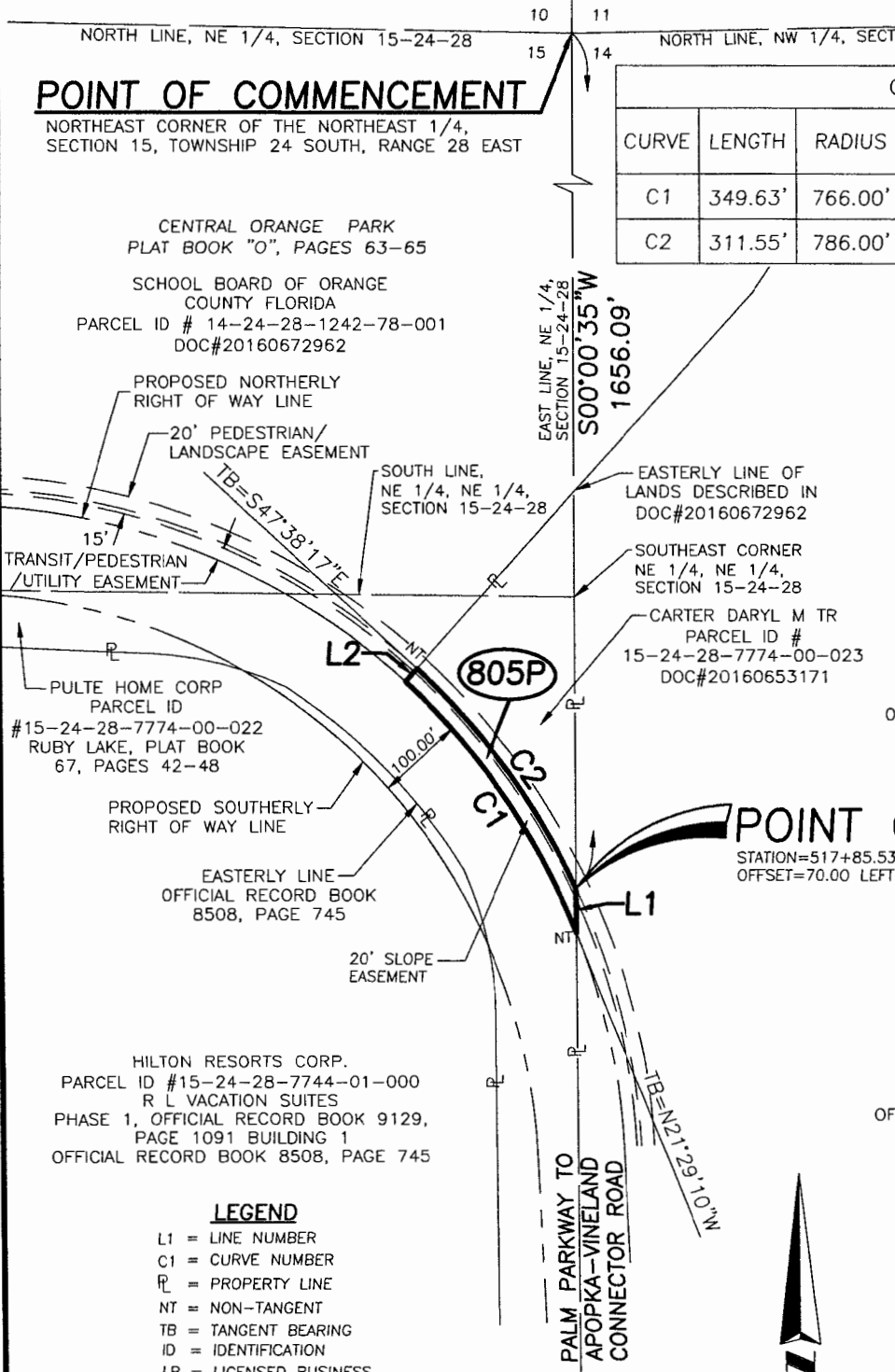
SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 805P

**POINT OF COMMENCEMENT**

NORTHEAST CORNER OF THE NORTHEAST 1/4,  
 SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	349.63'	766.00'	26°09'07"	N34°33'43"W	346.61'
C2	311.55'	786.00'	22°42'38"	S36°16'58"E	309.51'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'35"W	50.71'
L2	N42°21'42"E	20.00'



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

SCHOOL BOARD OF ORANGE  
 COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

PROPOSED NORTHERLY  
 RIGHT OF WAY LINE

20' PEDESTRIAN/  
 LANDSCAPE EASEMENT

TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT

SOUTH LINE,  
 NE 1/4, NE 1/4,  
 SECTION 15-24-28

EASTERLY LINE OF  
 LANDS DESCRIBED IN  
 DOC#20160672962

SOUTHEAST CORNER  
 NE 1/4, NE 1/4,  
 SECTION 15-24-28

CARTER DARYL M TR  
 PARCEL ID #  
 15-24-28-7774-00-023  
 DOC#20160653171

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-022  
 RUBY LAKE, PLAT BOOK  
 67, PAGES 42-48

PROPOSED SOUTHERLY  
 RIGHT OF WAY LINE

EASTERLY LINE  
 OFFICIAL RECORD BOOK  
 8508, PAGE 745

20' SLOPE  
 EASEMENT

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, OFFICIAL RECORD BOOK 9129,  
 PAGE 1091 BUILDING 1  
 OFFICIAL RECORD BOOK 8508, PAGE 745

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR  
 PARCEL ID  
 #14-24-28-1242-66-001  
 OFFICIAL RECORD BOOK 9657, PAGE 2821

**POINT OF BEGINNING**

STATION=517+85.53  
 OFFSET=70.00 LEFT

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR  
 PARCEL ID  
 #14-24-28-1242-66-001  
 OFFICIAL RECORD BOOK 9657, PAGE 2821

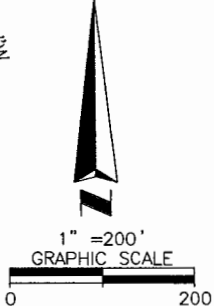
**LEGEND**

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- PL = PROPERTY LINE
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- DOC = DOCUMENT

NOTE:  
 SEE SHEETS 12 & 13 OF PALM PARKWAY TO  
 APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599113  
 Job No. 51599  
 Date: 04/14/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580

Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "B"**

to Slope Easement

Legal Description of Benefited Property  
*(Parcels 103, 105B, 105C and 106)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 103

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


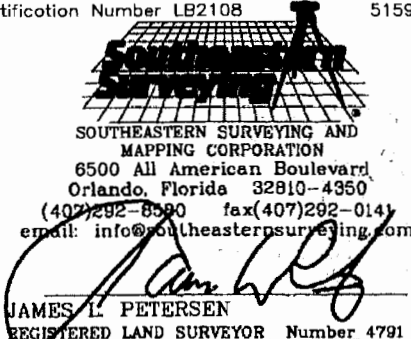
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 68°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

**SURVEYORS REPORT**

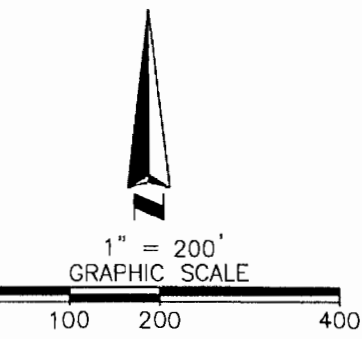
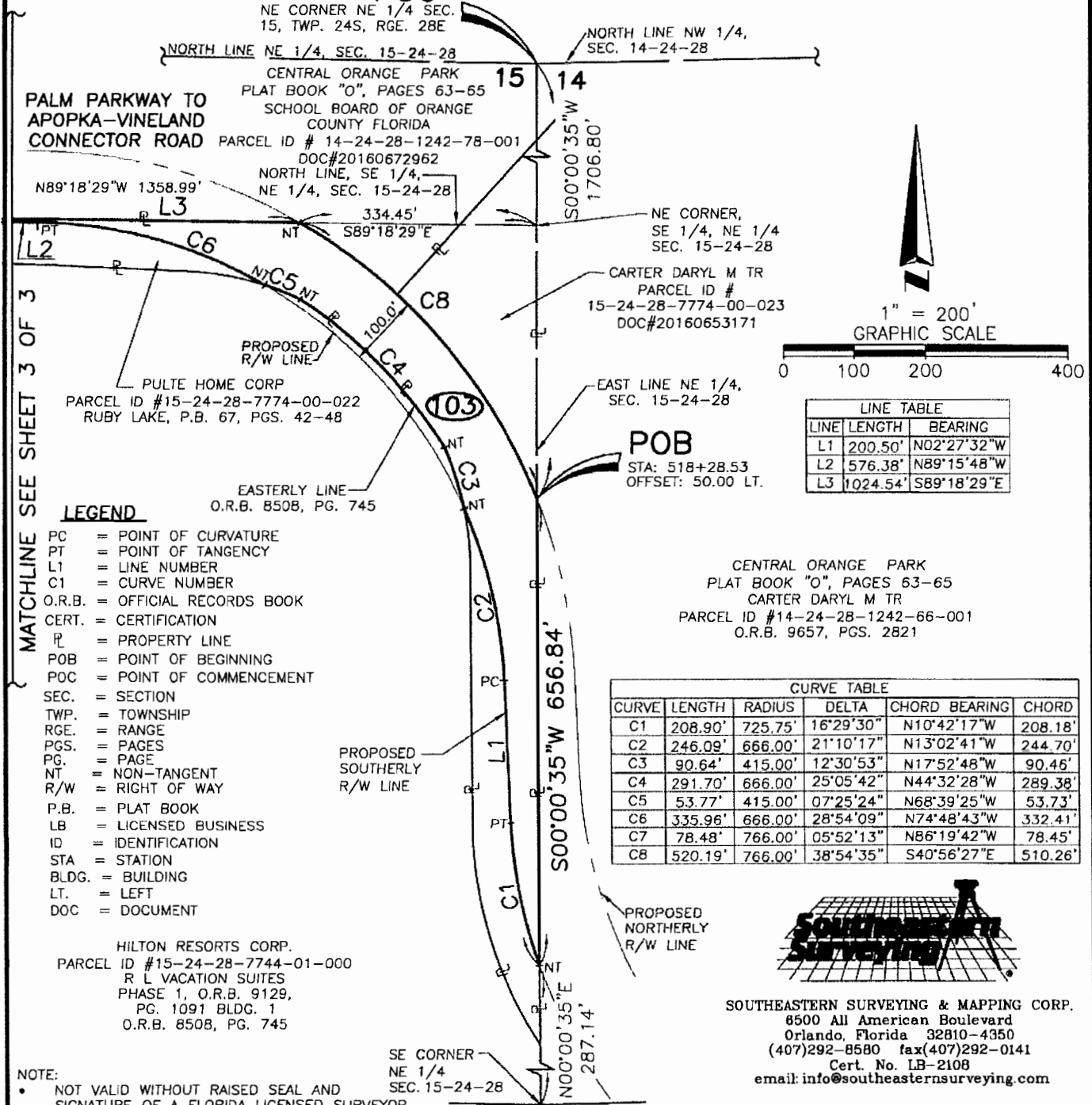
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-3

Revision: 06/2017	Address Comments	Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 02/2015	Orange County comments	Revision: 02/2015	Orange County comments CBvG
Revision: 09/2016	Revised Sketch BMD	Revision: 12/2014	Orange County comments CBvG

<p><b>DESCRIPTION</b></p> <p>FOR</p> 	<p>Date: <b>June 23, 2014 CBvG</b></p> <p>Job Number: <b>51599</b></p> <p>Scale: <b>1" = 200'</b></p> <p>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</p> <p style="text-align: center;"><b>THIS IS NOT A SURVEY.</b></p> <p style="text-align: center;">SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH</p>	<p>Certification Number LB2108 51599062</p>  <p style="text-align: center;">SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8390 fax(407)292-0141 email: info@southeasternsurveying.com</p> <p style="text-align: center;"><b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791</p>
--	---	---

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



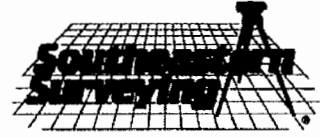
LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - PL = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - BLDG. = BUILDING
  - LT. = LEFT
  - DOC = DOCUMENT

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PGS. 2821



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1-2 of 3
  - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

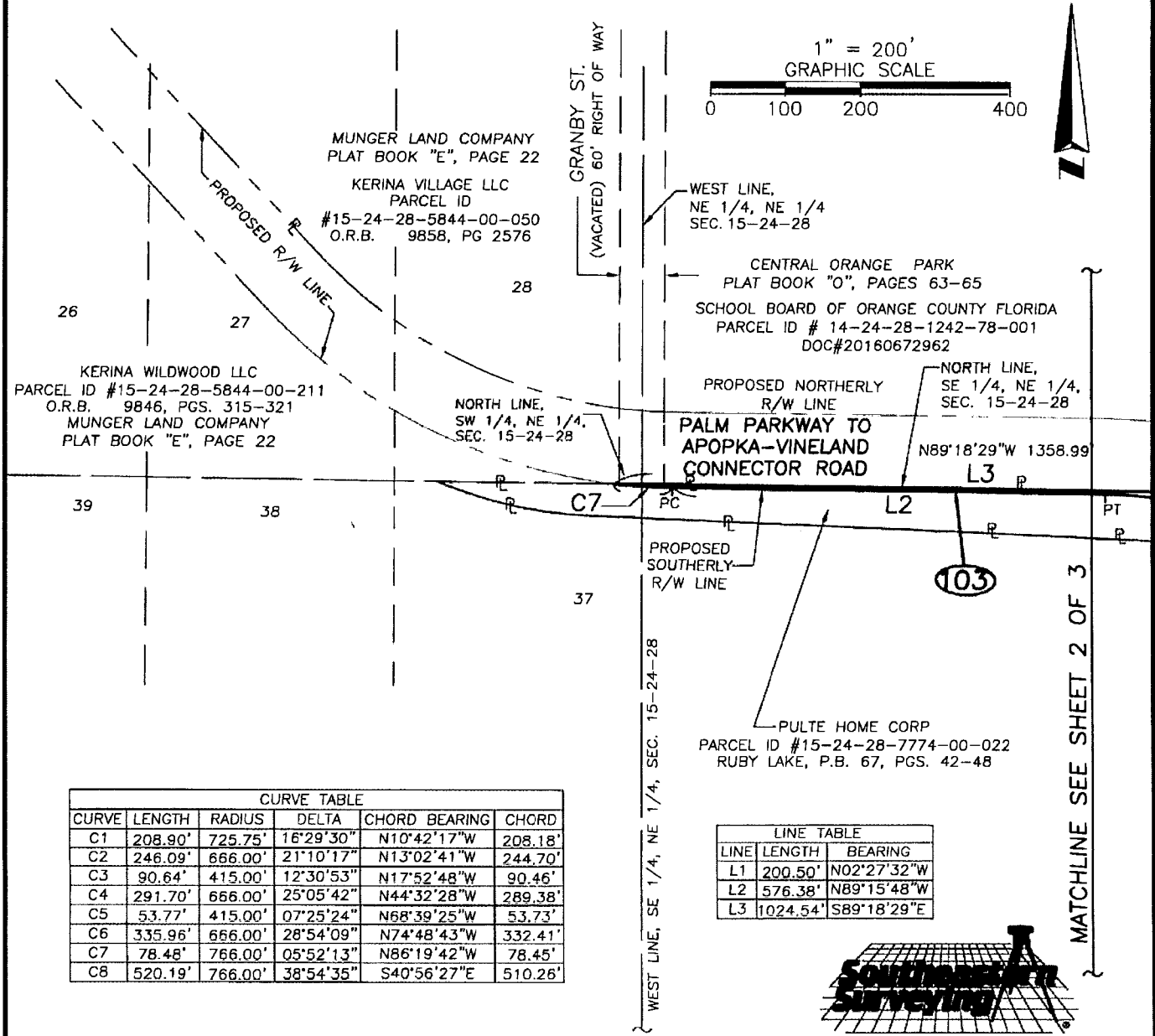
Drawing No: 51599062  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
Revision: 06/2017	
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.46'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
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 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND.
  - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
08/2016	Revised Sketch REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 2 OF 3



**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 105B**

ESTATE: Fee Simple  
PURPOSE: Road Right of Way

PARCEL 105B

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


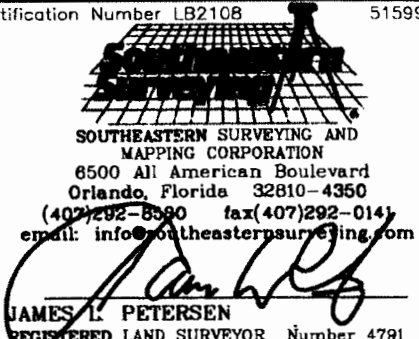
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 766.00 feet and a chord bearing of South 11°58'21" East; run Southerly along the arc of said curve, through a central angle of 19°01'38", a distance of 254.38 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence South 51°21'11" East, a distance of 58.05 feet to a point on the South line of the Southwest quarter of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 203.99 feet along said South line to a point on a non-tangent curve concave Easterly, having a radius of 737.75 feet and a chord bearing of North 42°29'16" West; thence run Northerly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point; thence North 25°25'27" West, a distance of 55.52 feet to a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 27°21'46" West; thence run Northerly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 656.84 feet along said West line to the POINT OF BEGINNING.

Containing 1.908 acres, more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599084
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

**SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 105B**

**SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

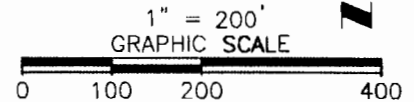
SCHOOL BOARD OF ORANGE  
COUNTY FLORIDA  
PARCEL ID # 14-24-28  
-1242-78-001  
DOC#20160672962

**POC** NW COR. NW 1/4 SEC. 14,  
TWP. 24S, RGE. 28E

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	254.38'	766.00'	19°01'38"	S11°58'21"E	253.21'
C2	602.69'	706.25'	48°53'39"	S26°54'22"E	584.57'
C3	63.54'	737.75'	04°56'05"	N42°29'16"W	63.52'
C4	213.11'	725.75'	16°49'27"	N27°21'46"W	212.34'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1706.80'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	58.05'	S51°21'11"E
L4	203.99'	S89°27'15"W
L5	55.52'	N25°25'27"W
L6	656.84'	N00°00'35"E



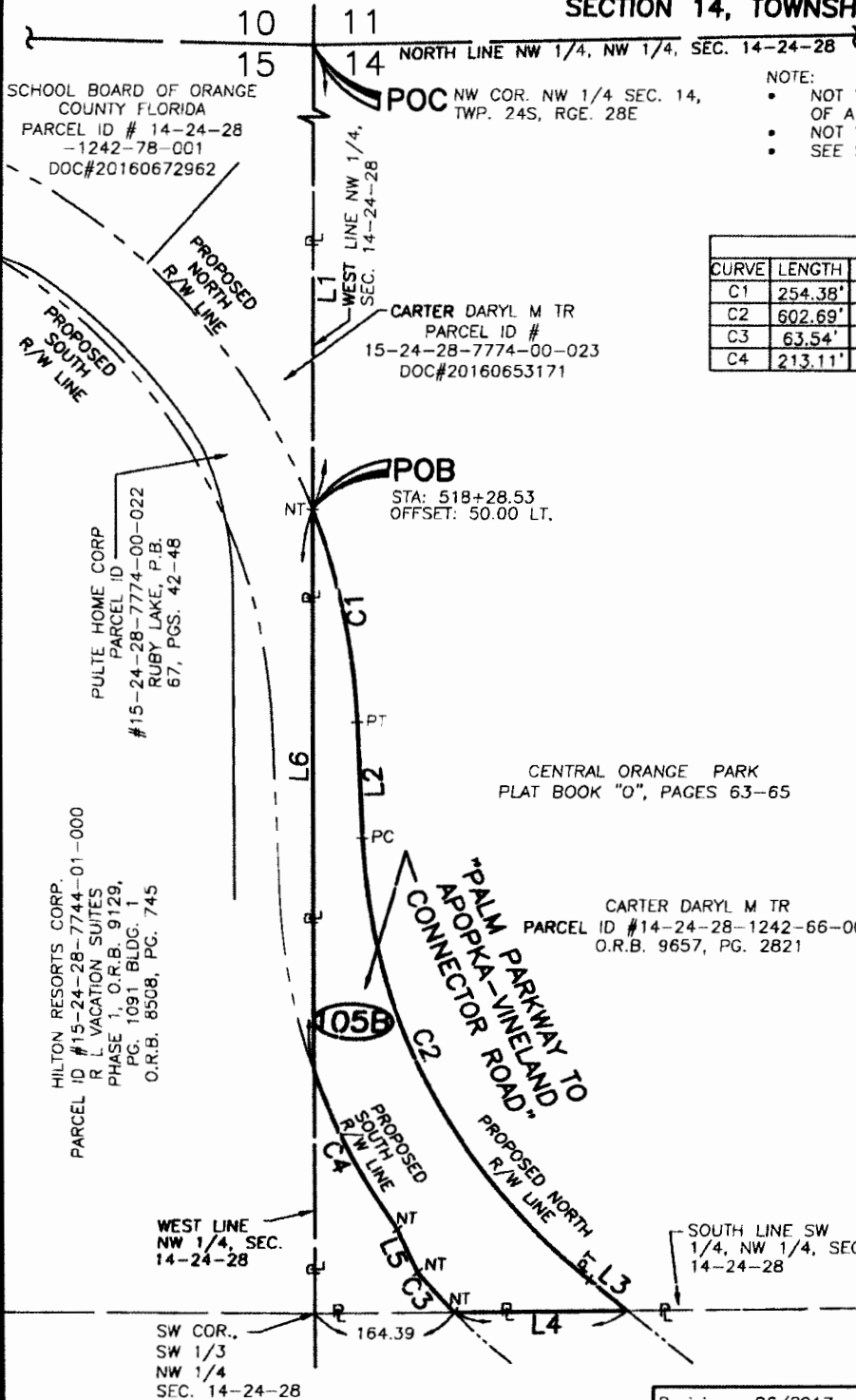
**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- COR. = CORNER



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Revision	Address Comments
Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG



Drawing No: 51599084  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 2  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 105C**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 105C

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


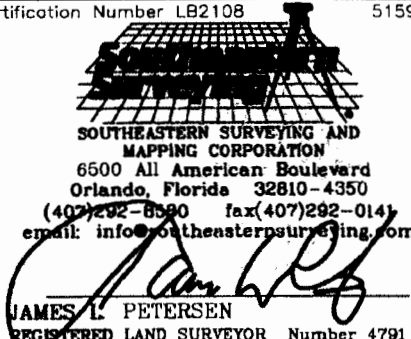
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2650.80 feet along the West line of said Northwest quarter to the Southwest quarter corner of said Northwest quarter of Section 14; thence North 89°27'15" East, a distance of 607.73 feet along the South line of said Northwest quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a line parallel with and 18.00 feet, when measured perpendicular to, the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5433, Page 819, Public Records of Orange County, Florida; thence departing said South line, North 38°37'33" East, a distance of 386.47 feet along said parallel line; thence leaving said parallel line North 52°00'37" East, a distance of 77.76 feet to a point on the aforesaid existing Westerly right of way line; thence South 38°37'33" West, a distance of 447.45 feet along said existing Westerly right of way line to aforesaid South line of the Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 23.22 feet along said South line to the POINT OF BEGINNING

Containing 7,506 square feet more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

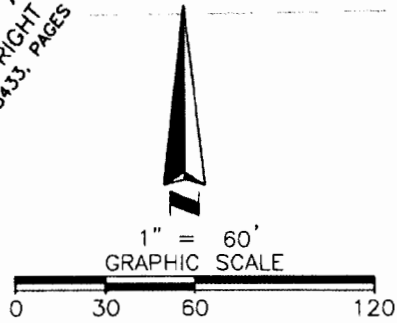
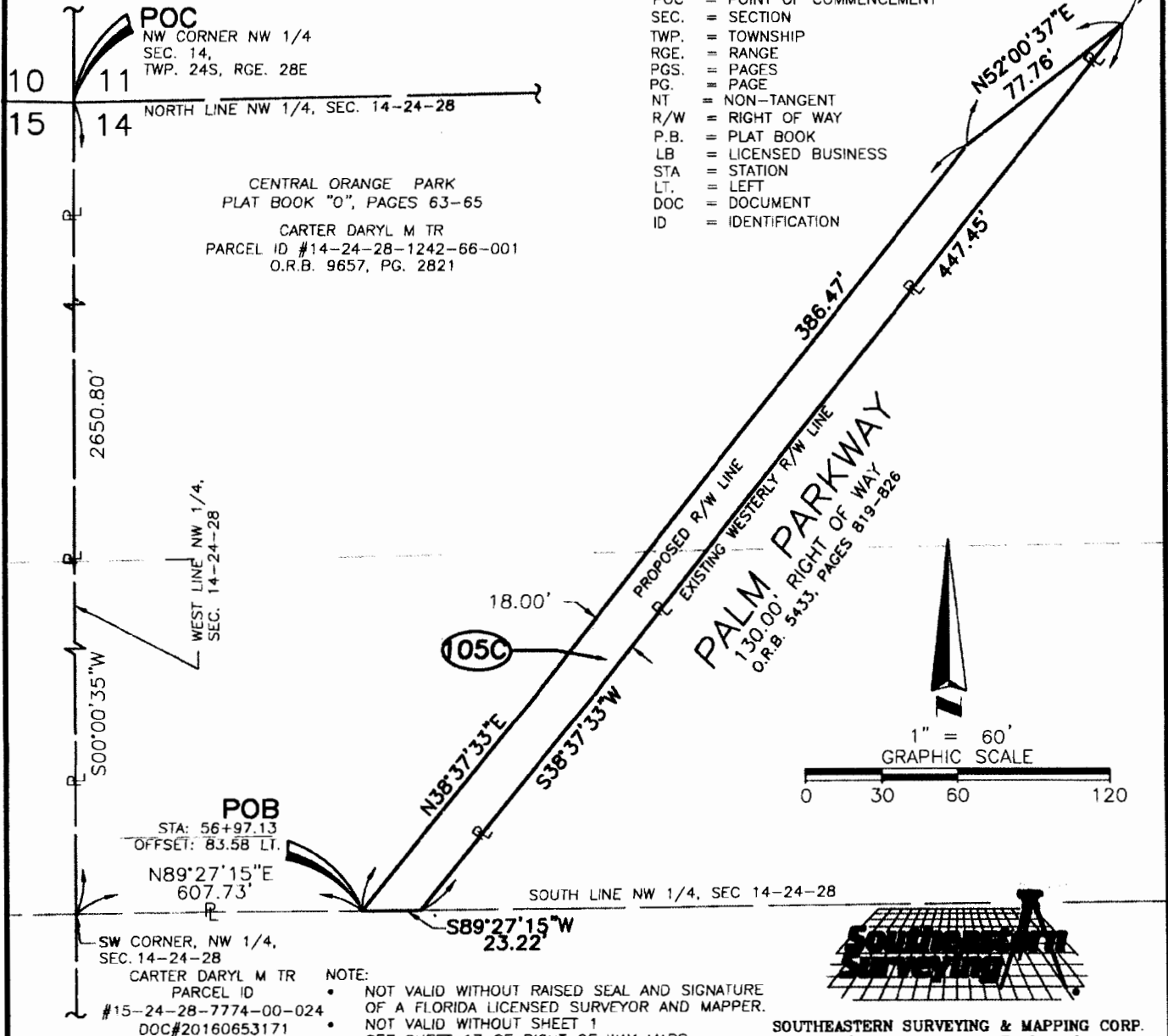
<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599103
	Job Number: <b>51599</b>	Scale: <b>1" = 60'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 105C

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LEGEND

- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- ℙ = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- ID = IDENTIFICATION



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6600 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEET 17 OF RIGHT OF WAY MAPS.

Drawing No: 51599103  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
		Revision: 12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 106**

ESTATE: Fee Simple  
PURPOSE: Road Right of Way

**PARCEL 106**

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

**SURVEYORS REPORT**

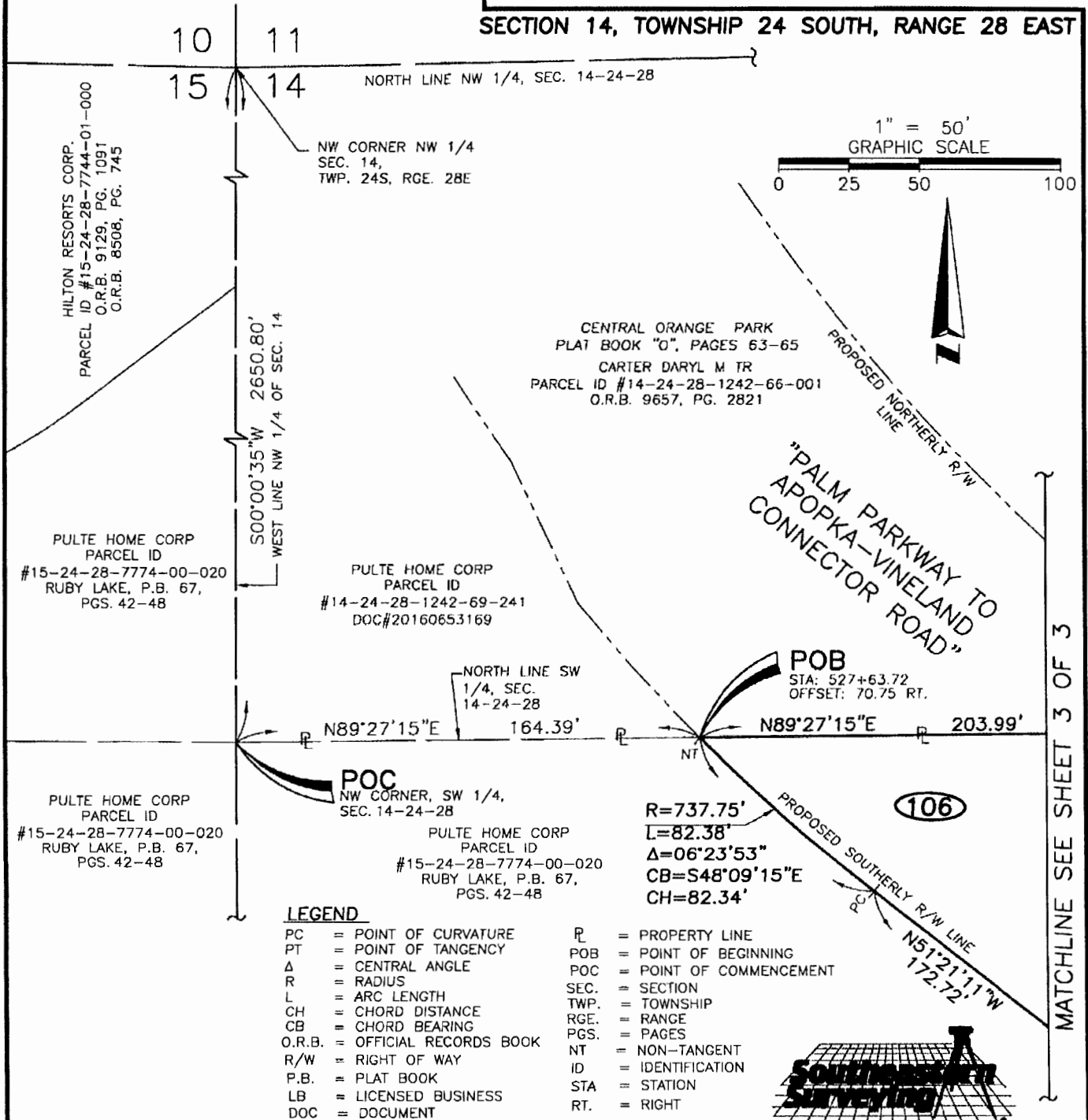
- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

	<b>DESCRIPTION</b> <b>FOR</b> <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	<b>Date:</b> <b>June 23, 2014 CBvG</b>	<b>Certification Number LB2108</b> <b>51599095</b>
		<b>Job Number:</b> <b>51599</b>	<b>Scale:</b> <b>1" = 50'</b>
		<b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b> <b>THIS IS NOT A SURVEY.</b>	

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 106**

**SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



**LEGEND**

- |                                |                             |
|--------------------------------|-----------------------------|
| PC = POINT OF CURVATURE        | PL = PROPERTY LINE          |
| PT = POINT OF TANGENCY         | POB = POINT OF BEGINNING    |
| $\Delta$ = CENTRAL ANGLE       | POC = POINT OF COMMENCEMENT |
| R = RADIUS                     | SEC. = SECTION              |
| L = ARC LENGTH                 | TWP. = TOWNSHIP             |
| CH = CHORD DISTANCE            | RGE. = RANGE                |
| CB = CHORD BEARING             | PGS. = PAGES                |
| O.R.B. = OFFICIAL RECORDS BOOK | NT = NON-TANGENT            |
| R/W = RIGHT OF WAY             | ID = IDENTIFICATION         |
| P.B. = PLAT BOOK               | STA = STATION               |
| LB = LICENSED BUSINESS         | RT. = RIGHT                 |
| DOC = DOCUMENT                 |                             |

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

MATCHLINE SEE SHEET 3 OF 3

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
		Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

N89°27'15"E  
 203.99'

N89°27'15"E  
 23.22'

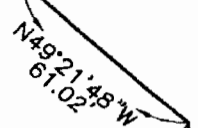


"PALM PARKWAY TO  
 APOPKA-VINELAND  
 CONNECTOR ROAD"

PALM PARKWAY  
 130.00' RIGHT OF WAY  
 O.R.B. 5138, PAGE 1998

PROPOSED SOUTHERLY R/W LINE  
 N51°21'11"W 172.72'

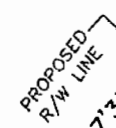
PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48



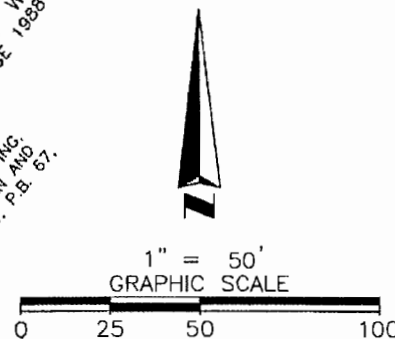
R=2165.00'  
 L=57.94'  
 Δ=01°32'00"  
 CB=S37°51'33"W  
 CH=57.94'

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.



MATCHLINE SEE SHEET 2 OF 3



THIS IS NOT A SURVEY.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

Revision: 06/2017	Address Comments	Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
		Revision: 12/2014	Orange County comments CBvG

**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:  
Emily Brown  
Maury L. Carter & Associates, Inc.  
3333 South Orange Avenue, Suite 200  
Orlando, Florida 32806  
Telephone: (407) 422-3144

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)  
Portion of Parcel ID Nos.: 14-24-28-1242-66-001,  
15-24-28-7774-00-023, and 15-24-28-7774-00-024

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**TRANSIT, PEDESTRIAN AND UTILITY EASEMENT**  
*(Parcels 805D, 805L, and 805O)*

**THIS INDENTURE**, made this 12<sup>th</sup> day of December, AD, 2018, between **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the real property described on the attached **Schedule "A"**, whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

**Property Appraiser's Parcel Identification Numbers:**  
**a portion of 14-24-28-1242-66-001, 15-24-28-7774-00-023, and 15-24-28-7774-00-024**

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

**THE GRANTEE** and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as CARTER-ORANGE 105 SAND LAKE LAND TRUST created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008

Witness 1 sign: Joan M Fisher

Witness 1 print name: Joan M Fisher

Witness 2 sign: Sarah W. Kurtz

Witness 2 print name: Sarah W. Kurtz

By: [Signature]  
Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY, that on this 12th day of December, 2018, before me personally appeared Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as “CARTER-ORANGE 105 SAND LAKE LAND TRUST” created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust, to me known to be, ~~or who produced \_\_\_\_\_ as identification,~~ the Trustee described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such Trustee thereunto duly authorized, and that the official seal of said company is duly affixed thereto, and the said conveyance is the act and deed of said land trust. He is personally known to me ~~or produced \_\_\_\_\_ as~~ ~~identification.~~

(NOTARY SEAL)



JOAN M. FISHER  
Commission # GG 113991  
Expires July 16, 2021  
Bonded Thru Budget Notary Services

Joan M Fisher  
Notary Public Signature  
Joan M Fisher  
Typed or Printed Notary Name  
Notary Public – State of FLORIDA  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Schedule "A"**

**to Transit, Pedestrian and Utility Easement**

Legal Description of the Easement Area  
*(Parcels 805D, 805L, and 805O)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 805D

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 805D

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


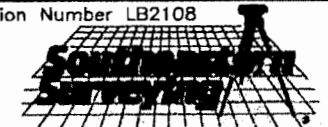
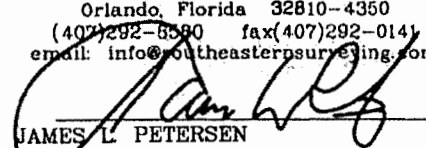
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1668.13 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 781.00 feet and a chord bearing of South 13°17'34" East; thence run Southerly along the arc of said curve, through a central angle of 21°40'04", a distance of 295.35 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 691.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 589.89 feet to the point of tangency; thence South 51°21'11" East, a distance of 76.44 feet to a point on the South line of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 23.74 feet along said South line; thence leaving said South line North 51°21'11" West, a distance of 58.05 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence run Northerly along the arc of said curve, through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence North 02°27'32" West, a distance of 135.37 feet to the point of curvature of a curve concave Westerly, having a radius of 766.00 feet; thence Northerly along the arc of said curve through a central angle of 19°01'38", a distance of 254.38 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 38.67 feet along said West line to the POINT OF BEGINNING.

Containing 16,111 square feet more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

 <p><b>FOR ORANGE COUNTY GOVERNMENT FLORIDA</b></p>	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599085  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-6580 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 805D

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

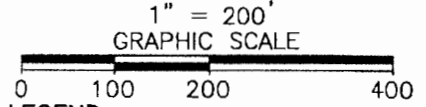
SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

POC NW COR. NW 1/4 SEC. 14, TWP. 24S, RGE. 28E  
 CARTER DARYL M TR  
 PARCEL ID # 15-24-28-7774-00-023  
 DOC#20160653171

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 13-16 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	295.35'	781.00'	21°40'04"	S13°17'34"E	293.60'
C2	589.89'	691.25'	48°53'39"	S26°54'22"E	572.15'
C3	602.69'	706.25'	48°53'39"	N26°54'22"W	584.57'
C4	254.38'	766.00'	19°01'38"	N11°58'21"W	253.21'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1668.13'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	76.44'	S51°21'11"E
L4	23.74'	S89°27'15"W
L5	58.05'	N51°21'11"W
L6	135.37'	N02°27'32"W
L7	38.67'	N00°00'35"E



- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

PROPOSED 15' TRANSIT/PEDESTRIAN /UTILITY EASEMENT  
 PROPOSED NORTHERLY R/W LINE

CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD

PROPOSED SOUTHERLY R/W LINE  
 SOUTH LINE NW 1/4, SEC. 14-24-28

SW COR. NW 1/4 SEC. 14-24-28

Drawing No: 51599085  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address	Comments
Revision: 06/2017		
Revision: 09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015		Orange County comments CBvG
Revision: 12/2014		Orange County comments CBvG

**SCHEDULE "A"**

**PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 805L**

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 805L

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



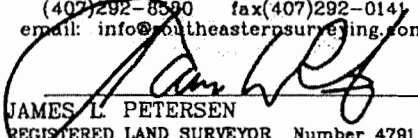
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 368.38 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 23.74 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 128.06 feet; thence South 83°37'36" West, a distance of 21.21 feet; thence North 51°21'11" West, a distance of 131.46 feet to the POINT OF BEGINNING.

Containing 1,946 square feet more or less.

**SURVEYORS REPORT**

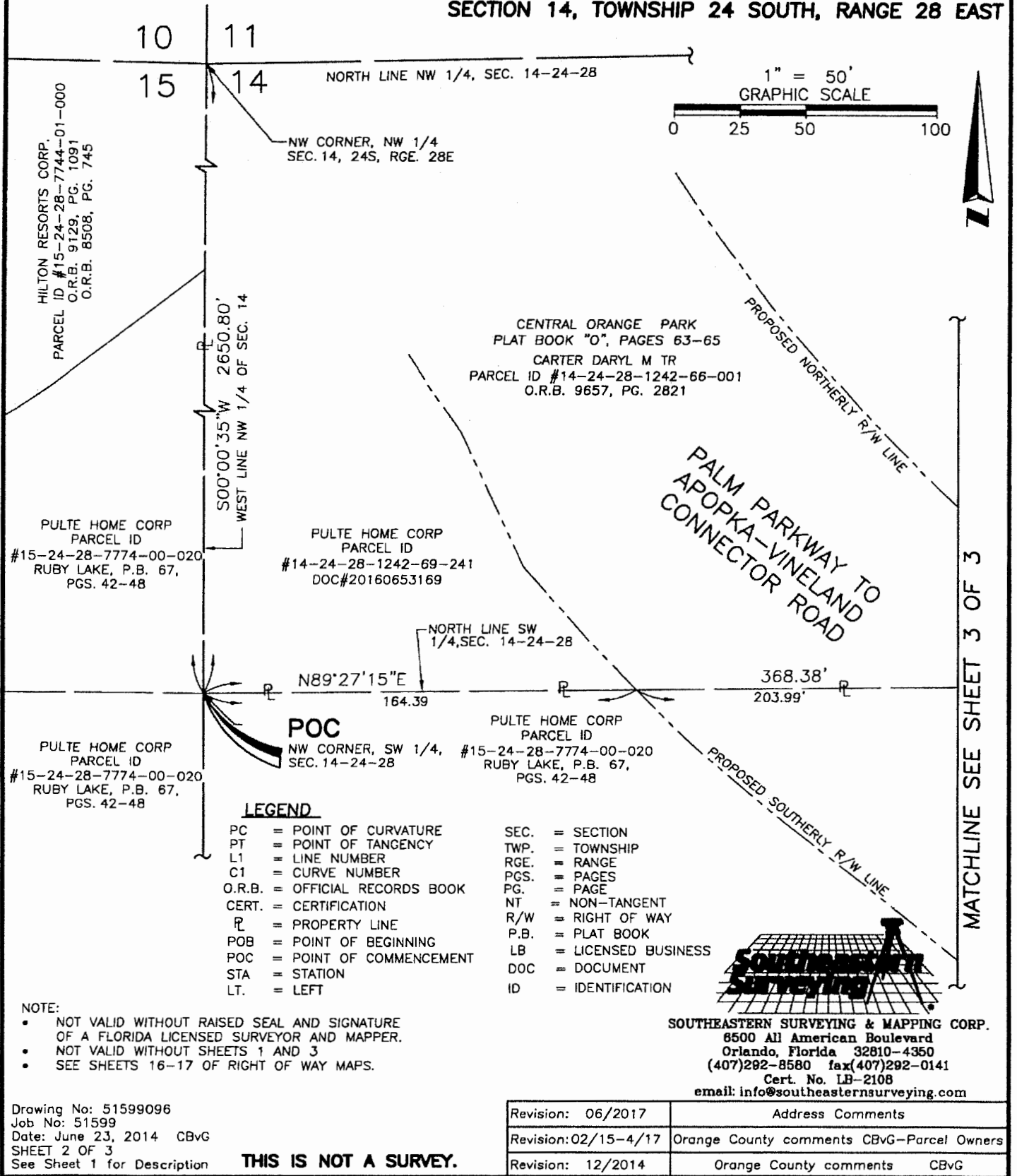
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2 & 3

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599096   <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8390 fax(407)292-0141 email: info@southeastersurveying.com   <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 50'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 805L

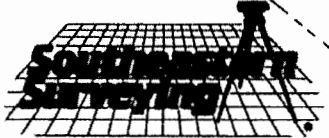
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



**LEGEND**

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | SEC. = SECTION         |
| PT = POINT OF TANGENCY         | TWP. = TOWNSHIP        |
| L1 = LINE NUMBER               | RGE. = RANGE           |
| C1 = CURVE NUMBER              | PGS. = PAGES           |
| O.R.B. = OFFICIAL RECORDS BOOK | PG. = PAGE             |
| CERT. = CERTIFICATION          | NT = NON-TANGENT       |
| ℙ = PROPERTY LINE              | R/W = RIGHT OF WAY     |
| POB = POINT OF BEGINNING       | P.B. = PLAT BOOK       |
| POC = POINT OF COMMENCEMENT    | LB = LICENSED BUSINESS |
| STA = STATION                  | DOC = DOCUMENT         |
| LT. = LEFT                     | ID = IDENTIFICATION    |

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 AND 3
  - SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

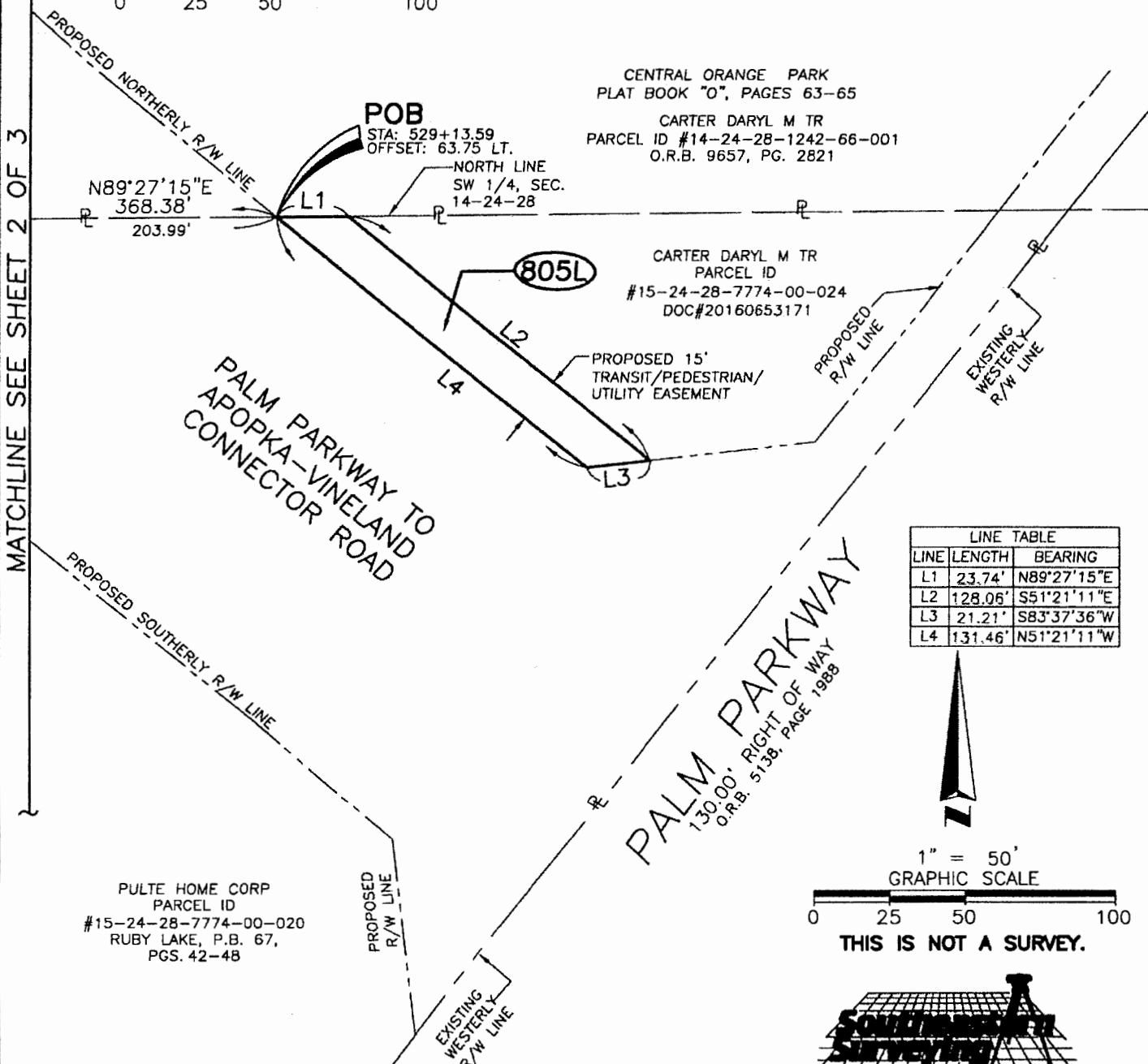
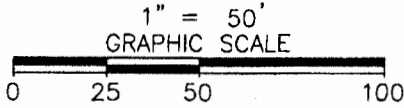
Drawing No: 51599096  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address	Comments
Revision: 06/2017		
Revision: 02/15-4/17		Orange County comments CBvG-Parcel Owners
Revision: 12/2014		Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 805L

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

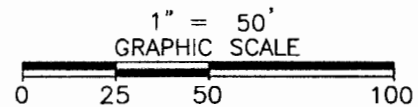


CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

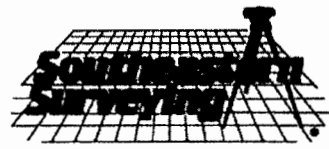
CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.74'	N89°27'15"E
L2	128.06'	S51°21'11"E
L3	21.21'	S83°37'36"W
L4	131.46'	N51°21'11"W



THIS IS NOT A SURVEY.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2
  - SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

Drawing No: 51599096  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 2 OF 3



**SCHEDULE "A"**

PALM PARKWAY TO APOPKA--VINELAND

CONNECTOR ROAD

PARCEL 8050

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 8050



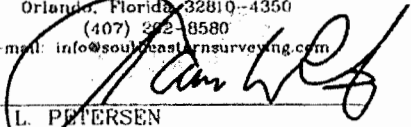
A portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1668.13 feet along the East line of said Northeast quarter of Section 15 to the POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 38.67 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet, a central angle of 26°09'07" and a chord bearing of North 34°33'43" West; thence departing said East line from a tangent bearing North 21°29'10" West, Northwestery 349.63 feet along the arc of said curve to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence North 42°21'42" East, a distance of 15.00 feet along said Easterly line to a point on a non-tangent curve concave Southwesterly, having a radius of 781.00 feet, a central angle of 23°30'41" and a chord bearing of South 35°52'56" East; thence departing said Easterly line from a tangent bearing South 47°38'17" East, Southeasterly 320.48 feet along the arc of said curve to the POINT OF BEGINNING.

Containing 5021 square feet, more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

<b>Sketch &amp; Description</b>  FOR 	Date: 04/14/2017 S.S.		Certification Number LB2108 51599112
	Job Number: 51599	Scale: 1" = 200'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED:			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

# SKETCH OF DESCRIPTION

PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 8050

## POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE NORTHEAST 1/4,  
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	349.63'	766.00'	26°09'07"	N34°33'43"W	346.61'
C2	320.48'	781.00'	23°30'41"	S35°52'56"E	318.24'

CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65

SCHOOL BOARD OF ORANGE  
COUNTY FLORIDA  
PARCEL ID # 14-24-28-1242-78-001  
DOC#20160672962

PROPOSED NORTHERLY  
RIGHT OF WAY LINE

20' PEDESTRIAN/  
LANDSCAPE EASEMENT

20' SLOPE  
EASEMENT

PULTE HOME CORP  
PARCEL ID  
#15-24-28-7774-00-022  
RUBY LAKE, PLAT BOOK  
67, PAGES 42-48

PROPOSED SOUTHERLY  
RIGHT OF WAY LINE

EASTERLY LINE  
OFFICIAL RECORD BOOK  
8508, PAGE 745

15'  
TRANSIT/PEDESTRIAN/  
UTILITY EASEMENT

HILTON RESORTS CORP.  
PARCEL ID #15-24-28-7744-01-000  
R L VACATION SUITES  
PHASE 1, OFFICIAL RECORD BOOK 9129,  
PAGE 1091 BUILDING 1  
OFFICIAL RECORD BOOK 8508. PAGE 745

### LEGEND

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- PL = PROPERTY LINE
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- DOC = DOCUMENT

NOTE:  
SEE SHEETS 12 & 13 OF PALM PARKWAY TO  
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599112  
Job No. 51599  
Date: 04/14/2017  
SHEET 2 OF 2  
See Sheet 1 for Description

10 11  
15 14

NORTH LINE, NE 1/4, SECTION 15-24-28

NORTH LINE, NW 1/4, SECTION 14-24-28

EAST LINE, NE 1/4,  
SECTION 15-24-28  
S00°00'35"W  
1668.13'

EASTERLY LINE OF  
LANDS DESCRIBED IN  
DOC#20160672962

SOUTHEAST CORNER  
NE 1/4, NE 1/4,  
SECTION 15-24-28

CARTER DARYL M TR  
PARCEL ID #  
15-24-28-7774-00-023  
DOC#20160653171

LINE	BEARING	LENGTH
L1	S00°00'35"W	38.67'
L2	N42°21'42"E	15.00'

CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR  
PARCEL ID  
#14-24-28-1242-66-001  
OFFICIAL RECORD BOOK 9657, PAGE 2821

## POINT OF BEGINNING

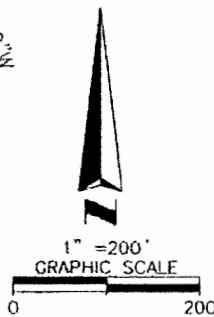
STATION=517+95.54  
OFFSET=65.00 LEFT

CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR  
PARCEL ID  
#14-24-28-1242-66-001  
OFFICIAL RECORD BOOK 9657, PAGE 2821

PALM PARKWAY TO  
APOPKA-VINELAND  
CONNECTOR ROAD

TB=N2°29'10"W



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108

e-mail: info@southeasternsurveying.com

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 2

This Instrument was prepared by,  
and upon recording please return to:  
Emily Brown  
Maury L. Carter & Associates, Inc.  
3333 South Orange Avenue, Suite 200  
Orlando, Florida 32806  
Telephone: (407) 422-3144

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)  
PORTION OF PARCEL ID NOS.: 14-24-28-1242-66-001,  
15-24-28-7774-00-023, and 15-24-28-7774-00-024

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**PEDESTRIAN AND LANDSCAPE EASEMENT**  
*(Parcels 805F, 805M, and 805Q)*

**THIS INDENTURE**, made and executed this 12<sup>th</sup> day of December, A.D., 2018, between **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the lands described on the attached **Schedule "A"**, whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

**Property Appraiser's Parcel Identification Number(s):**  
**a portion of 14-24-28-1242-66-001, 15-24-28-7774-00-023, and 15-24-28-7774-00-024**

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

**THE GRANTEE** herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building,

utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as CARTER-ORANGE 105 SAND LAKE LAND TRUST created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008

Witness 1 sign: Joan M Fisher

Witness 1 print name: Joan M Fisher

Witness 2 sign: Sarah W. Kurtz

Witness 2 print name: Sarah W. Kurtz  
(Signature of TWO witnesses required by Florida law)

By: [Signature]  
Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of December, 2018, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as “CARTER-ORANGE 105 SAND LAKE LAND TRUST” created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust. He is personally known to me ~~or has produced~~ \_\_\_\_\_ as ~~identification.~~

(NOTARY SEAL)



JOAN M. FISHER  
Commission # GG 113991  
Expires July 16, 2021  
Bonded Thru Budget Notary Services

Joan M Fisher  
Notary Public Signature  
Joan M Fisher  
Typed or Printed Notary Name  
Notary Public – State of FLORIDA  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Schedule "A"**

**to Pedestrian and Landscape Easement**

**Legal Description of the Easement Area**

*(Parcels 805F, 805M, and 805Q)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 805F**

ESTATE: Perpetual Easement  
 PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 805F

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "0", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


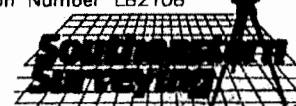
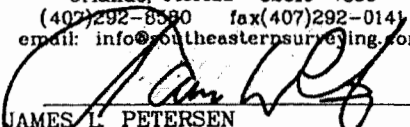
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1621.93 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 801.00 feet and a chord bearing of South 14°48'04" East; thence run Southerly along the arc of said curve, through a central angle of 24°41'05", a distance of 345.09 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 671.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 572.82 feet to the point of tangency; thence South 51°21'11" East, a distance of 100.97 feet to a point on the South line of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 31.65 feet along said South line; thence leaving said South line North 51°21'11" West, a distance of 76.44 feet to the point of curvature of a curve concave Easterly, having a radius of 691.25 feet; thence Northerly along the arc of said curve, through a central angle of 48°53'39", a distance of 589.89 feet to the point of tangency; thence North 02°27'32" West, a distance of 135.37 feet to the point of curvature of a curve concave Westerly, having a radius of 781.00 feet; thence Northerly along the arc of said curve through a central angle of 21°40'04", a distance of 295.35 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 46.20 feet along said West line to the POINT OF BEGINNING.

Containing 0.517 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599087  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4360 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4781
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 805F**

**SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

10 11  
 15 14 NORTH LINE NW 1/4, NW 1/4, SEC. 14-24-28

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

**POC** NW COR. NW 1/4 SEC. 14,  
 TWP. 24S, RGE. 28E

CARTER DARYL M TR  
 PARCEL ID # 15-24-28-7774-00-023  
 DOC#20160653171

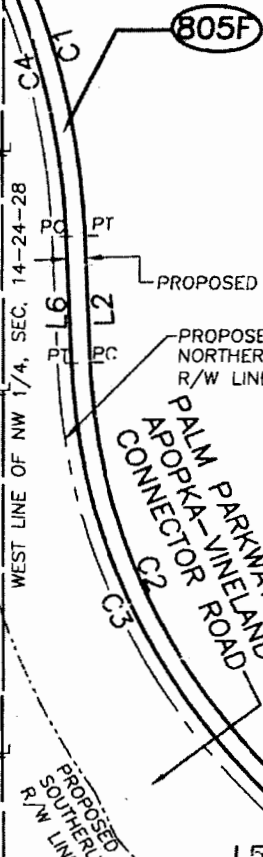
CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

WEST LINE NW 1/4,  
 SEC. 14-24-28

**POB**  
 STA: 517+57.84  
 OFFSET: 85.00 LT.

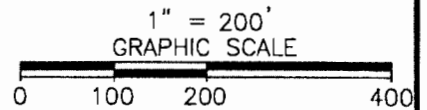
PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	345.09'	801.00'	24°41'05"	S14°48'04"E	342.43'
C2	572.82'	671.25'	48°53'39"	S26°54'22"E	555.60'
C3	589.89'	691.25'	48°53'39"	N26°54'22"W	572.15'
C4	295.35'	781.00'	21°40'04"	N13°17'34"W	293.60'

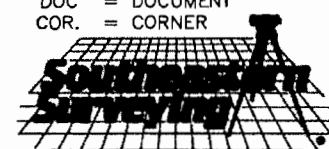
LINE TABLE		
LINE	LENGTH	BEARING
L1	1621.93'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	100.97'	S51°21'11"E
L4	31.65'	S89°27'15"W
L5	76.44'	N51°21'11"W
L6	135.37'	N02°27'32"W
L7	46.20'	N00°00'35"E



**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- COR. = CORNER

CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

SW COR.  
 NW 1/4  
 SEC. 14-24-28

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 13-16 OF RIGHT OF WAY MAPS.

**THIS IS NOT A SURVEY.**

Drawing No: 51599087  
 Job No: 51599  
 Date: June 23, 2014 CBVG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBVG-Parcel Owners
Revision: 12/2014	Orange County comments CBVG



**SCHEDULE "A"**

PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 805M

ESTATE: Perpetual Easement  
 PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 805M

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


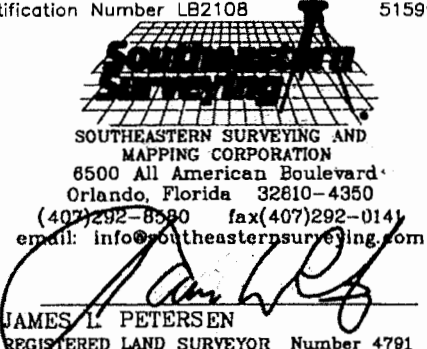
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 392.12 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 31.65 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 123.51 feet; thence South 83°37'36" West, a distance of 28.27 feet; thence North 51°21'11" West, a distance of 128.06 feet to the POINT OF BEGINNING.

Containing: 2,516 square feet more or less.

**SURVEYORS REPORT**

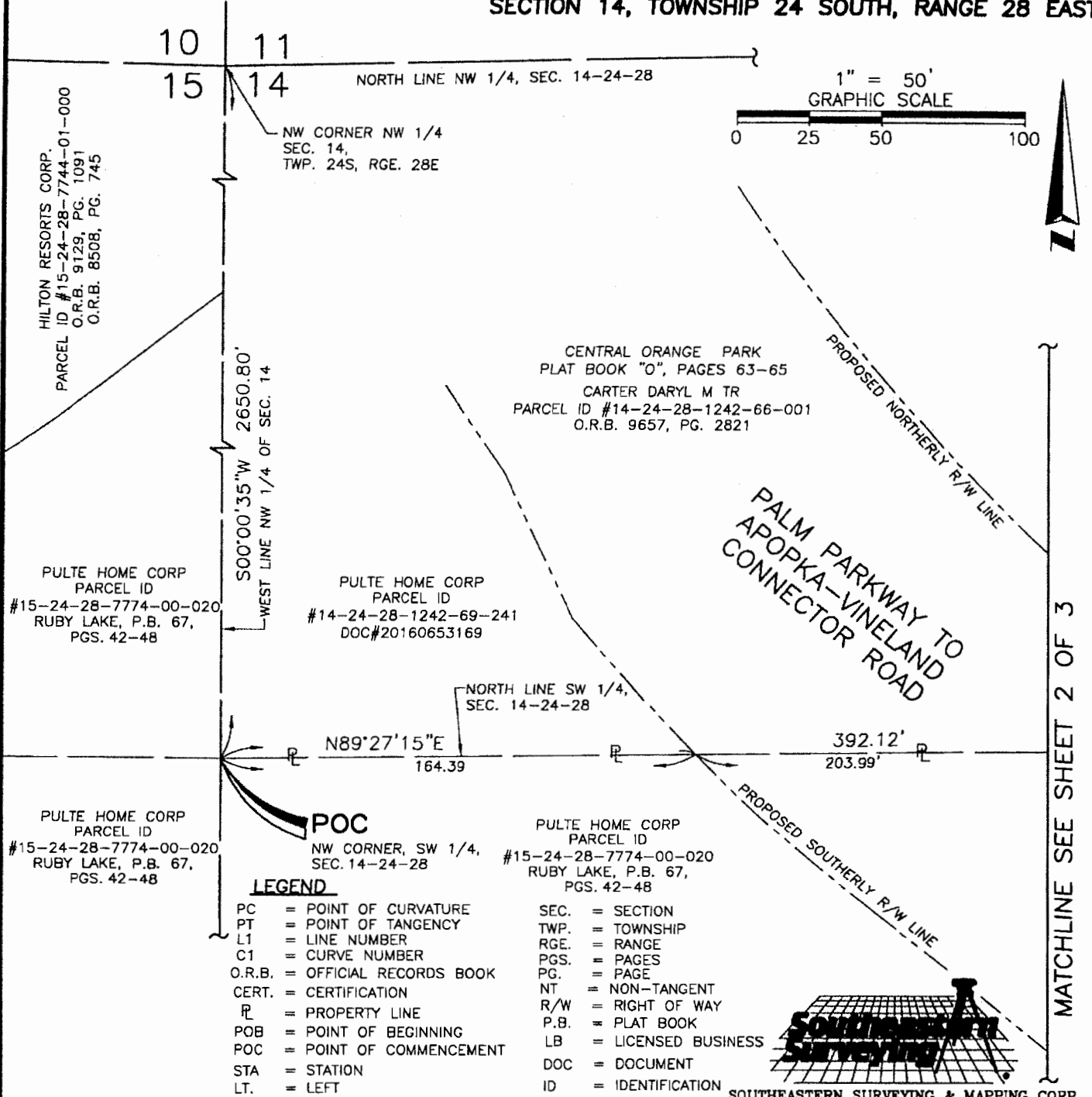
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
 Not valid without sheets 2 & 3

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR 	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599098
	Job Number: <b>51599</b>	Scale: <b>1" = 50'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		 <p><b>JAMES L. PETERSEN</b>                  REGISTERED LAND SURVEYOR Number 4791</p>

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 805M

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



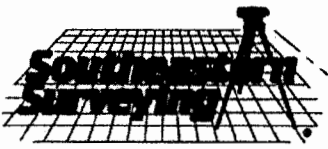
MATCHLINE SEE SHEET 2 OF 3

**LEGEND**

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | SEC. = SECTION         |
| PT = POINT OF TANGENCY         | TWP. = TOWNSHIP        |
| L1 = LINE NUMBER               | RGE. = RANGE           |
| C1 = CURVE NUMBER              | PGS. = PAGES           |
| O.R.B. = OFFICIAL RECORDS BOOK | PG. = PAGE             |
| CERT. = CERTIFICATION          | NT = NON-TANGENT       |
| ℙ = PROPERTY LINE              | R/W = RIGHT OF WAY     |
| POB = POINT OF BEGINNING       | P.B. = PLAT BOOK       |
| POC = POINT OF COMMENCEMENT    | LB = LICENSED BUSINESS |
| STA = STATION                  | DOC = DOCUMENT         |
| LT. = LEFT                     | ID = IDENTIFICATION    |

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEET 16 OF RIGHT OF WAY MAPS.



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599098  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

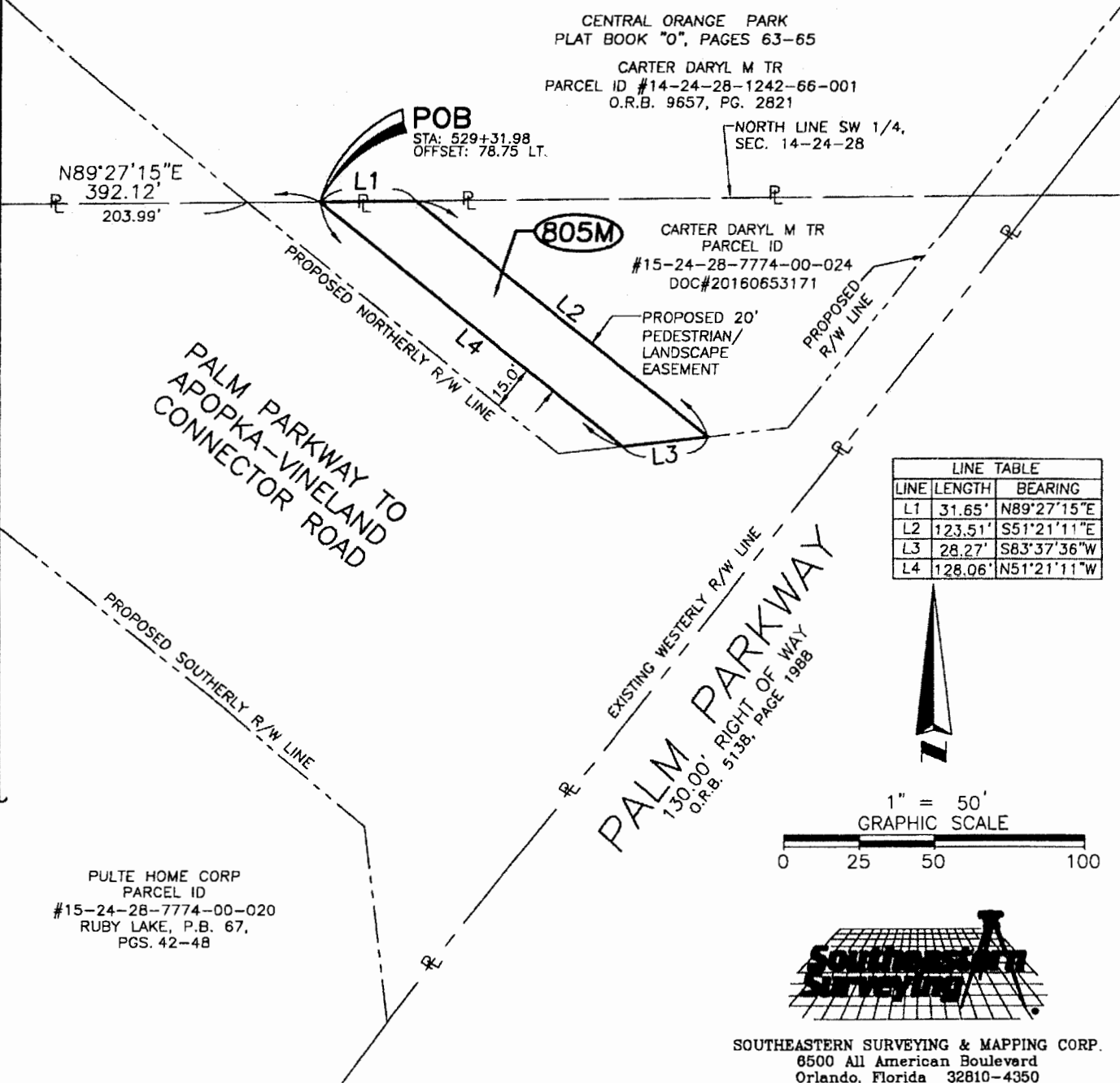
**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

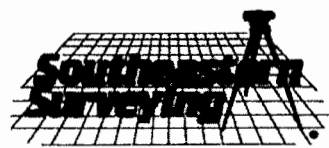
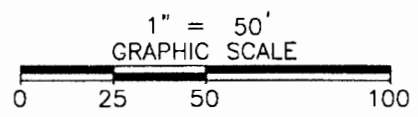
SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 805M

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

MATCHLINE SEE SHEET 2 OF 3



LINE TABLE		
LINE	LENGTH	BEARING
L1	31.65'	N89°27'15"E
L2	123.51'	S51°21'11"E
L3	28.27'	S83°37'36"W
L4	128.06'	N51°21'11"W



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2
  - SEE SHEET 16 OF RIGHT OF WAY MAPS.

Drawing No: 51599098  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

**SCHEDULE "A"**

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 805Q

ESTATE: Perpetual Easement

PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 805Q


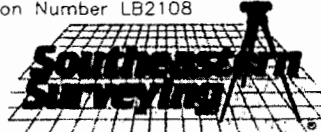
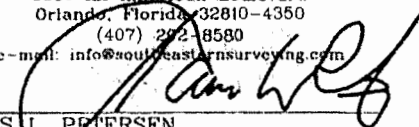
A portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1621.93 feet along the East line of said Northeast quarter of Section 15 to the POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 46.20 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 781.00 feet, a central angle of 23°30'41" and a chord bearing of North 35°52'56" West; thence departing said East line from a tangent bearing North 24°07'36" West, Northwestery 320.48 feet along the arc of said curve to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence North 42°21'42" East, a distance of 20.00 feet along said Easterly line to a point on a non-tangent curve concave Southwesterly, having a radius of 801.00 feet, a central angle of 20°29'40" and a chord bearing of South 37°23'27" East; thence departing said Easterly line from a tangent bearing South 47°38'17" East, Southeasterly 286.51 feet along the arc of said curve to the POINT OF BEGINNING.

Containing 6062 square, more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

<b>Sketch &amp; Description</b>  	Date: 04/14/2017 S.S.		Certification Number LB2108 51599114
	Job Number: 51599	Scale: 1" = 200'	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED:			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

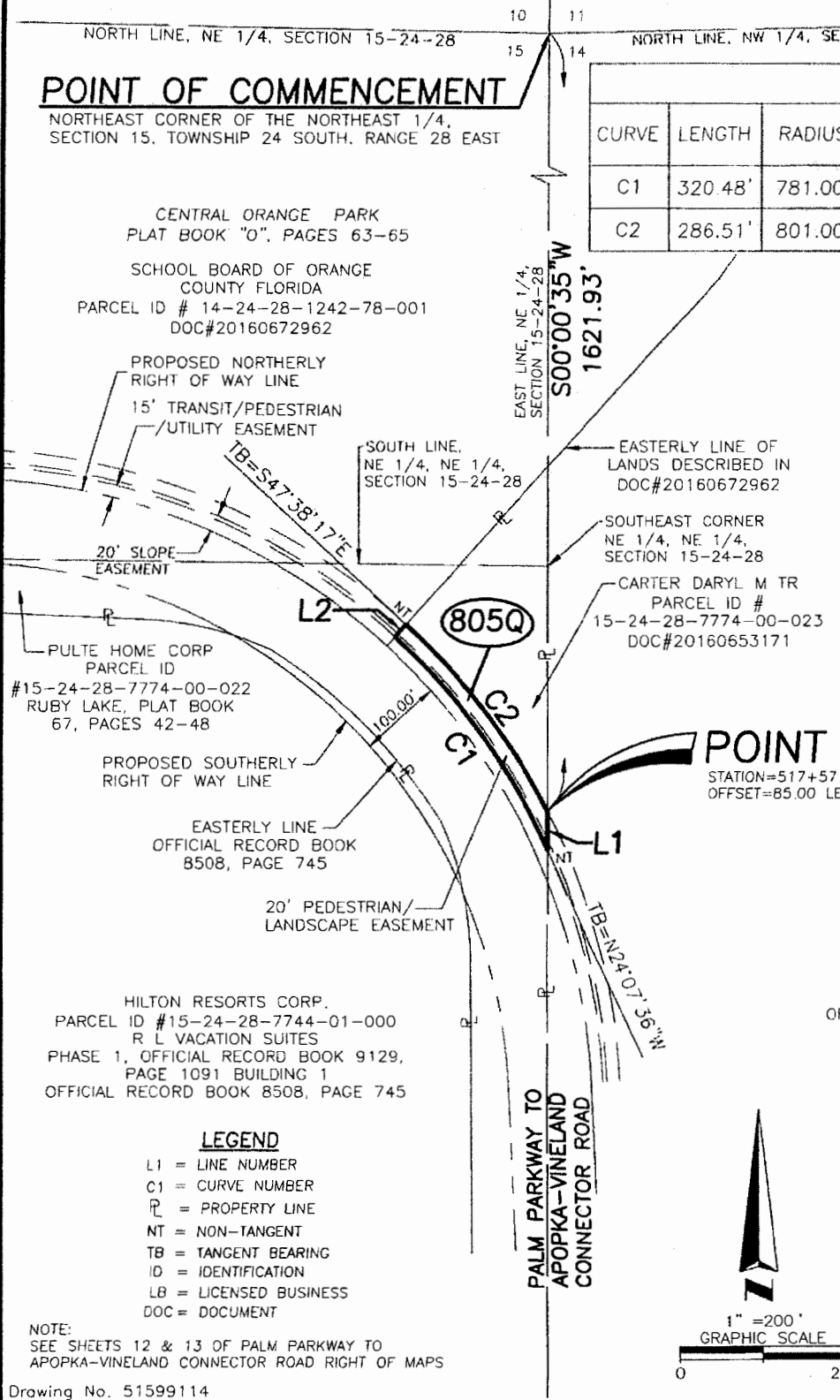
SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 805Q

**POINT OF COMMENCEMENT**

NORTHEAST CORNER OF THE NORTHEAST 1/4,  
 SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	320.48'	781.00'	23°30'41"	N35°52'56"W	318.24'
C2	286.51'	801.00'	20°29'40"	S37°23'27"E	284.99'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'35"W	46.20'
L2	N42°21'42"E	20.00'



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

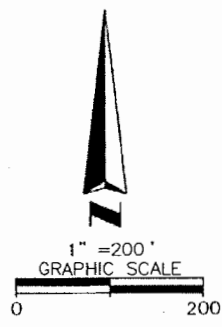
CARTER DARYL M TR  
 PARCEL ID  
 #14-24-28-1242-66-001  
 OFFICIAL RECORD BOOK 9657, PAGE 2821

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR  
 PARCEL ID  
 #14-24-28-1242-66-001  
 OFFICIAL RECORD BOOK 9657, PAGE 2821

- LEGEND**
- L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - ℙ = PROPERTY LINE
  - NT = NON-TANGENT
  - TB = TANGENT BEARING
  - ID = IDENTIFICATION
  - LB = LICENSED BUSINESS
  - DOC = DOCUMENT

NOTE:  
 SEE SHEETS 12 & 13 OF PALM PARKWAY TO  
 APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS



**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Drawing No. 51599114  
 Job No. 51599  
 Date: 04/14/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

Emily Brown  
Maury L. Carter & Associates, Inc.  
3333 South Orange Avenue, Suite 200  
Orlando, Florida 32806  
Telephone: (407) 422-3144

Portion of Parcel ID No.: 14-24-28-1242-66-001

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**TEMPORARY CONSTRUCTION EASEMENT**

*(Parcel 705D)*

**FOR AND IN CONSIDERATION** of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the real property described on the attached **Exhibit "A"**, whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806 ("**Grantor**"), does hereby give, grant, bargain and release to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of lands of the Grantor as follows:

SEE ATTACHED **EXHIBIT "A"** (the "**Easement Area**").

and to perform such tying in, harmonizing, sloping and grading Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

**THE EASEMENT** is granted upon the condition that all sloping, grading and/or construction activities upon the above land shall not extend beyond the limits outlined, and that all grading, sloping or construction activities shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

**THIS EASEMENT** shall expire upon the completion of the construction of said Project, or after seven (7) years, whichever occurs first.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Temporary Construction Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

Grantor:

Witness 1 sign: Joan M Fisher

M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as CARTER-ORANGE 105 SAND LAKE LAND TRUST created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008

Witness 1 print name: Joan M Fisher

Witness 2 sign: Sarah W. Kurtz

By: [Signature]  
Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee

Witness 2 print name: Sarah W. Kurtz

(Signature of TWO Witnesses required by Florida Law)

Date Executed: December 12, 2018

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of December, 2018, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST" created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust. He is personally known to me ~~or has produced~~ \_\_\_\_\_ as ~~identification:~~

(NOTARY SEAL)

Joan M Fisher  
Notary Public Signature

Joan M Fisher  
Typed or Printed Notary Name  
Notary Public - State of FLORIDA  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**Exhibit "A"**

**to Temporary Construction Easement**

**Legal Description of the Easement Area**  
*(Parcel 705D)*

*[See attached Sketch and Legal Description]*



**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 705D**

ESTATE: Temporary Easement  
 PURPOSE: Temporary Construction

PARCEL 705D


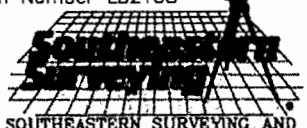
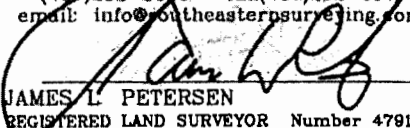
A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "0", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 368.38 feet along the South line of said Northwest quarter; thence North 51°21'11" West, a distance of 58.05 feet to the point of curvature of a curve concave Northeasterly, having a radius of 706.25 feet; thence Northwesterly along the arc of said curve through a central angle of 17°04'08", a distance of 210.40 feet for the POINT OF BEGINNING; thence continue Northwesterly along the arc of said curve having a radius of 706.25 feet, through a central angle of 06°56'05", a distance of 85.48 feet; to the point of tangency; thence North 61°01'39" East, a distance of 39.56 feet; thence South 33°29'12" East, a distance of 82.85 feet; thence South 57°20'18" West, a distance of 43.42 feet to the POINT OF BEGINNING.

Containing 3,561 square feet, more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

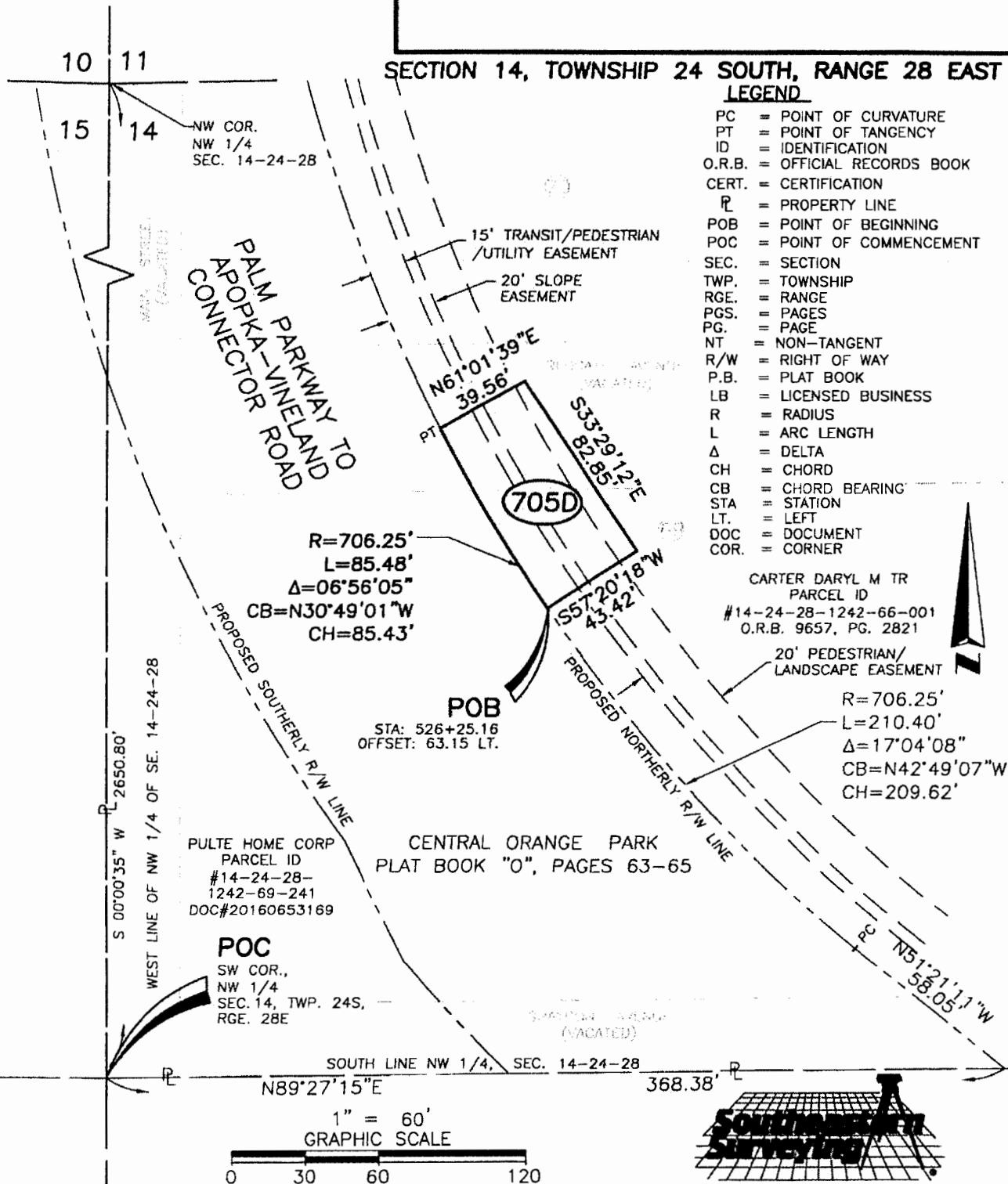
Revision: 06/2017	Address Comments	Revision: 02/2015	Orange County comments	CBvG
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.	Revision: 12/2014	Orange County comments	CBvG
<b>DESCRIPTION</b>		Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599109	
		Job Number: <b>51599</b>	Scale: <b>1" = 60'</b>	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-014 email: info@southeasternsurveying.com
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		
		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791		

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 705D

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- ID = IDENTIFICATION
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA
- CH = CHORD
- CB = CHORD BEARING
- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- COR. = CORNER



CARTER DARYL M TR  
 PARCEL ID  
 #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

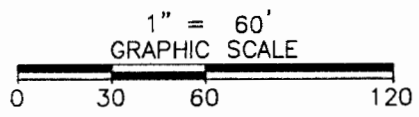
R=706.25'  
 L=210.40'  
 Δ=17°04'08"  
 CB=N42°49'07"W  
 CH=209.62'

PULTE HOME CORP  
 PARCEL ID  
 #14-24-28-  
 1242-69-241  
 DOC#20160653169

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

POC  
 SW COR.,  
 NW 1/4  
 SEC. 14, TWP. 24S,  
 RGE. 28E

SOUTH LINE NW 1/4, SEC. 14-24-28  
 N89°27'15"E 368.38'



- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 15 OF RIGHT OF WAY MAPS.

**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599109  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017

Address Comments

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR

Parcel id: 14-24-28-1242-66-001

**TEMPORARY CONSTRUCTION EASEMENT**

**FOR AND IN CONSIDERATION** of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the real property described on the attached **Exhibit "A"**, whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806 ("**Grantor**"), does hereby give, grant, bargain and release to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of lands of the Grantor as follows:

SEE ATTACHED **EXHIBIT "A"** (the "**Easement Area**").

and to perform such tying in, harmonizing, sloping and grading Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

**THE EASEMENT** is granted upon the condition that all sloping, grading and/or construction activities upon the above land shall not extend beyond the limits outlined, and that all grading, sloping or construction activities shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

**THIS EASEMENT** shall expire upon the completion of the construction of said project, or after seven (7) years, whichever occurs first.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness 1 sign: [Handwritten Signature]

Witness 1 print name: Joan M Fisher

Witness 2 sign: [Handwritten Signature]

Witness 2 print name: Emily Brown

Grantor:

M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as CARTER-ORANGE 105 SAND LAKE LAND TRUST created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008

By: [Handwritten Signature]  
Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST" created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



JOAN M. FISHER  
Commission # GG 11399f  
Expires July 16, 2021  
Bonded Thru Budget Notary Services

[Handwritten Signature]  
Notary Public Signature

Joan M Fisher  
Typed or Printed Notary Name

Notary Public - State of FLORIDA

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Temporary Construction Easement**

**Legal Description of the Easement Area**  
*(Parcel 705C)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 705C**  
 ESTATE: Temporary Easement  
 PURPOSE: Temporary Construction

PARCEL 705C

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


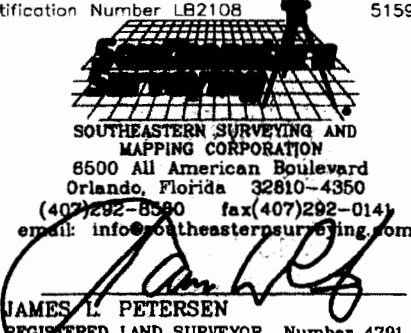
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.78 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; thence departing said West line North 69°39'53" East, a distance of 38.99 feet; thence South 18°48'31" East, a distance of 78.28 feet; thence South 72°43'06" West a distance of 39.22 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of North 18°38'09" West; thence Northwesterly along the arc of said curve, through a central angle of 05°42'02", a distance of 76.21 feet to the point of tangency and the POINT OF BEGINNING.

Containing 2,971 square feet more or less.

**SURVEYORS REPORT**

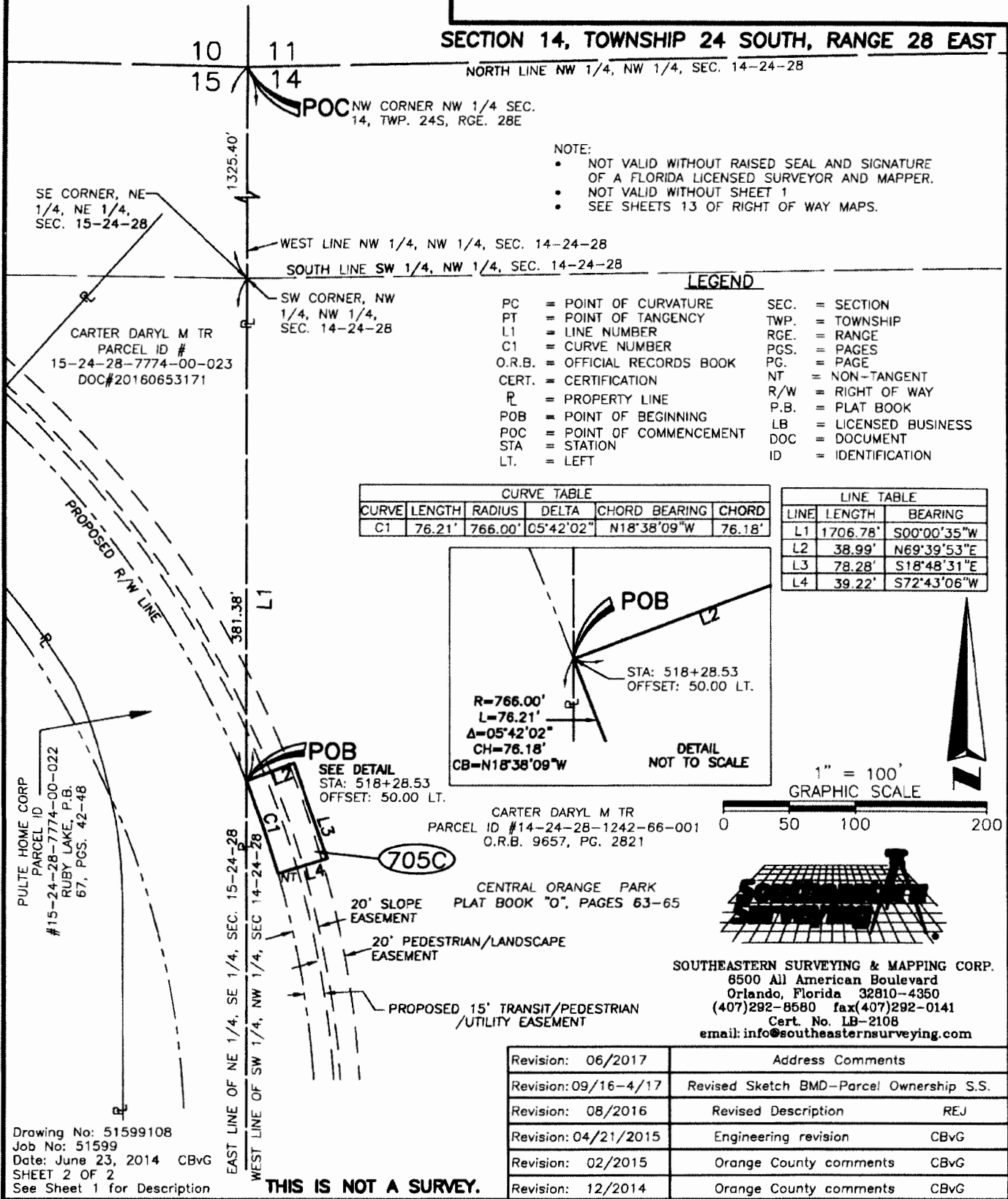
1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments	Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 08/2016	Revised Description REJ	Revision: 02/2015	Orange County comments CBvG
Revision: 04/21/2015	Engineering revision CBvG	Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY</b> <b>GOVERNMENT</b> <b>FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599108
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 705C**

**SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



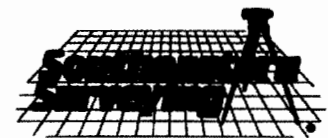
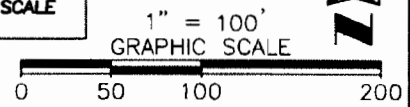
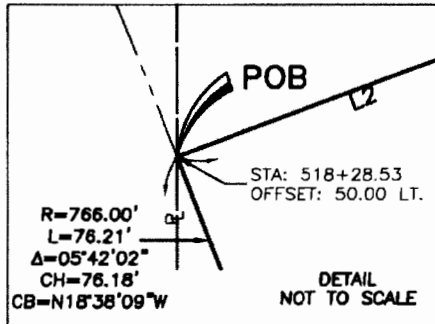
NOTE:  
 • NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 • NOT VALID WITHOUT SHEET 1  
 • SEE SHEETS 13 OF RIGHT OF WAY MAPS.

**LEGEND**

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | SEC. = SECTION         |
| PT = POINT OF TANGENCY         | TWP. = TOWNSHIP        |
| L1 = LINE NUMBER               | RGE. = RANGE           |
| C1 = CURVE NUMBER              | PGS. = PAGES           |
| O.R.B. = OFFICIAL RECORDS BOOK | PG. = PAGE             |
| CERT. = CERTIFICATION          | NT = NON-TANGENT       |
| R = PROPERTY LINE              | R/W = RIGHT OF WAY     |
| POB = POINT OF BEGINNING       | P.B. = PLAT BOOK       |
| POC = POINT OF COMMENCEMENT    | LB = LICENSED BUSINESS |
| STA = STATION                  | DOC = DOCUMENT         |
| LT. = LEFT                     | ID = IDENTIFICATION    |

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	76.21'	766.00'	05°42'02"	N18°38'09"W	76.18'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1706.78'	S00°00'35"W
L2	38.99'	N69°39'53"E
L3	78.28'	S18°48'31"E
L4	39.22'	S72°43'06"W



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision:	Address	Comments
06/2017		
09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S.
08/2016		Revised Description REJ
04/21/2015		Engineering revision CBvG
02/2015		Orange County comments CBvG
12/2014		Orange County comments CBvG

Drawing No: 51599108  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

**DATE:** February 18, 2019

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Monica Hand, Senior Title Examiner *JB for MH*  
Real Estate Management Division

**CONTACT PERSON:** **Paul Sladek, Manager**

**DIVISION:** **Real Estate Management**  
**Phone: (407) 836-7090**

**ACTION REQUESTED:** Approval of Slope Easement, Pedestrian and Landscape Easement, Transit, Pedestrian and Utility Easement, and Temporary Construction Easement from The School Board of Orange County, Florida to Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Palm Parkway Connector  
  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road improvements as a requirement of a road network agreement.

**ITEMS:** Slope Easement  
Cost: Donation  
Size: 23,639 square feet  
  
Pedestrian and Landscape Easement  
Cost: Donation  
Size: 23,860 square feet  
  
Transit, Pedestrian and Utility Easement  
Cost: Donation  
Size: 17,702 square feet



Temporary Construction Easement  
Cost: Donation  
Total size: 8,196 square feet  
Term: Seven years, or until completion of construction

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Transportation Planning Division

**REMARKS:** These conveyances are requirements of the Palm Parkway to Apopka-Vineland Connector Road Agreement approved by the Board on December 6, 2005, as amended and supplemented.

Approval of this item is contingent upon approval of all other Palm Parkway Connector agenda items being processed concurrently by the Real Estate Management Division and upon approval of Petition to Vacate No. 15-12-026 which is being processed concurrently by the Public Works Department.

Grantor to pay all closing costs.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by **[clicking here](#)**.

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel id: 14-24-28-1242-78-001

**SLOPE EASEMENT**

**THIS SLOPE EASEMENT AGREEMENT** (this "**Agreement**") is made and entered this 18 day of Dec, 2018, by and between **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 ("**Grantee**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

**Section 2.** Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the

PROJECT: PALM PARKWAY CONNECTOR

Easement Area for the purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

**Section 3.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

**Section 4.** The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining property owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

**Section 5.** The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

**Section 6.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

**Section 7.** With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

**Section 8.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.


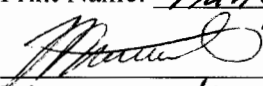
[SIGNATURES APPEAR ON FOLLOWING PAGE]

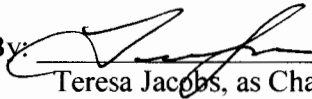
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

**“SCHOOL BOARD”**

**THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida

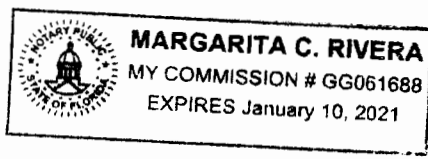
  
Print Name: Nancy L. Connor  
  
Print Name: Madam Gutierrez

By:   
Teresa Jacobs, as Chair

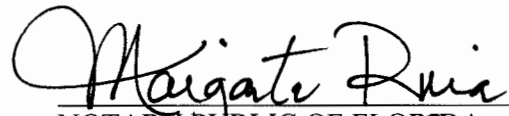
Date: 12-17-18

STATE OF FLORIDA        )  
  ) s.s.:  
COUNTY OF ORANGE    )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced \_\_\_\_\_ (type of identification) as identification.



AFFIX NOTARY STAMP

  
NOTARY PUBLIC OF FLORIDA  
Print Name: Margarita Rivera  
Commission No.: \_\_\_\_\_  
Expires: \_\_\_\_\_

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

to Slope Easement

Legal Description of Easement Area  
*(Parcels 809B)*

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 809B

ESTATE: Perpetual Easement  
PURPOSE: 20' Slope Easement

PARCEL 809B


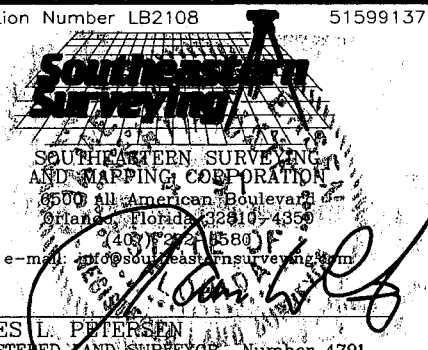
A portion of Central Orange Park, according to the Plat thereof as recorded in Plat Book 0, Pages 63 through 65 and a portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 88°55'03" West, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence South 00°10'40" West, a distance of 1217.03 feet along the West line of said Northeast quarter of the Northeast quarter of Section 15 to the POINT OF BEGINNING said point also being on a non-tangent curve concave Northerly, having a radius of 646.00 feet, a central angle of 03°42'59" and a chord bearing of South 87°24'20" East; thence departing said West line from a tangent bearing South 85°32'50" East, Easterly 41.90 feet along the arc of said curve to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southerly, having a radius of 786.00 feet and a central angle of 41°37'31"; thence Easterly along the arc of said curve a distance of 571.03 feet to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence South 42°21'42" West, a distance of 20.00 feet along said Easterly line to a point on a non-tangent curve concave Southerly, having a radius of 766.00 feet, a central angle of 41°37'31" and a chord bearing of North 68°27'02" West; thence departing said Easterly line from a tangent bearing North 47°38'17" West, Westerly 556.50 feet along the arc of said curve to the of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 666.00 feet, a central angle of 03°35'16"; thence Westerly along the arc of said curve a distance of 41.70 feet to the aforesaid West line of Northeast quarter of the Northeast quarter of Section 15; thence North 00°10'40" East, a distance of 20.05 feet along said West line to the POINT OF BEGINNING.

Containing 23,639 square, more or less

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 88°55'03" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

	<b>Sketch &amp; Description</b>		Date: 04/14/2017 S.S.	Certification Number LB2108 51599137
	Job Number: 51599	Scale: 1" = 200'		
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED: SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 809B

NORTHWEST CORNER,  
NE 1/4, NE 1/4,  
SECTION 15-24-28

N88°55'03"W 1317.59'

NORTH LINE, NE 1/4, SECTION 15-24-28

NORTH LINE, NW 1/4, SECTION 14-24-28

**POINT OF COMMENCEMENT**

NORTHEAST CORNER OF THE NORTHEAST 1/4,  
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

GRANBY STREET  
60' RIGHT OF WAY  
(VACATED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°15'48"E	576.38'
L2	S42°21'42"W	20.00'
L3	N89°15'48"W	576.38'
L4	N00°10'40"E	20.05'

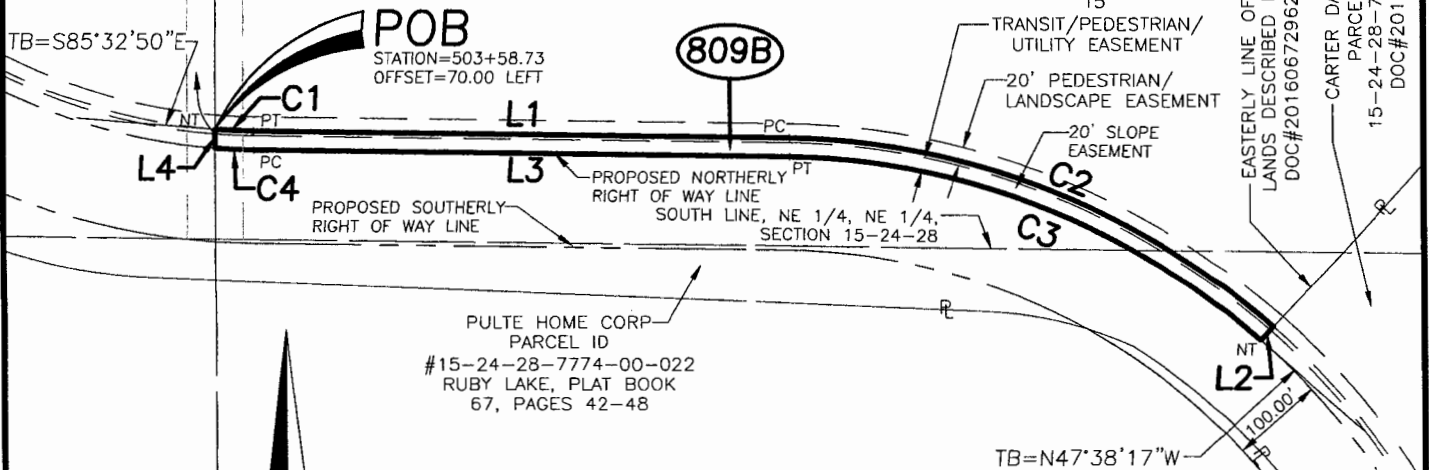
CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	41.90'	646.00'	3°42'59"	S87°24'20"E	41.89'
C2	571.03'	786.00'	41°37'31"	S68°27'02"E	558.55'
C3	556.50'	766.00'	41°37'31"	N68°27'02"W	544.34'
C4	41.70'	666.00'	3°35'16"	N87°28'11"W	41.70'

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE INC  
PARCEL ID  
#15-24-28-5844-00-050  
O.R.B. 9858/2576

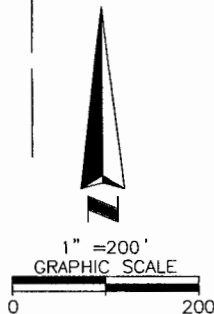
WEST LINE, NE 1/4, NE 1/4, SECTION 15-24-28  
S00°10'40"W 1217.03'

CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65  
SCHOOL BOARD OF ORANGE  
COUNTY FLORIDA  
PARCEL ID # 14-24-28-1242-78-001  
DOC#20160672962

CARTER DARYL M TR  
PARCEL ID #  
15-24-28-7774-00-023  
DOC#20160653171



PULTE HOME CORP  
PARCEL ID  
#15-24-28-7774-00-022  
RUBY LAKE, PLAT BOOK  
67, PAGES 42-48



**LEGEND**

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- PL = PROPERTY LINE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- POB = POINT OF BEGINNING
- DOC = DOCUMENT



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108  
e-mail: info@southeasternsurveying.com

NOTE:  
SEE SHEETS 10, 11 & 12 OF PALM PARKWAY TO  
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599137  
Job No. 51599  
Date: 04/14/2017  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 2



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "B"**

to Slope Easement

Legal Description of Benefited Property  
*(Parcels 103 and 105A)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 103


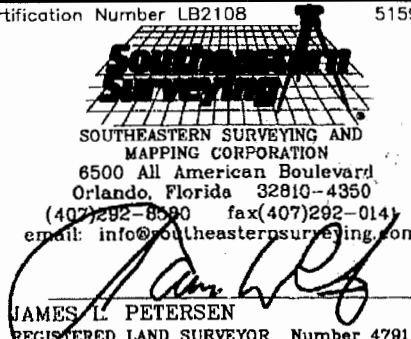
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 68°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

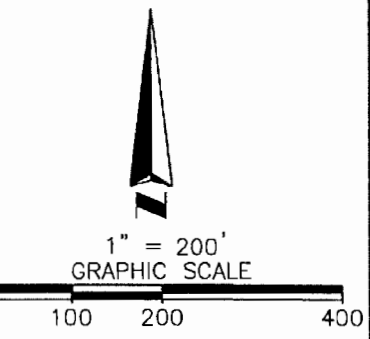
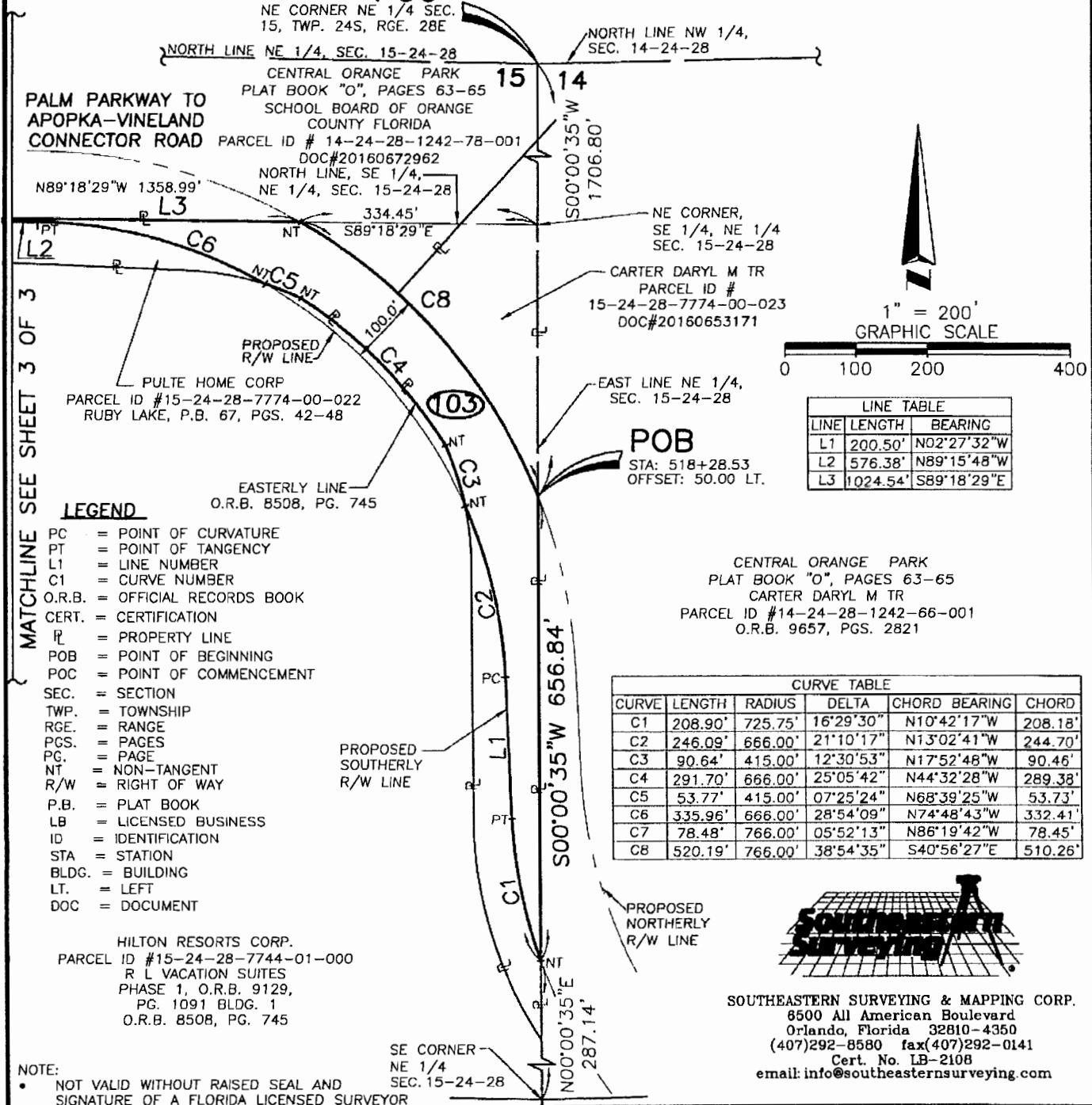
**SURVEYORS REPORT**

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-3

		Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 06/2017	Address Comments	Revision: 02/2015	Orange County comments CBvG
Revision: 09/2016	Revised Sketch BMD	Revision: 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599062	
 <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



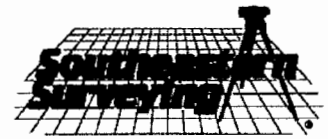
LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'	
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'	
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'	
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'	
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'	
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'	
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'	
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'	

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - BLDG. = BUILDING
  - LT. = LEFT
  - DOC = DOCUMENT

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PGS. 2821



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1-2 of 3
  - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

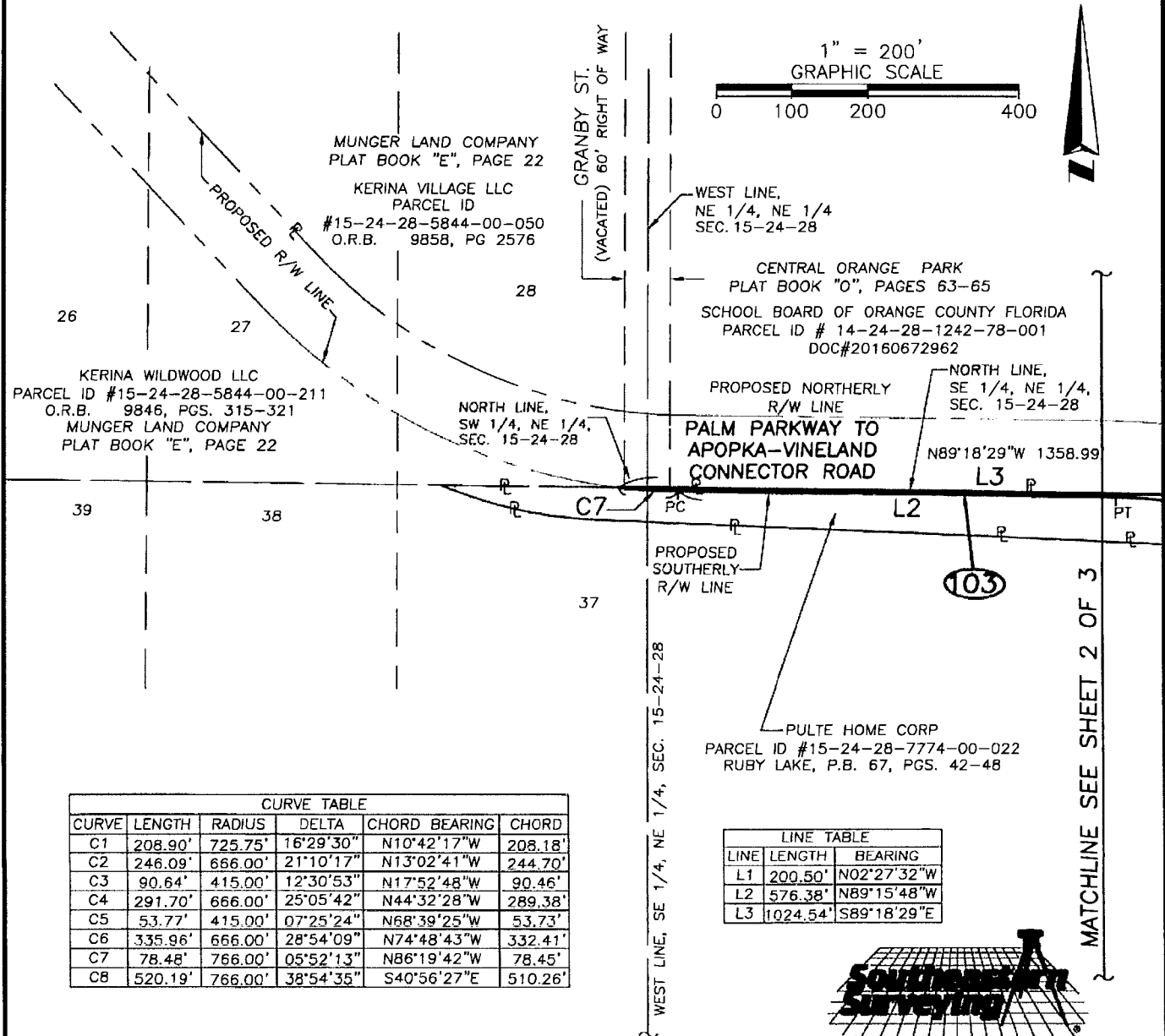
Drawing No: 51599062  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address	Comments
06/2017		
09/16-4/17	Revised Sketch	BMD-Parcel Ownership S.S
08/2016	Revised Sketch	REJ
02/2015	Orange County comments	CBvG
12/2014	Orange County comments	CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 103

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND.
  - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	Address Comments
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
08/2016	Revised Sketch REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 2 OF 3

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 105A**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 105A

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence departing said North line, South 00°10'40" West, a distance of 1237.08 feet along the West line of said Northeast quarter of the Northeast quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Northerly, having a radius of 666.00 feet and a chord bearing of South 87°28'11" East; thence departing said West line from a tangent bearing of South 85°40'33" East, run Easterly along the arc of said curve, through a central angle of 03°35'16", a distance of 41.70 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to the point of curvature of a curve concave Southerly, having a radius of 766.00 feet; thence Easterly along the arc of said curve through a central angle of 28°52'03", a distance of 385.94 feet to a point on the South line of the aforesaid Northeast quarter of the Northeast quarter; thence along said South line North 89°18'29" West, a distance of 986.92 feet to the Southwest corner of said Northeast quarter of the Northeast quarter; thence along the aforesaid West line of the Northeast quarter of the Northeast quarter North 00°10'40" East, a distance of 97.26 feet to the POINT OF BEGINNING.



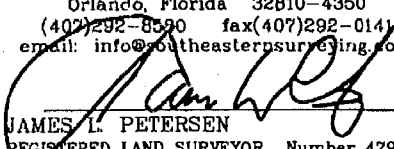
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 1.904 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/17-5/18	Address Comments--Revised description S.S.
Revision: 8/16-4/17	Revised Sketch REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599058   <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com   <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 105A

POC  
 NW COR. NE 1/4 SEC. 15,  
 TWP. 24S, RGE. 28E

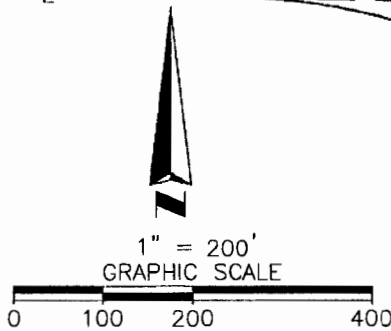
NORTH LINE OF NE 1/4  
 SEC. 15-24-28

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NW COR.  
 NE 1/4, NE 1/4  
 SEC. 15-24-28

FENTON STREET  
 (SEGMENT "C")  
 O.R.B. 5433,  
 PGS. 819-826

SEGMENT "B"  
 O.R.B. 5433,  
 PGS. 819-826



LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- TB = TANGENT BEARING
- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- COR. = CORNER

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

LINE TABLE		
LINE	LENGTH	BEARING
L1	1317.59'	S88°55'03"E
L2	1237.08'	S00°10'40"W
L3	97.26'	N00°10'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	41.70'	666.00'	03°35'16"	S87°28'11"E	41.70'
C2	385.94'	766.00'	28°52'03"	N74°49'46"W	381.87'

POB  
 STA: 503+60.34  
 OFFSET: 50.00 LT.

PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD

SOUTH LINE NE  
 1/4, NE 1/4, SEC.  
 15-24-28

PROPOSED R/W LINE  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

105A

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48  
 SW COR.,



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 10-12 OF RIGHT OF WAY MAPS.

**THIS IS NOT A SURVEY.**

Drawing No: 51599058  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

Revision: 8/16-4/17	Revised Sketch REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

---

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel id: 14-24-28-1242-78-001

**PEDESTRIAN AND LANDSCAPE EASEMENT**

**THIS INDENTURE**, made and executed this 18 day of Dec, 2018, by **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities,

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

“SCHOOL BOARD”

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

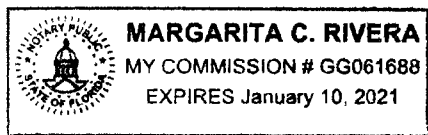
*[Signature]*  
Print Name: Nancy L. Conrad  
*[Signature]*  
Print Name: Marlin Gutierrez

By: *[Signature]*  
Teresa Jacobs, as Chair

Date: 12-17-18

STATE OF FLORIDA        )  
  ) s.s.:  
COUNTY OF ORANGE    )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced \_\_\_\_\_ (type of identification) as identification.



AFFIX NOTARY STAMP

*[Signature]*  
NOTARY PUBLIC OF FLORIDA  
Print Name: Margarita Rivera  
Commission No.: \_\_\_\_\_  
Expires: \_\_\_\_\_

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]



**THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida

Signed and sealed in the presence of:

[Signature]  
Print Name: Martin Campbell

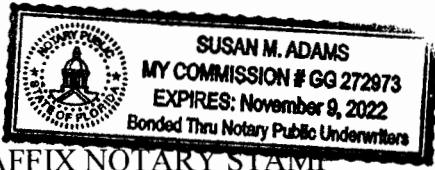
[Signature]  
Print Name: Marcy L. Conrad

Attest: [Signature]  
Barbara M. Jenkins, Ed. D., as its Superintendent

Dated: 12-18-18

STATE OF FLORIDA )  
 ) s.s.:  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2018, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.



AFFIX NOTARY STAMP

[Signature]  
NOTARY PUBLIC OF FLORIDA  
Print Name: Susan M. Adams  
Commission No.: \_\_\_\_\_  
Expires: \_\_\_\_\_

Reviewed and approved by Orange County Public School's Chief Facilities Officer

[Signature]  
John T. Morris  
Chief Facilities Officer

Date: Dec 13, 2018

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

[Signature]  
Laura L. Kelly, Staff Attorney III/Planning and Real Estate

Date: December 13, 2018

PROJECT: PALM PARKWAY CONNECTOR

**Schedule "A"**

**to Pedestrian and Landscape Easement**

**Legal Description of the Easement Area**  
*(Parcel 809C)*

**SCHEDULE "A"**

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 809C

ESTATE: Perpetual Easement

PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 809C



A portion of Central Orange Park, according to the Plat thereof as recorded in Plat Book O, Pages 63 through 65 and a portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 88°55'03" West, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence South 00°10'40" West, a distance of 1201.98 feet along the West line of said Northeast quarter of the Northeast quarter of Section 15 to the POINT OF BEGINNING said point also being on a non-tangent curve concave Northerly, having a radius of 631.00 feet, a central angle of 03°49'05" and a chord bearing of South 87°21'16" East; thence departing said West line from a tangent bearing South 85°26'44" East, Easterly 42.05 feet along the arc of said curve to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southerly, having a radius of 801.00 feet and a central angle of 41°37'31"; thence Easterly along the arc of said curve a distance of 581.93 feet to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence South 42°21'42" West, a distance of 20.00 feet along said Easterly line to a point on a non-tangent curve concave Southerly, having a radius of 781.00 feet, a central angle of 41°37'31" and a chord bearing of North 68°27'02" West; thence departing said Easterly line from a tangent bearing North 47°38'17" West, Westerly 567.40 feet along the arc of said curve to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 651.00 feet, a central angle of 03°41'00"; thence Westerly along the arc of said curve a distance of 41.85 feet to the aforesaid West line of Northeast quarter of the Northeast quarter of Section 15; thence North 00°10'40" East, a distance of 20.06 feet along said West line to the POINT OF BEGINNING.

Containing 23,860 square feet, more or less.

**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 88°55'03" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

	Date: 04/14/2017 S.S.		Certification Number LB2108 515 138_PAR 809C  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32819-4350 (407) 202-6580 e-mail: info@southeasternsurveying.com JAMES L. PETERSEN, ORLD REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 200'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED: SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 809C

NORTHWEST CORNER,  
NE 1/4, NE 1/4,  
SECTION 15-24-28

N88°55'03"W 1317.59'

NORTH LINE, NE 1/4, SECTION 15-24-28

NORTH LINE, NW 1/4, SECTION 14-24-28

**POINT OF COMMENCEMENT**

NORTHEAST CORNER OF THE NORTHEAST 1/4,  
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

GRANBY STREET  
60' RIGHT OF WAY  
(VACATED)

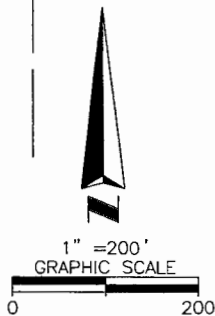
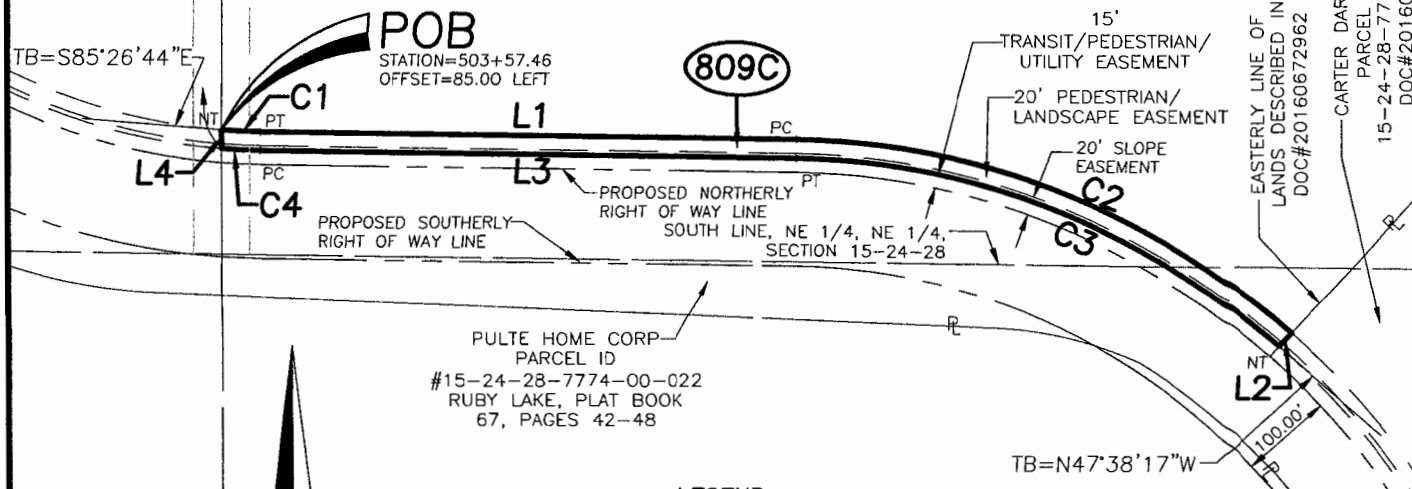
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°15'48"E	576.38'
L2	S42°21'42"W	20.00'
L3	N89°15'48"W	576.38'
L4	N00°10'40"E	20.06'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	42.05'	631.00'	3°49'05"	S87°21'16"E	42.04'
C2	581.93'	801.00'	41°37'31"	S68°27'02"E	569.21'
C3	567.40'	781.00'	41°37'31"	N68°27'02"W	555.00'
C4	41.85'	651.00'	3°41'00"	N87°25'19"W	41.84'

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE INC  
PARCEL ID  
#15-24-28-5844-00-050  
O.R.B. 9858/2576

WEST LINE, NE 1/4, NE 1/4, SECTION 15-24-28  
S00°10'40"W 1201.98'

CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65  
SCHOOL BOARD OF ORANGE  
COUNTY FLORIDA  
PARCEL ID # 14-24-28-1242-78-001  
DOC#20160672962



**LEGEND**

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- R = PROPERTY LINE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- POB = POINT OF BEGINNING
- DOC = DOCUMENT



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108  
e-mail: info@southeasternsurveying.com

NOTE:  
SEE SHEETS 10, 11 & 12 OF PALM PARKWAY TO  
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599138\_PAR 809C  
Job No. 51599  
Date: 04/14/2017  
SHEET 2 OF 2  
See Sheet 1 for Description

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEET 1 THROUGH 2

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel id: 14-24-28-1242-78-001

**TRANSIT, PEDESTRIAN AND UTILITY EASEMENT**

**THIS INDENTURE**, made this 18 day of Dec, 2018, between **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the **GRANTOR**, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does hereby give and grant to the **GRANTEE** and its assigns a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the **GRANTEE** and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the **GRANTOR** and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the **GRANTEE'S** intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the **GRANTEE**.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

**"SCHOOL BOARD"**

**THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida



Print Name: Nancy L. Condon



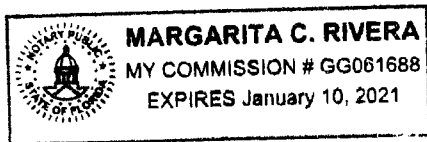
Print Name: Martin Gutierrez

By:   
Teresa Jacobs, as Chair


Date: 12-17-18

STATE OF FLORIDA        )  
  ) s.s.:  
COUNTY OF ORANGE     )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced \_\_\_\_\_ (type of identification) as identification.



AFFIX NOTARY STAMP

  
NOTARY PUBLIC OF FLORIDA  
Print Name: Margarita Rivera  
Commission No.: \_\_\_\_\_  
Expires: \_\_\_\_\_

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]



PROJECT: PALM PARKWAY CONNECTOR

**Schedule "A"**

**to Transit, Pedestrian and Utility Easement**

**Legal Description of the Easement Area**  
*(Parcel 809A)*

*[See attached Sketch and Legal Description]*





SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 809A

NORTHWEST CORNER,  
 NE 1/4, NE 1/4,  
 SECTION 15-24-28

N88°55'03"W 1317.59'

NORTH LINE, NE 1/4, SECTION 15-24-28

NORTH LINE, NW 1/4, SECTION 14-24-28

**POINT OF COMMENCEMENT**

NORTHEAST CORNER OF THE NORTHEAST 1/4,  
 SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°15'48"E	576.38'
L2	S42°21'42"W	15.00'
L3	N89°15'48"W	576.38'
L4	N00°10'40"E	15.04'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	41.85'	651.00'	3°41'00"	S87°25'19"E	41.84'
C2	567.40'	781.00'	41°37'31"	S68°27'02"E	555.00'
C3	556.50'	766.00'	41°37'31"	N68°27'02"W	544.34'
C4	41.70'	666.00'	3°35'16"	N87°28'11"W	41.70'

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22  
 KERINA VILLAGE INC  
 PARCEL ID  
 #15-24-28-5844-00-050  
 O.R.B. 9858/2576

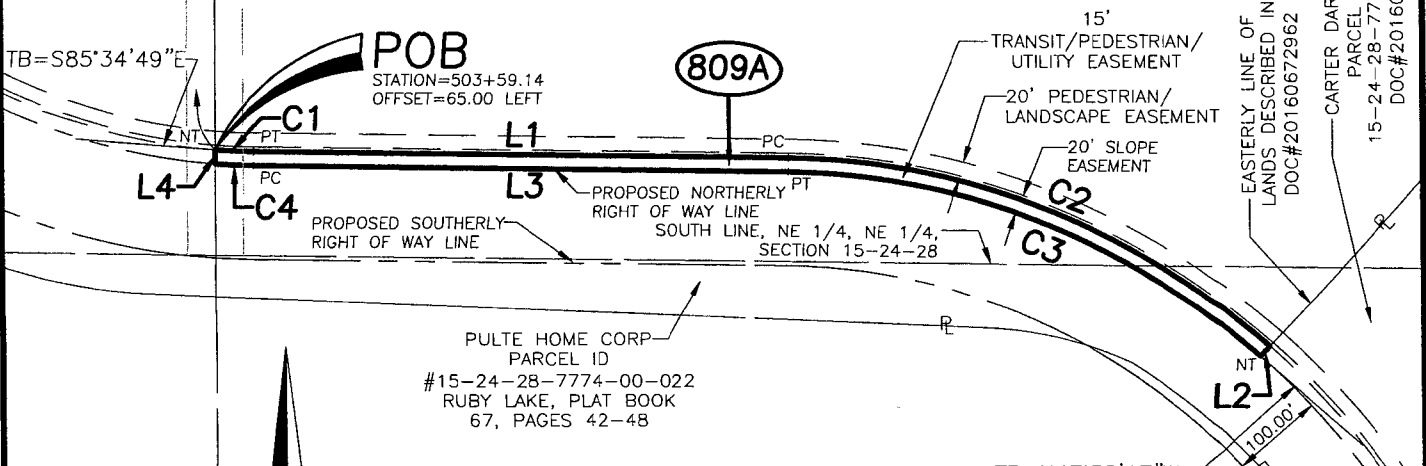
S00°10'40"W 1222.04'

WEST LINE, NE 1/4, NE 1/4, SECTION 15-24-28

GRANBY STREET  
 60' RIGHT OF WAY  
 (VACATED)

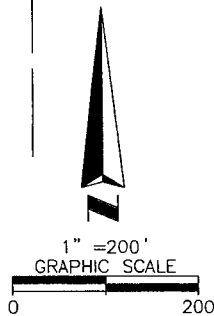
CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

SCHOOL BOARD OF ORANGE  
 COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962



EASTERLY LINE OF  
 LANDS DESCRIBED IN  
 DOC#20160672962  
 CARTER DARYL M TR  
 PARCEL ID #  
 15-24-28-7774-00-023  
 DOC#20160653171

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-022  
 RUBY LAKE, PLAT BOOK  
 67, PAGES 42-48



**LEGEND**

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- PL = PROPERTY LINE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- POB = POINT OF BEGINNING
- DOC = DOCUMENT



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108

e-mail: info@southeasternsurveying.com

NOTE:  
 SEE SHEETS 10, 11 & 12 OF PALM PARKWAY TO  
 APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599136

Job No. 51599

Date: 04/14/2017

SHEET 2 OF 2

See Sheet 1 for Description

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEET 1 THROUGH 2

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR

Parcel Id: 14-24-28-1242-78-001

**TEMPORARY CONSTRUCTION EASEMENT**

**FOR AND IN CONSIDERATION** of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801 ("**Grantor**"), does hereby give, grant, bargain and release to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of lands of the Grantor being described as follows:

SEE ATTACHED **EXHIBIT "A"** (the "**Easement Area**").

and to perform such tying in, harmonizing, sloping and grading Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

**THE EASEMENT** is granted upon the condition that all sloping, grading and/or construction activities upon the above land shall not extend beyond the limits outlined, and that all grading, sloping or construction activities shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

**THIS EASEMENT** shall expire upon the completion of the construction of said project, or after seven (7) years, whichever occurs first.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

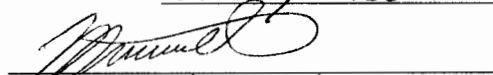
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

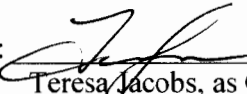
Signed and sealed in the presence of:

“SCHOOL BOARD”

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

  
Print Name: Nancy L. Conow

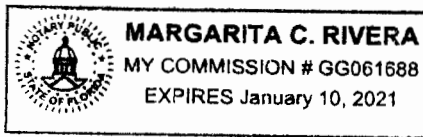
  
Print Name: Myrtilin Gutierrez

By:   
Teresa Jacobs, as Chair

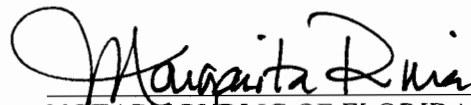
Date: 12-17-18

STATE OF FLORIDA            )  
  ) s.s.:  
COUNTY OF ORANGE        )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced \_\_\_\_\_ (type of identification) as identification.



AFFIX NOTARY STAMP

  
NOTARY PUBLIC OF FLORIDA  
Print Name: Margarita Rivera  
Commission No.: \_\_\_\_\_  
Expires: \_\_\_\_\_

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Temporary Construction Easement**

**Legal Description of the Easement Area**  
*(Parcel 709A and 709B)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 709A**  
 ESTATE: Temporary Easement  
 PURPOSE: Temporary Construction

PARCEL 709A

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


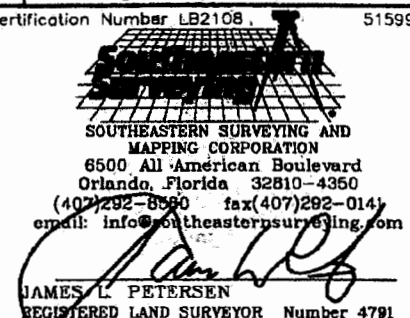
Commence at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence departing said North line, South 00°10'40" West, a distance of 1237.08 feet along the West line of said Northeast quarter of the Northeast quarter to a point on a non-tangent curve concave Northerly, having a radius of 666.00 feet and a chord bearing of South 87°17'11" East; thence departing said West line, run Easterly along the arc of said curve, through a central angle of 03°13'16", a distance of 37.44 feet for the POINT OF BEGINNING; thence North 02°39'27" West, a distance of 50.82 feet; thence South 88°57'23" East, a distance of 101.55 feet; thence South 01°02'05" West, a distance of 50.21 feet; thence North 89°15'48" West, a distance of 94.01 feet to a point of curvature of a curve concave Northerly and having a radius of 666.00 feet; thence Northwesterly along said curve through a central angle of 00°22'00", a distance of 4.26 feet to the POINT OF BEGINNING.

Containing 5,043 square feet more or less.

**SURVEYORS REPORT**

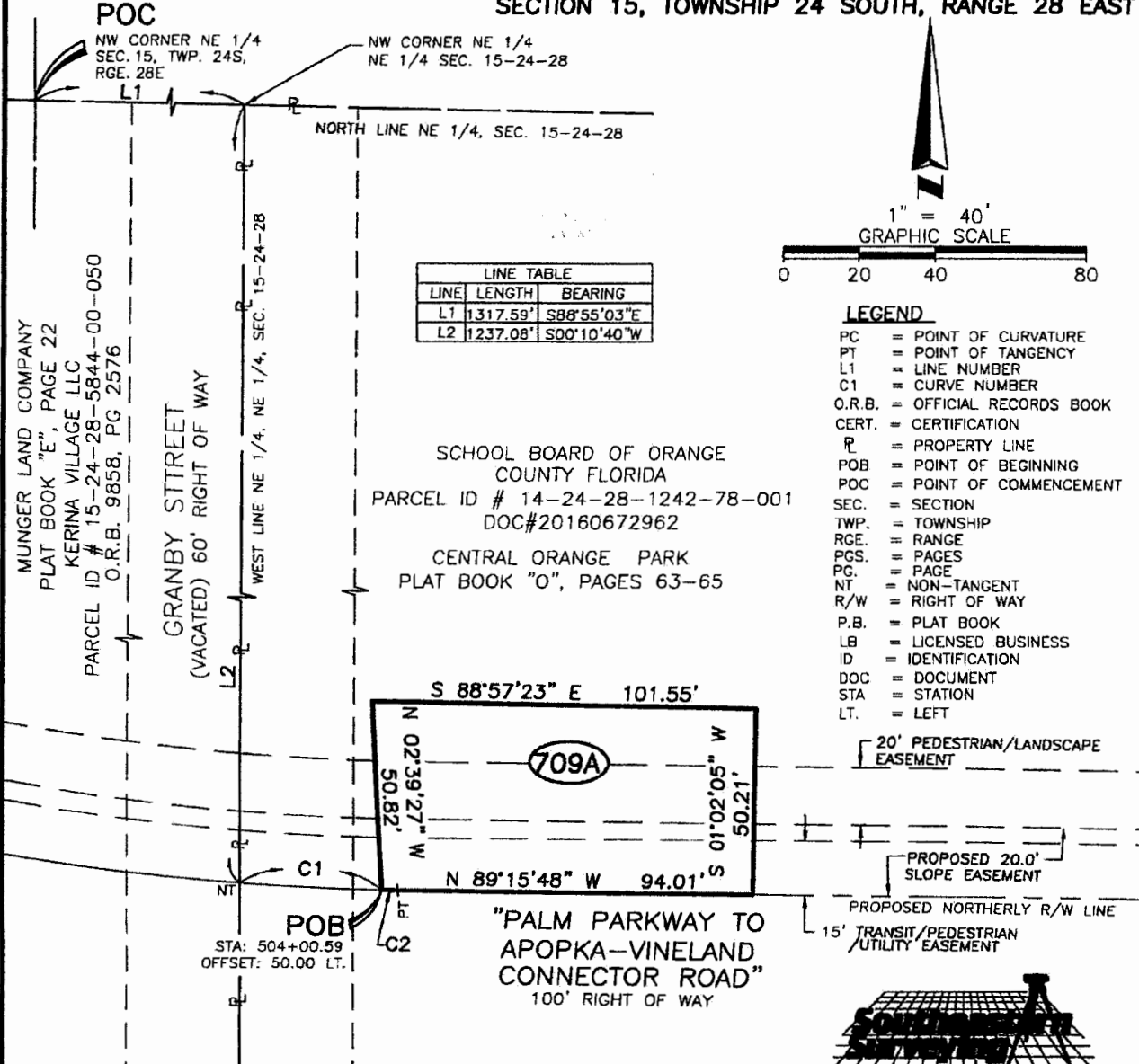
1. Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East, being North 88°55'03" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision:	Address Comments
Revision: 06/2017	
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 08/2016	Revised Sketch REJ
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

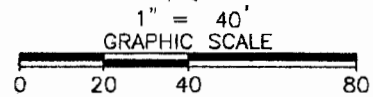
<b>DESCRIPTION</b>  FOR 	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108, 51599088	
	Job Number: <b>51599</b>	Scale: <b>1" = 40'</b>	 <p><b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b>          6500 All American Boulevard          Orlando, Florida 32810-4350          (407)292-8580 fax(407)292-0141          email: info@southeasternsurveying.com</p> <p><b>JAMES L. PETERSEN</b>          REGISTERED LAND SURVEYOR Number 4791</p>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 709A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	1317.59'	S88°55'03"E
L2	1237.08'	S00°10'40"W



- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R/W = RIGHT OF WAY
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - DOC = DOCUMENT
  - STA = STATION
  - LT. = LEFT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	37.44'	666.00'	03°13'16"	S87°17'11"E	37.44'
C2	4.26'	666.00'	00°22'00"	N89°04'49"W	4.26'

NOTE:  
 • NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 • NOT VALID WITHOUT SHEET 1  
 • SEE SHEETS 10 OF RIGHT OF WAY MAPS.

Drawing No: 51599088  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
08/2016	Revised Sketch REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG



**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 709B**  
 ESTATE: Temporary Easement  
 PURPOSE: Temporary Construction

**PARCEL 709B**

A Portion of Block 79, CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


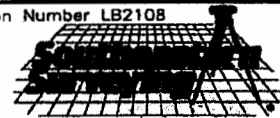
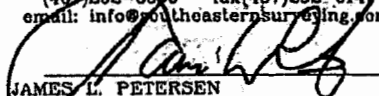
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East run South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of North 48°42'12" West; thence Northwesterly along the arc of said curve, through a central angle of 54°26'05", a distance of 727.75 feet for POINT OF BEGINNING; thence continue Northwesterly along the arc of said curve with a chord bearing of North 78°59'05" West, through a central angle of 06°07'40", a distance of 81.93 feet; thence North 11°00'54" East, a distance of 39.23 feet; thence South 78°59'06" East, a distance of 81.89 feet; thence South 11°00'54" West, a distance of 39.23 feet to the POINT OF BEGINNING.

Containing: 3,153 square feet, more or less.

**SURVEYORS REPORT**

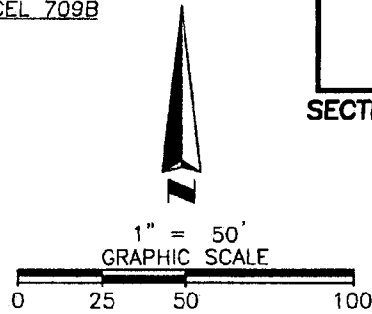
- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599107   <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 Fax(407)292-0141 email: info@southeasternsurveying.com   <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4781
	Job Number: <b>51599</b>	Scale: <b>1" = 50'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
PALM PARKWAY TO AOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 709B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

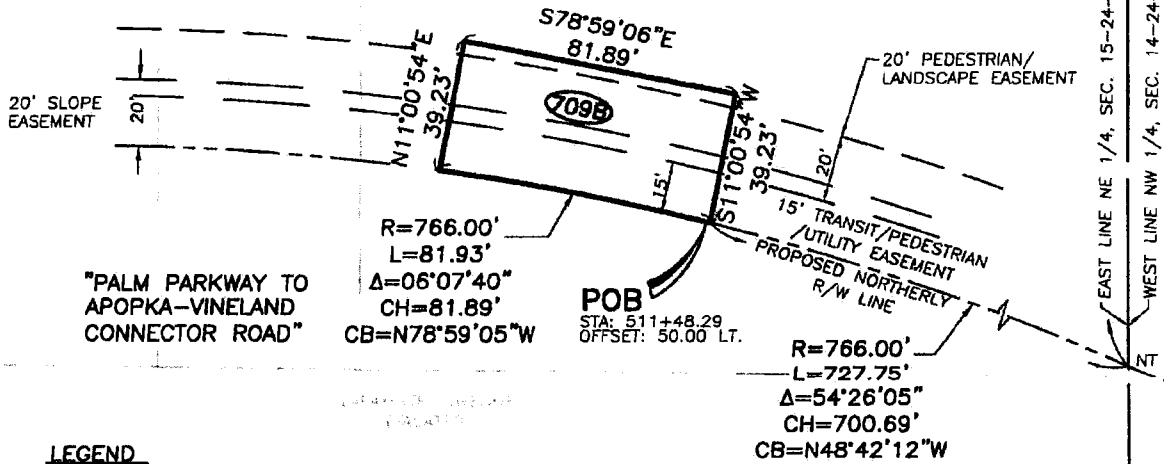


BRAMBLETON AVENUE  
(VACATED)

POC  
NE CORNER, NE 1/4,  
SEC. 15-24-28

SCHOOL BOARD OF ORANGE  
COUNTY FLORIDA  
PARCEL ID # 14-24-28-1242-78-001  
DOC#20180872962  
CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65

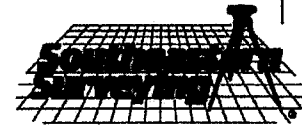
STREETS INDICATED AS "VACATED"  
PER RESOLUTION OF THE COUNTY COMMISSION,  
PER OFFICIAL RECORDS BOOK 395, PAGE 377,  
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



**LEGEND**

- |                                |                    |
|--------------------------------|--------------------|
| O.R.B. = OFFICIAL RECORDS BOOK | R = RADIUS         |
| CERT. = CERTIFICATION          | L = ARC LENGTH     |
| PL = PROPERTY LINE             | Δ = DELTA ANGLE    |
| POB = POINT OF BEGINNING       | CH = CHORD         |
| POC = POINT OF COMMENCEMENT    | CB = CHORD BEARING |
| SEC. = SECTION                 |                    |
| TWP. = TOWNSHIP                |                    |
| RGE. = RANGE                   |                    |
| PGS. = PAGES                   |                    |
| PG. = PAGE                     |                    |
| NT = NON-TANGENT               |                    |
| R/W = RIGHT OF WAY             |                    |
| LB = LICENSED BUSINESS         |                    |
| ID = IDENTIFICATION            |                    |
| DOC = DOCUMENT                 |                    |
| STA = STATION                  |                    |
| LT. = LEFT                     |                    |

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 11 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email:info@southeasternsurveying.com

Drawing No: 51599107  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 2  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
Revision: 06/2017	
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

**DATE:** February 18, 2019

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Monica Hand, Senior Title Examiner *TS for MH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7090

**ACTION REQUESTED:** Approval of Special Warranty Deed, Drainage Easements, Slope Easement, Pedestrian and Landscape Easement, Transit, Pedestrian and Utility Easement, and Temporary Construction Easements from Pulte Home Company, LLC to Orange County, approval of Drainage Easement, Slope Easement, Pedestrian and Landscape Easement, and Transit, Pedestrian and Utility Easement from Adventist Health System/Sunbelt, Inc. and Pulte Home Company, LLC to Orange County, and approval of Slope Easement, Pedestrian and Landscape Easement, and Transit, Pedestrian and Utility Easement from Adventist Health System/Sunbelt, Inc. to Orange County, approval and execution of Subordination of Utility Interests between Duke Energy Florida, LLC, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, d/b/a Progress Energy Florida, Inc., and Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Palm Parkway Connector

District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road improvements as a requirement of a road network agreement.

- ITEMS:** Special Warranty Deed (Parcels 103 and 106)  
Cost: Donation  
Total size: 3.02 acres
- Drainage Easement (Parcel 803K)  
Cost: Donation  
Size: 2,295 square feet
- Drainage Easement (Parcels 803J, 806H and 806L)  
Cost: Donation  
Total size: 2,619 square feet
- Slope Easement (Parcels 803E, 803F, 803H and 803I)  
Cost: Donation  
Total size: 1.51 acres
- Pedestrian and Landscape Easement (Parcels 803F and 803I)  
Cost: Donation  
Total size: 32,836 square feet
- Transit, Pedestrian and Utility Easement (Parcels 803D and 803G)  
Cost: Donation  
Total size: 24,772 square feet
- Temporary Construction Easement (Parcel 703)  
Cost: Donation  
Size: 3,576 square feet  
Term: Seven years, or until completion of construction
- Temporary Construction Easement (Parcel 706A)  
Cost: Donation  
Size: 3,523 square feet  
Term: Seven years, or until completion of construction
- Drainage Easement (Parcels 806G and 806M)  
Cost: Donation  
Total size: 12,149 square feet
- Slope Easement (Parcels 806I and 806J)  
Cost: Donation  
Total size: 11,095 square feet
- Pedestrian and Landscape Easement (Parcel 806I)  
Cost: Donation  
Size: 5,099 square feet

Transit, Pedestrian and Utility Easement (Parcel 806K)  
Cost: Donation  
Size: 4,613 square feet

Slope Easement (Parcels 806E and 806F)  
Cost: Donation  
Total size: 14,125 square feet

Pedestrian and Landscape Easement (Parcel 806F)  
Cost: Donation  
Size: 7,379 square feet

Transit, Pedestrian and Utility Easement (Parcel 806D)  
Cost: Donation  
Size: 4,981 square feet

Subordination of Utility Interests

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division  
Transportation Planning Division

**REMARKS:** These conveyances are requirements of the Palm Parkway to Apopka-Vineland Connector Road Agreement approved by the Board on December 6, 2005, as amended and supplemented.

Approval of this item is contingent upon approval of all other Palm Parkway Connector agenda items being processed concurrently by the Real Estate Management Division and upon approval of Petition to Vacate No. 15-12-026 which is being processed concurrently by the Public Works Department.

The Subordination of Utility Interests will subordinate Duke Energy's interest in their existing easement encumbering Parcel 106 of the Palm Parkway Connector project. If Orange County should require Duke Energy to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, Orange County shall pay the reasonable cost of such alteration, adjustment, or relocation, including but not limited to the cost of acquiring appropriate easements.

Orange County is executing the Subordination of Utility Interests to show acceptance of the terms and conditions.

Grantors to pay all closing costs and prorated taxes.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by **[clicking here](#)**.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

Daniel T. O'Keefe, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)  
PARCEL ID NO.: PORTION OF 15-24-28-7774-00-020,  
14-24-28-1242-69-241, AND 15-24-28-7774-00-022

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).

**SPECIAL WARRANTY DEED**  
*(Parcels 103 and 106)*

**THIS SPECIAL WARRANTY DEED** is made and executed as of the 13th day of August, 2018, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 (hereinafter referred to as the "**Grantor**"), to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 (hereinafter referred to as the "**Grantee**").

**W I T N E S S E T H:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida, more particularly described as follows (hereinafter referred to as the "**Subject Property**"):

See Exhibit "A" attached hereto and made a part hereof.

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

**TO HAVE AND TO HOLD** the Subject Property in fee simple forever.

**AND** the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

**THE** conveyance made herein, however, is expressly made **SUBJECT TO** ad valorem real property taxes and assessments for the year 2018 and thereafter, and covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**“Grantor”**

**PULTE HOME COMPANY, LLC**, a  
Michigan limited liability company, authorized  
to transact business in the State of Florida

Witness 1 sign: 

By: 

Witness 1 print name: CLIFF TUROSS

Print name: Neil Klapproth

Witness 2 sign: 


Title: Director of Land

Witness 2 print name: Amy Steiger

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2018, by Neil Klapproth, as Director of Land of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of said company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

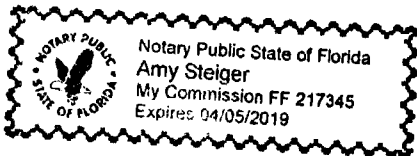
  
Notary Public Signature

Amy Steiger  
Typed or Printed Notary Name

Notary Public – State of \_\_\_\_\_

Commission No. FF217345

My Commission Expires: 4/5/2019





PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "A"**

**to Special Warranty Deed**

**Legal Description**  
*(Parcels 103 and 106)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 103

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


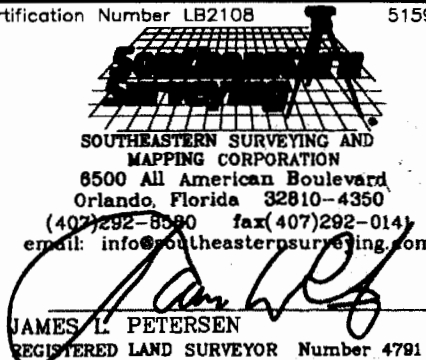
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 68°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

**SURVEYORS REPORT**

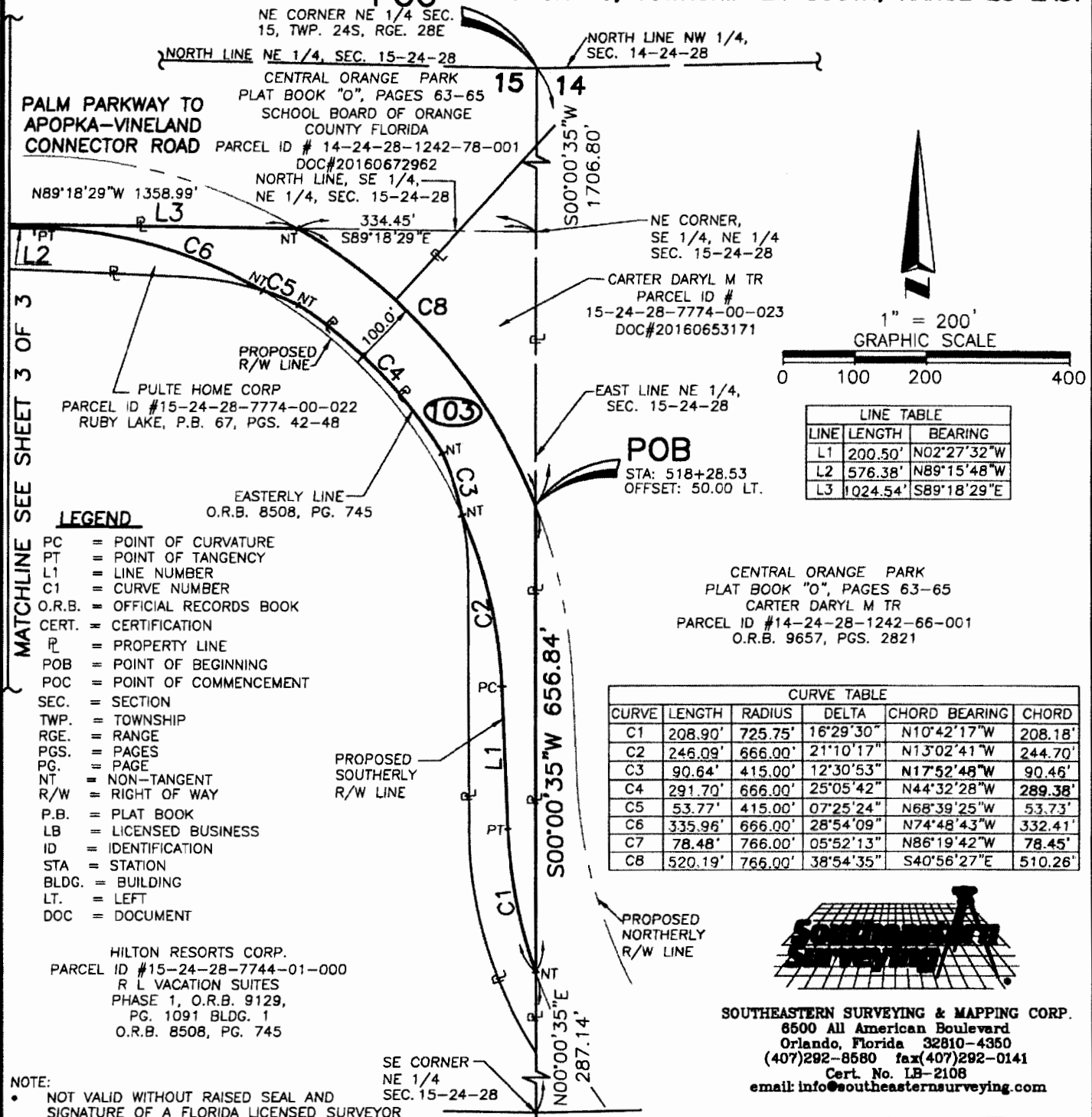
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-3

Revision: 06/2017	Address Comments	Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 09/2016	Revised Sketch	Revision: 02/2015	Orange County comments CBvG
	BMD	Revision: 12/2014	Orange County comments CBvG

<p><b>DESCRIPTION</b></p> <p>FOR</p> 	<p>Date:</p> <p style="text-align: center;"><b>June 23, 2014 CBvG</b></p>	<p>Certification Number LB2108 51599062</p>  <p style="text-align: center;">SOUTHEASTERN SURVEYING AND MAPPING CORPORATION        6500 All American Boulevard        Orlando, Florida 32810-4350        (407)292-8580 fax(407)292-014        email: info@southeasternsurveying.com</p> <p style="text-align: center;"><b>JAMES L. PETERSEN</b>        REGISTERED LAND SURVEYOR Number 4791</p>
	<p>Job Number:</p> <p style="text-align: center;"><b>51599</b></p>	<p>Scale:</p> <p style="text-align: center;"><b>1" = 200'</b></p>
	<p>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</p> <p style="text-align: center;"><b>THIS IS NOT A SURVEY.</b></p>	
	<p>SHEET 1 OF 3        SEE SHEETS 2-3 FOR SKETCH</p>	

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 103

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



MATCHLINE SEE SHEET 3 OF 3

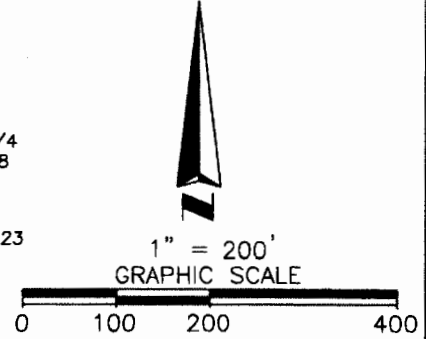
- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - BLDG. = BUILDING
  - LT. = LEFT
  - DOC = DOCUMENT

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1-2 of 3
  - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PGS. 2821

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

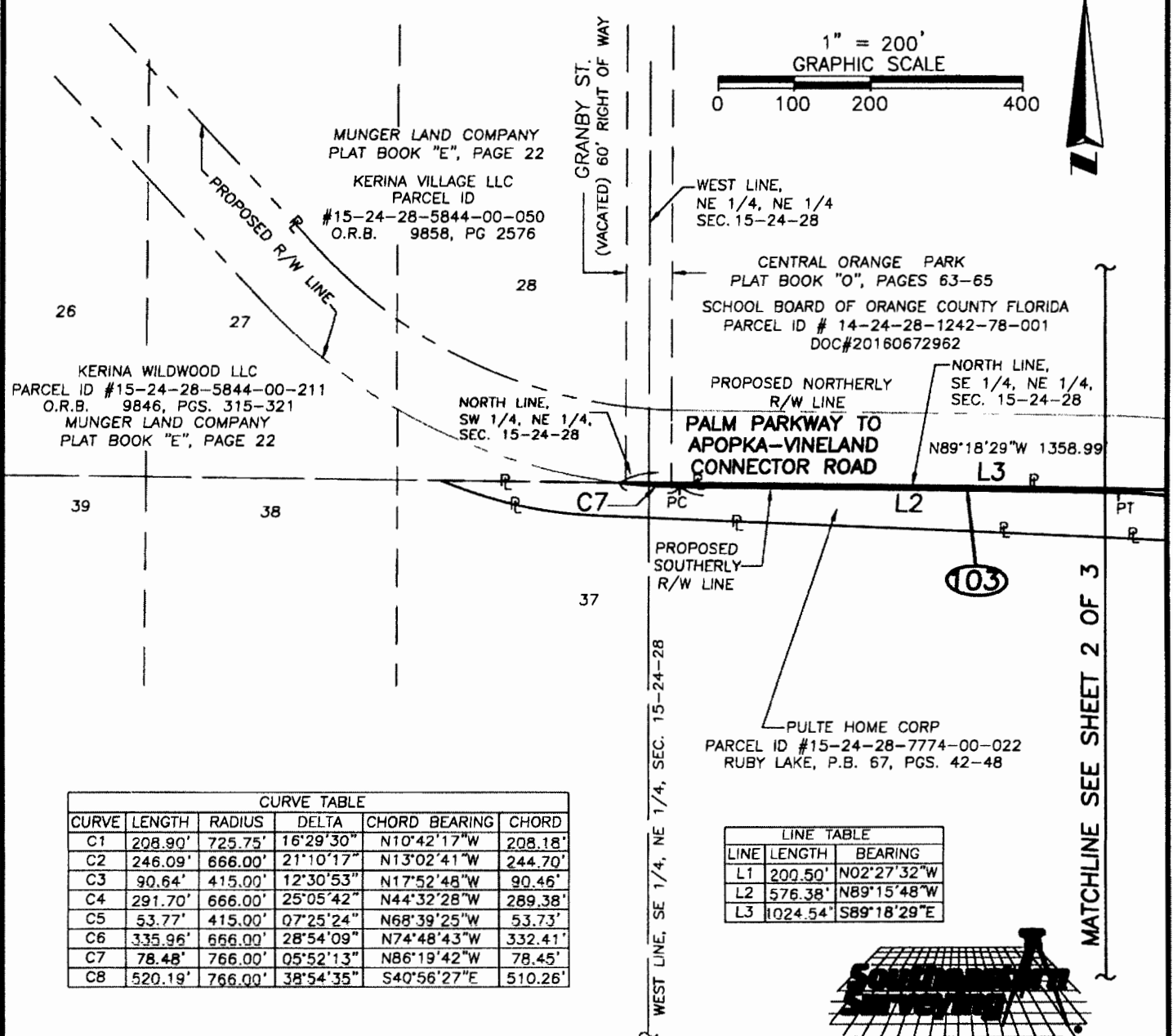


**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
08/2016	Revised Sketch REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 103

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E



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 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND.
  - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
08/2016	Revised Sketch REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 106**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 106

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


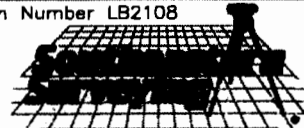
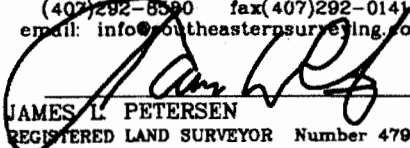
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

**SURVEYORS REPORT**

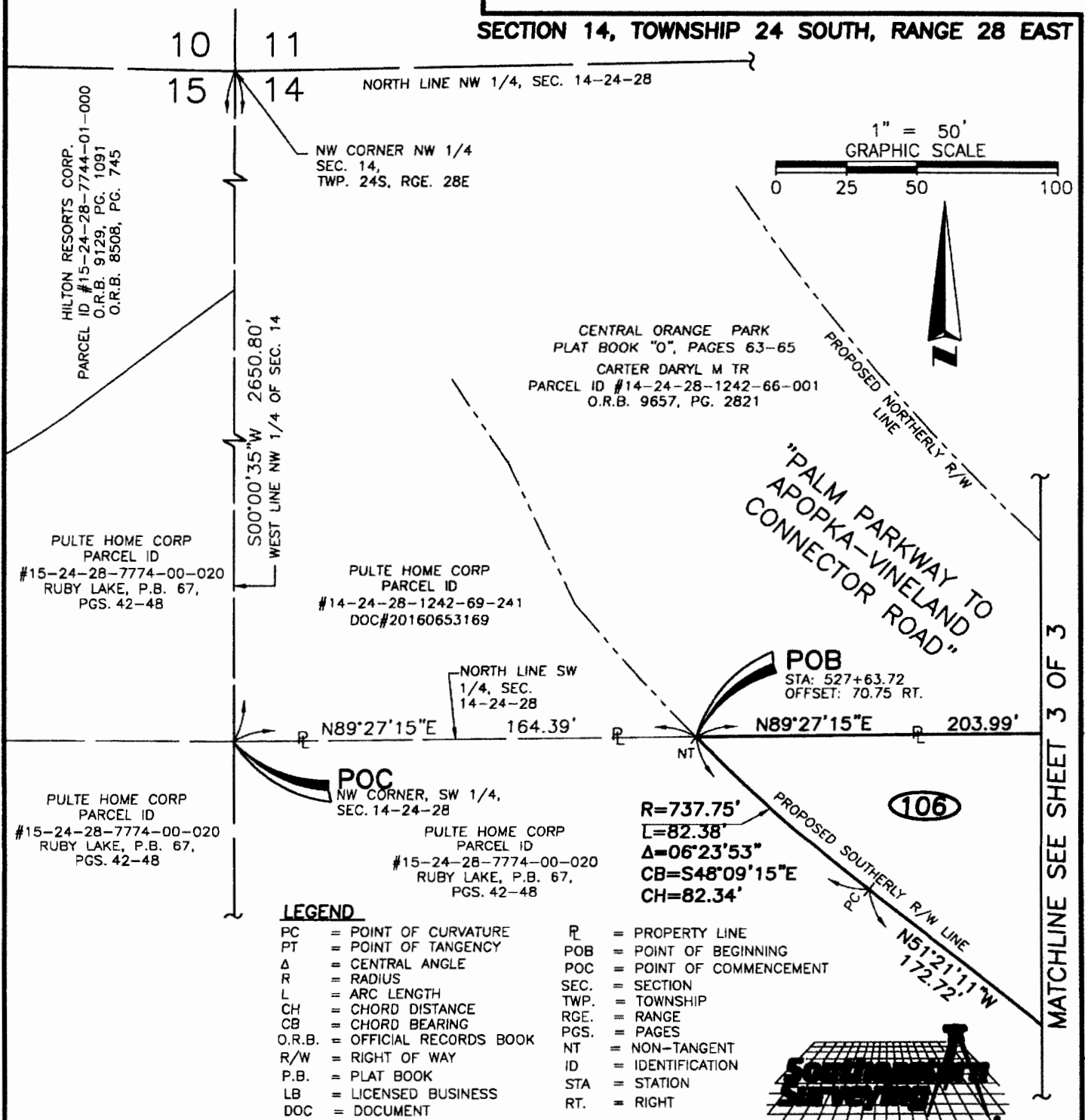
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b> 	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599095   <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax (407)292-0141 email: info@southeasternsurveying.com
	Job Number: <b>51599</b>	Scale: <b>1" = 50'</b>	
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



**LEGEND**

- |                                |                             |
|--------------------------------|-----------------------------|
| PC = POINT OF CURVATURE        | R = PROPERTY LINE           |
| PT = POINT OF TANGENCY         | POB = POINT OF BEGINNING    |
| Δ = CENTRAL ANGLE              | POC = POINT OF COMMENCEMENT |
| R = RADIUS                     | SEC. = SECTION              |
| L = ARC LENGTH                 | TWP. = TOWNSHIP             |
| CH = CHORD DISTANCE            | RGE. = RANGE                |
| CB = CHORD BEARING             | PGS. = PAGES                |
| O.R.B. = OFFICIAL RECORDS BOOK | NT = NON-TANGENT            |
| R/W = RIGHT OF WAY             | ID = IDENTIFICATION         |
| P.B. = PLAT BOOK               | STA = STATION               |
| LB = LICENSED BUSINESS         | RT. = RIGHT                 |
| DOC = DOCUMENT                 |                             |

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

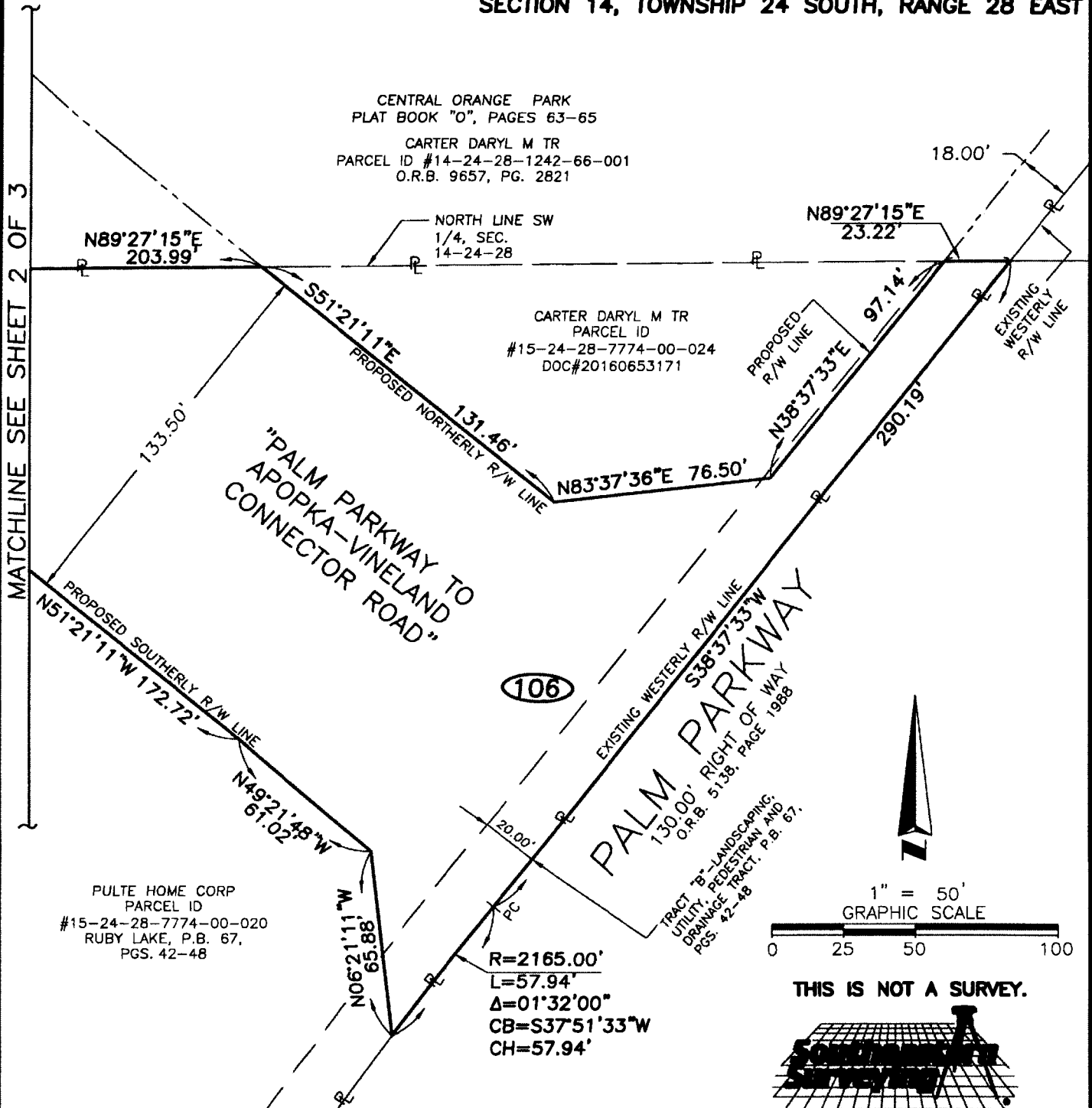
Revision: 06/2017

Address Comments

MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

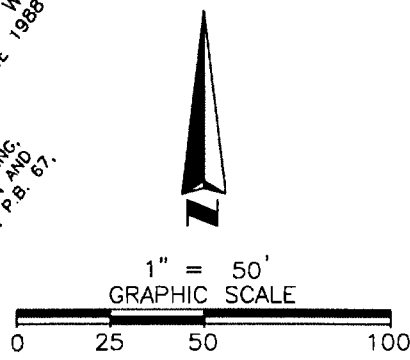
NORTH LINE SW  
 1/4, SEC.  
 14-24-28

CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

R=2165.00'  
 L=57.94'  
 Δ=01°32'00"  
 CB=S37°51'33"W  
 CH=57.94'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2
  - SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.



THIS IS NOT A SURVEY.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
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 Orlando, Florida 32810-4350  
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 email: info@southeasternsurveying.com

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

Revision: 02/15-4/17 Orange County comments CBvG-Parcel Owners

Revision: 06/2017 Address Comments Revision: 12/2014 Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-7774-00-022

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**DRAINAGE EASEMENT**  
*(Parcel 803K)*

**THIS DRAINAGE EASEMENT** is made and entered this 14th day of December, 2018, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

**W I T N E S S E T H:**

**THAT GRANTOR**, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to Grantee and its assigns, a nonexclusive easement for drainage purposes (the "**Drainage Easement**"), with full authority to enter upon, construct and maintain, as Grantee and its assigns may deem necessary, a drainage ditch, pipe, or facility (the "**Drainage Facilities**") over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A"** (the "**Easement Area**")

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

Grantee and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantor, its heirs, successors, and assigns agree 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 ditch, pipe, or facility.

[SIGNATURES ON FOLLOWING PAGE]



IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

PULTE HOME COMPANY, LLC, a Michigan limited liability company, authorized to transact business in the State of Florida

Witness 1 sign: [Signature]

By: [Signature]

Witness 1 print name: Edward LaFera

Print name: Neil Klapproth

Witness 2 sign: [Signature]

Title: Director of Land

Witness 2 print name: Amy Steiger

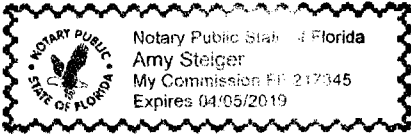
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2018, by Neil Klapproth as Director of Land and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
Notary Public Signature  
Amy Steiger  
Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**Exhibit "A"**

**to Drainage Easement**

**Legal Description of Easement Area**

*(Parcel 803K)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803K**  
 ESTATE: Perpetual Easement  
 PURPOSE: Drainage Easement

PARCEL 803K

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


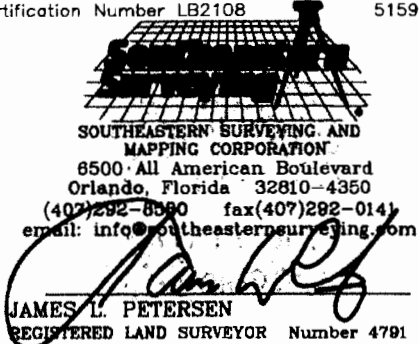
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence North 89°18'29" West, a distance of 971.29 feet along the North line of said Southeast quarter of the Northeast quarter; thence leaving said North line, run South 00°41'31" West, a distance of 4.32 feet for a POINT OF BEGINNING; thence South 68°54'12" West, a distance of 125.84 feet; thence South 01°14'43" West, a distance of 0.67 feet to a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence North 87°33'39" West, a distance of 20.00 feet along said Northerly line; thence leaving said Northerly line, run North 01°14'43" East, a distance of 13.65 feet; thence North 68°54'12" East, a distance of 89.32 feet; thence South 89°15'48" East, a distance of 53.78 feet to the POINT OF BEGINNING.

Containing 2,295 square feet, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/14	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 08/2016	Revised Legal Description REJ
Revision: 06/2015	Revised per construction plan changes EC
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

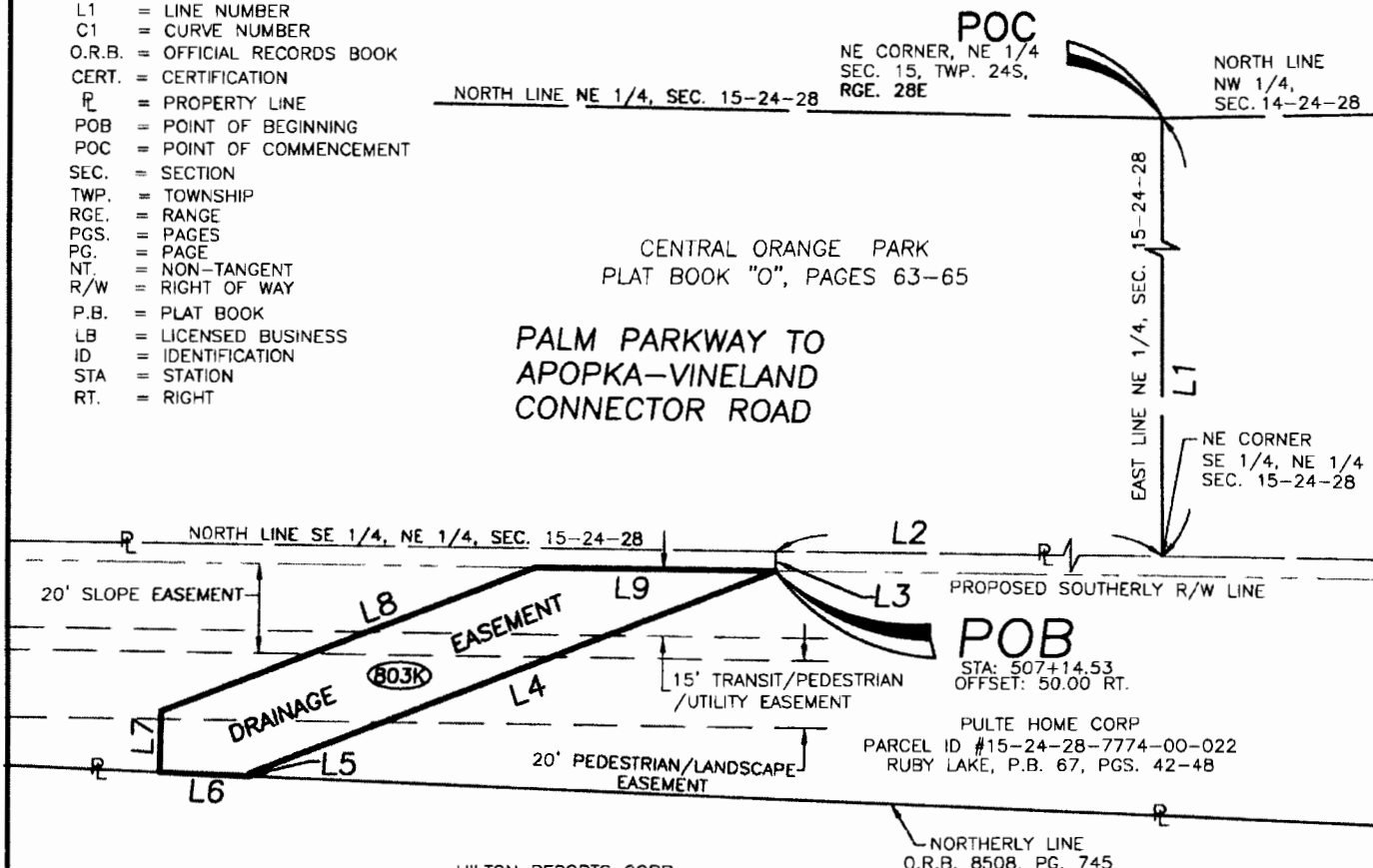
<b>DESCRIPTION</b>  FOR 	Date: June 23, 2014 CBvG	Certification Number LB2108 51599122
	Job Number: 51599	Scale: 1" = 40'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803K**

**LEGEND**

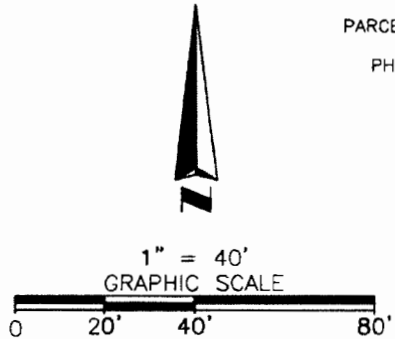
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT. = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

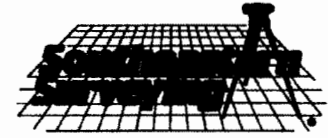


HILTON RESORTS CORP  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129, PG. 1091  
 O.R.B. 8508, PG. 745

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48



LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	971.29'	N89°18'29"W
L3	4.32'	S00°41'31"W
L4	125.84'	S68°54'12"W
L5	0.67'	S01°14'43"W
L6	20.00'	N87°33'39"W
L7	13.65'	N01°14'43"E
L8	89.32'	N68°54'12"E
L9	53.78'	S89°15'48"E



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 10-11 OF RIGHT OF WAY MAPS.

Drawing No: 51599122  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address	Comments
06/2017		
09/16-4/14	Revised Sketch BMD-Parcel Ownership	S.S.
08/2016	Revised Legal Description	REJ
06/2015	Revised per construction plan changes	EC
02/2015	Orange County comments	CBvG
12/2014	Orange County comments	CBvG

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

Daniel T. O'Keefe, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)  
PARCEL ID NO.: PORTIONS OF 14-24-28-1242-69-241,  
15-24-28-7774-00-020, AND 15-24-28-7774-00-022

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**DRAINAGE EASEMENT**  
*(Parcels 803J, 806H, and 806L)*

**THIS DRAINAGE EASEMENT** is made and entered this 13th day of August, 2018, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

**WITNESSETH:**

**THAT GRANTOR**, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to Grantee and its assigns, a nonexclusive easement for drainage purposes (the "**Drainage Easement**"), with full authority to enter upon, construct and maintain, as Grantee and its assigns may deem necessary, a drainage ditch, pipe, or facility (the "**Drainage Facilities**") over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A"** (the "**Easement Area**")

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

Grantee and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantor, its heirs, successors, and assigns agree 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 ditch, pipe, or facility.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

PULTE HOME COMPANY, LLC, a Michigan limited liability company, authorized to transact business in the State of Florida

Witness 1 sign: [Signature]

By: [Signature]

Witness 1 print name: Chris Tucker

Print name: Neil Klaproth

Witness 2 sign: [Signature]

Title: Director of Land

Witness 2 print name: Amy Steiger

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13 day of August, 2018, by Neil Klaproth, as Director of Land of and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
Notary Public Signature  
Amy Steiger  
Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. FF217345  
My Commission Expires: 4/5/2019



**Exhibit "A"**

**to Drainage Easement**

**Legal Description of Easement Area**

*(Parcels 803J, 806H, and 806L)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803J**

ESTATE: Perpetual Easement  
PURPOSE: Drainage Easement

**PARCEL 803J**

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



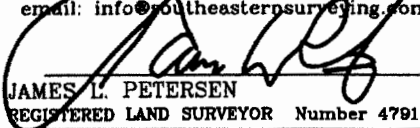
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.63 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.42 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 31°49'28" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 01°44'49", a distance of 17.84 feet for the POINT OF BEGINNING; thence continue Northwesterly along the arc of said curve and said Easterly line of said parcel of land, having a radius of 585.00 feet, through a central angle of 02°15'34", a distance of 23.07 feet; thence leaving said Easterly line, run South 89°55'53" East, a distance of 8.33 feet; thence North 25°10'53" East, a distance of 29.51 feet to a point on the aforesaid East line of the Northeast quarter of Section 15; thence South 00°00'35" West, a distance of 46.72 feet along said East line; thence leaving said East line, run North 89°55'53" West, a distance of 9.41 feet to the Point of Beginning.

Containing 472 square feet, more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b> 	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599121	
	Job Number: <b>51599</b>	Scale: <b>1" = 10'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 fax (407) 292-0141 email: info@southeasternsurveying.com
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	





**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806H**

ESTATE: Perpetual Easement  
PURPOSE: 20' Drainage Easement

PARCEL 806H

A Portion of RUBY LAKE-PHASE 1, according to the Plat thereof as recorded in Plat Book 88, Pages 120 through 125, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



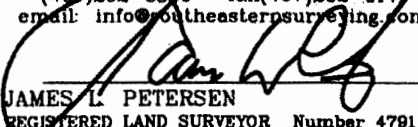
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.63 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.42 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 31°49'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 01°44'49", a distance of 17.84 feet; thence leaving said Easterly line, run North 89°55'53" West, a distance of 198.84 feet; thence North 63°05'55" West, a distance of 198.21 feet; thence South 81°22'32" West, a distance of 100.17 feet; thence South 59°50'18" West, a distance of 18.44 feet for the POINT OF BEGINNING, said Point of Beginning being a point on the Westerly line of the aforesaid parcel of land; thence continue South 59°50'18" West, a distance of 72.69 feet; thence North 30°09'42" West, a distance of 20.00 feet; thence North 59°50'18" East a distance of 69.19 feet to a point on the aforesaid Westerly line, said Westerly line being a non-tangent curve concave Southwesterly, having a radius of 500.00 feet and a chord bearing of South 40°03'54" East; thence Southeasterly along the arc of said curve and said Westerly line, through a central angle of 03°19'36", a distance of 20.30 feet to the Point of Beginning.

Containing: 1,420 square feet more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2 & 3

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership
08/2016	Revised Description REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

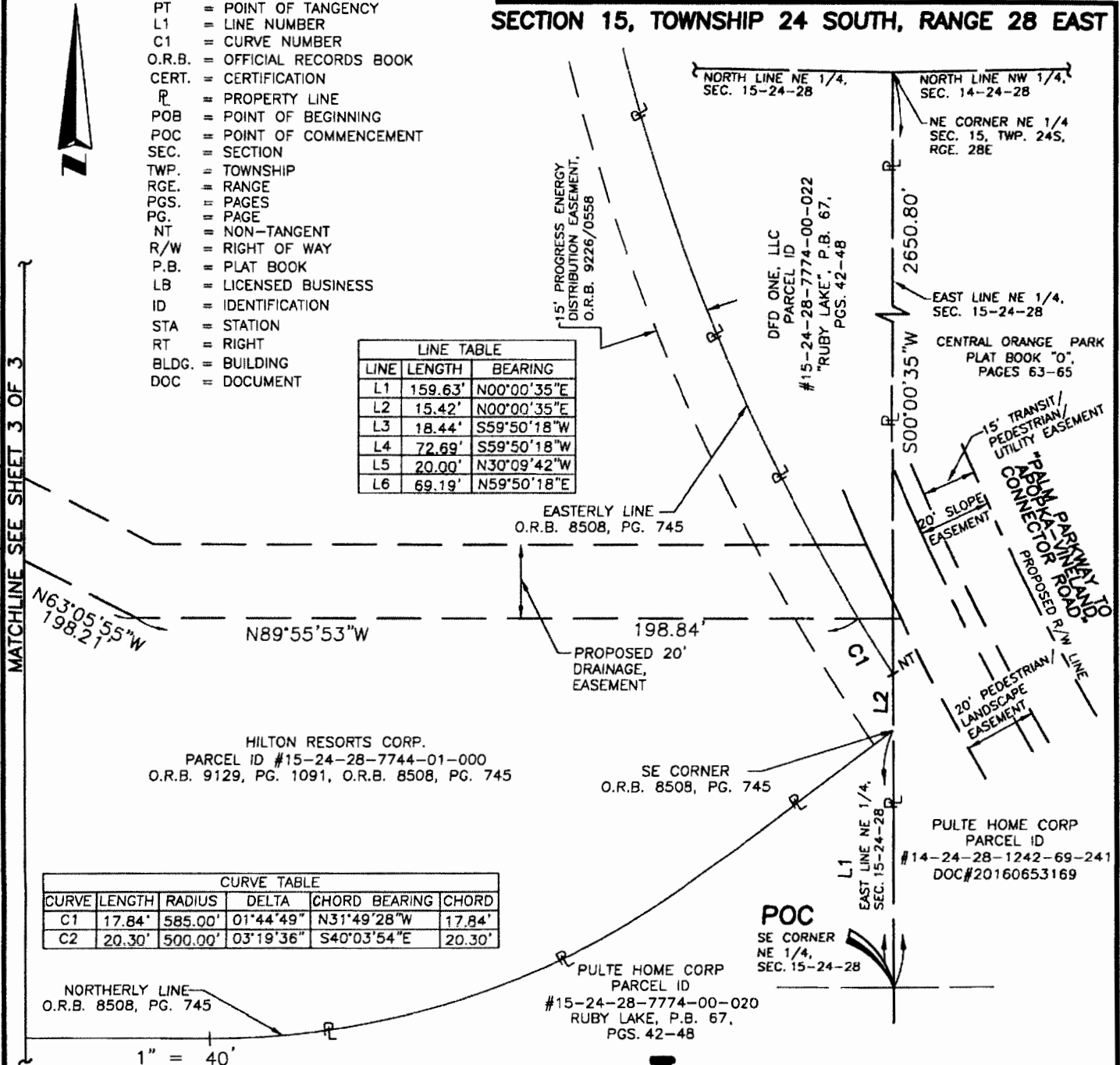
<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY</b> <b>GOVERNMENT</b> <b>FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB210B 51599102	
	Job Number: <b>51599</b>	Scale: <b>1" = 40'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8880 fax(407)292-0141 email: info@southeasternsurveying.com
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 806H

**LEGEND**

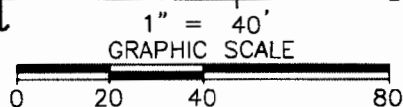
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT = RIGHT
- BLDG. = BUILDING
- DOC = DOCUMENT

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



LINE TABLE		
LINE	LENGTH	BEARING
L1	159.63'	N00°00'35"E
L2	15.42'	N00°00'35"E
L3	18.44'	S59°50'18"W
L4	72.69'	S59°50'18"W
L5	20.00'	N30°09'42"W
L6	69.19'	N59°50'18"E

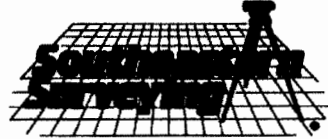
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.84'	585.00'	01°44'49"	N31°49'28"W	17.84'
C2	20.30'	500.00'	03°19'36"	S40°03'54"E	20.30'



NOTE:  
 • NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 • NOT VALID WITHOUT SHEETS 1 AND 3  
 • SEE SHEET 19 OF RIGHT OF WAY MAPS.

Drawing No: 51599102  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

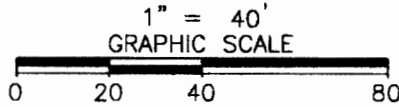


SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

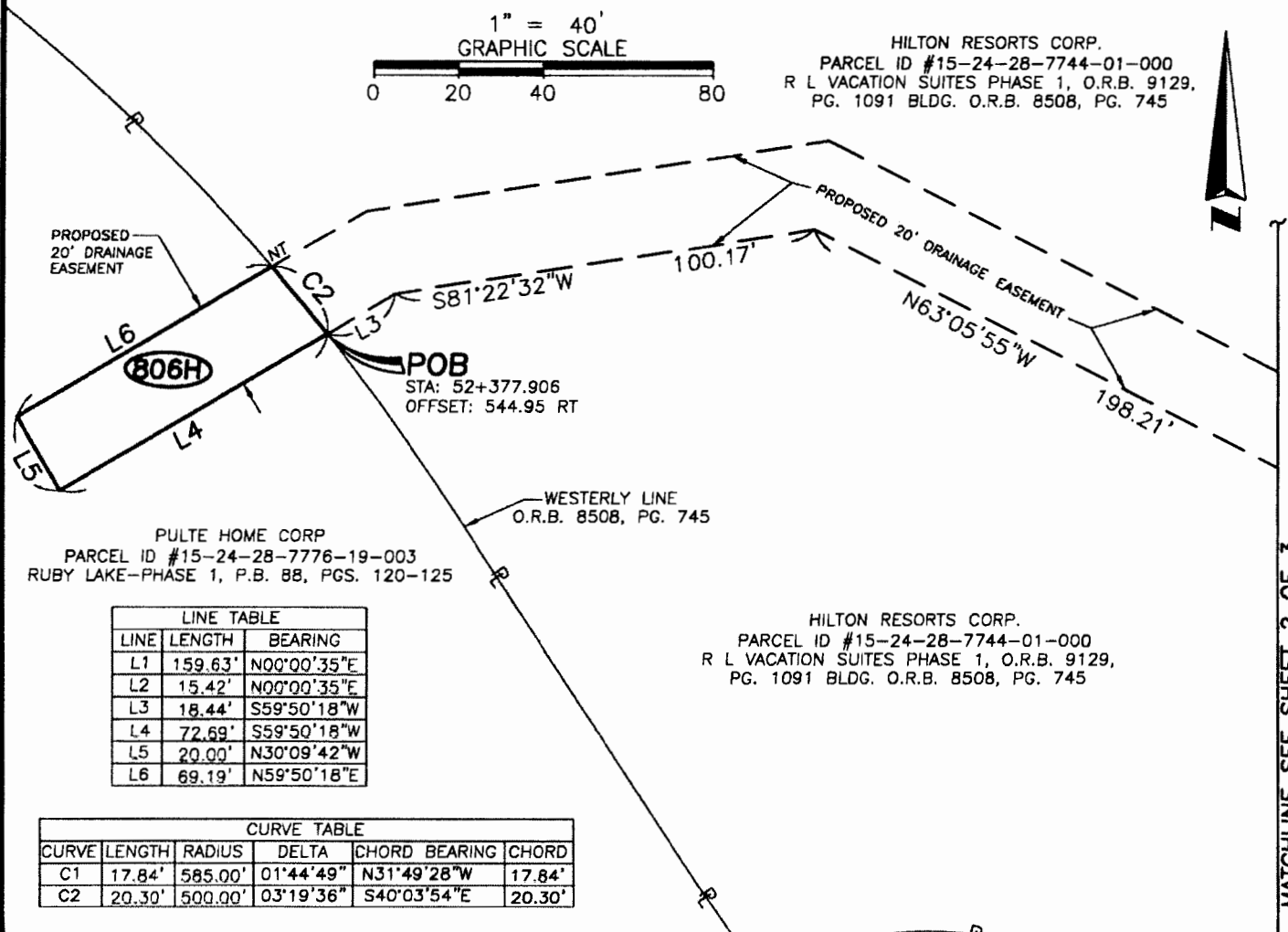
Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership
08/2016	Revised Description REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806H

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. O.R.B. 8508, PG. 745



PULTE HOME CORP  
 PARCEL ID #15-24-28-7776-19-003  
 RUBY LAKE-PHASE 1, P.B. 88, PGS. 120-125

WESTERLY LINE  
 O.R.B. 8508, PG. 745

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. O.R.B. 8508, PG. 745

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.63'	N00°00'35"E
L2	15.42'	N00°00'35"E
L3	18.44'	S59°50'18"W
L4	72.69'	S59°50'18"W
L5	20.00'	N30°09'42"W
L6	69.19'	N59°50'18"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.84'	585.00'	01°44'49"	N31°49'28"W	17.84'
C2	20.30'	500.00'	03°19'36"	S40°03'54"E	20.30'

MATCHLINE SEE SHEET 2 OF 3



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 AND 2
  - SEE SHEET 19 OF RIGHT OF WAY MAPS.

Drawing No: 51599102  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership
Revision: 08/2016	Revised Description REJ
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806L**  
 ESTATE: Perpetual Easement  
 PURPOSE: Drainage

PARCEL 806L

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2413.89 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; thence departing said West line North 25°10'53" East, a distance of 24.33 feet to a point on the Southerly right-of-way line of the proposed Palm-Parkway to Apopka-Vineland Connector Road, said Southerly right-of-way line being non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of South 22°23'32" East; thence run Southeasterly along the arc of said curve and said Southerly right-of-way line, through a central angle of 02°08'21", a distance of 27.10 feet; thence South 25°10'53" West, a distance of 48.28 feet; thence North 89°55'53" West, a distance of 0.14 feet to the aforesaid West line of Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 46.72 feet along said West line to the POINT OF BEGINNING.

Containing 727 square feet more or less.

**SURVEYORS REPORT**

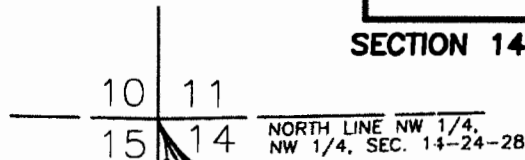
1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

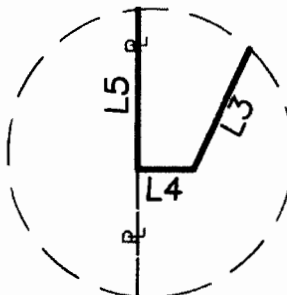
<b>DESCRIPTION</b>  <b>FOR</b> 	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599092
	Job Number: <b>51599</b>	Scale: <b>1" = 20'</b>
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax (407)292-0145 email: info@seasurveys.com
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		<b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806L

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

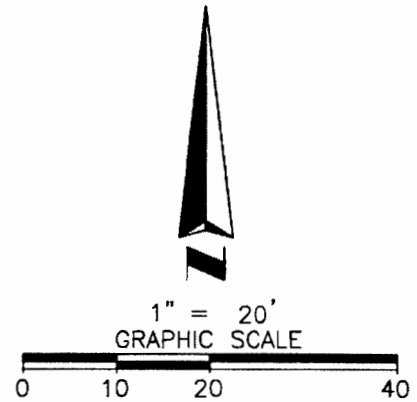


**POC**  
 NW CORNER NW 1/4  
 SEC. 14, TWP. 24S  
 RGE. 28E



**DETAIL "A"**  
 (NOT TO SCALE)

CARTER DARYL M TR  
 PARCEL ID  
 #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821



**LEGEND**

- ID = IDENTIFICATION
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	2413.89'	S00°00'35"W
L2	24.33'	N25°10'53"E
L3	48.28'	S25°10'53"W
L4	0.14'	N89°55'53"W
L5	46.72'	N00°00'35"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	27.10'	725.75'	02°08'21"	S22°23'32"E	27.09'

#15-24-28-774-00-022  
 PULTE HOME CORP  
 PARCEL ID  
 9.7.  
 #15-24-28-774-00-022  
 P.B. 6.7.  
 #15-24-28-774-00-022  
 PGS. 42-48  
 RUGS  
 #15-24-28-774-00-022  
 PULTE HOME CORP  
 PARCEL ID  
 9.7.  
 #15-24-28-774-00-022  
 P.B. 6.7.  
 #15-24-28-774-00-022  
 PGS. 42-48  
 RUGS

PALM PARKWAY TO  
 APOPKA-VINELAND  
 CONNECTOR ROAD  
 PROPOSED  
 SOUTHERLY R/W LINE

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 15' TRANSIT/PEDESTRIAN/  
 UTILITY EASEMENT  
 20' SLOPE EASEMENT

**POB**  
 STA: 525+01.82  
 OFFSET: 75.33 RT.

806L

20' PEDESTRIAN/  
 LANDSCAPE EASEMENT  
 PULTE HOME CORP  
 PARCEL ID  
 #14-24-28-1242-69-241  
 DOC#20160653169

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEET 15 OF RIGHT OF WAY MAPS.



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599092  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017	Address Comments
-------------------	------------------

This Instrument was prepared by,  
and upon recording please return to:

Daniel T. O'Keefe, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PARCEL ID NO.: PORTION OF 15-24-28-7774-00-022, AND  
15-24-28-7774-00-020

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913)**

**SLOPE EASEMENT**

*(Parcels 803E, 803F, 803H, 803I, and 103, 105B, 106, 108)*

**THIS SLOPE EASEMENT AGREEMENT** (this "**Agreement**") is made and entered this 13th day of August, 2018, by and between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 ("**Grantee**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

**Section 2.** Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the

Easement Area for the purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

**Section 3.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

**Section 4.** The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining Property Owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

**Section 5.** The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

**Section 6.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

**Section 7.** With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

**Section 8.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURES APPEAR ON FOLLOWING PAGE]



IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

PULTE HOME COMPANY, LLC, a Michigan limited liability company, authorized to transact business in the State of Florida

Witness 1 sign: [Signature]

By: [Signature]

Witness 1 print name: Cuff Torres

Print name: Neil Kleproth

Witness 2 sign: [Signature]

Title: Director of Land

Witness 2 print name: Amy Steiger

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th day of August, 2018, by Neil Kleproth as Director of Land of and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]

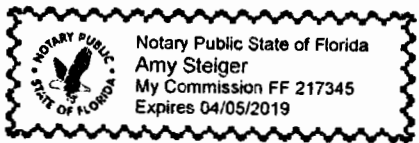
Notary Public Signature  
Amy Steiger

Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. FF 217345

My Commission Expires: 4/6/2019



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "A"**

to Slope Easement

Legal Description of Easement Area  
*(Parcels 803E, 803F, 803H, and 803I)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803E**

ESTATE: Perpetual Easement  
 PURPOSE: 20' SLOPE EASEMENT

**PARCEL 803E**

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



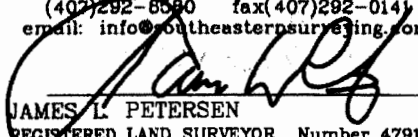
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence leaving said East line, run North 89°18'29" West, a distance of 1321.37 feet along said North line of said Southeast quarter of the Northeast quarter to the Northwest corner thereof; thence North 89°18'29" West, a distance of 37.62 feet along the North line of the Southwest quarter of the aforesaid Northeast quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northerly, having a radius of 766.00 feet and a chord bearing of South 86°19'42" East; thence Easterly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 28°54'09", a distance of 335.96 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Southerly, having a radius of 415.00 feet and a chord bearing of North 78°00'00" West; thence Westerly along the arc of said curve and said Easterly line, through a central angle of 11°15'46", a distance of 81.58 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 646.00 feet and a chord bearing of North 78°15'45" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 22°00'07", a distance of 248.07 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 786.00 feet; thence Westerly along the arc of said curve through a central angle of 14°10'26", a distance of 194.44 feet to a point on the aforesaid North line of the Southwest quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 114.12 feet along said North line to the POINT OF BEGINNING.

Containing 20,203 square feet, more or less.

**SURVEYORS REPORT**

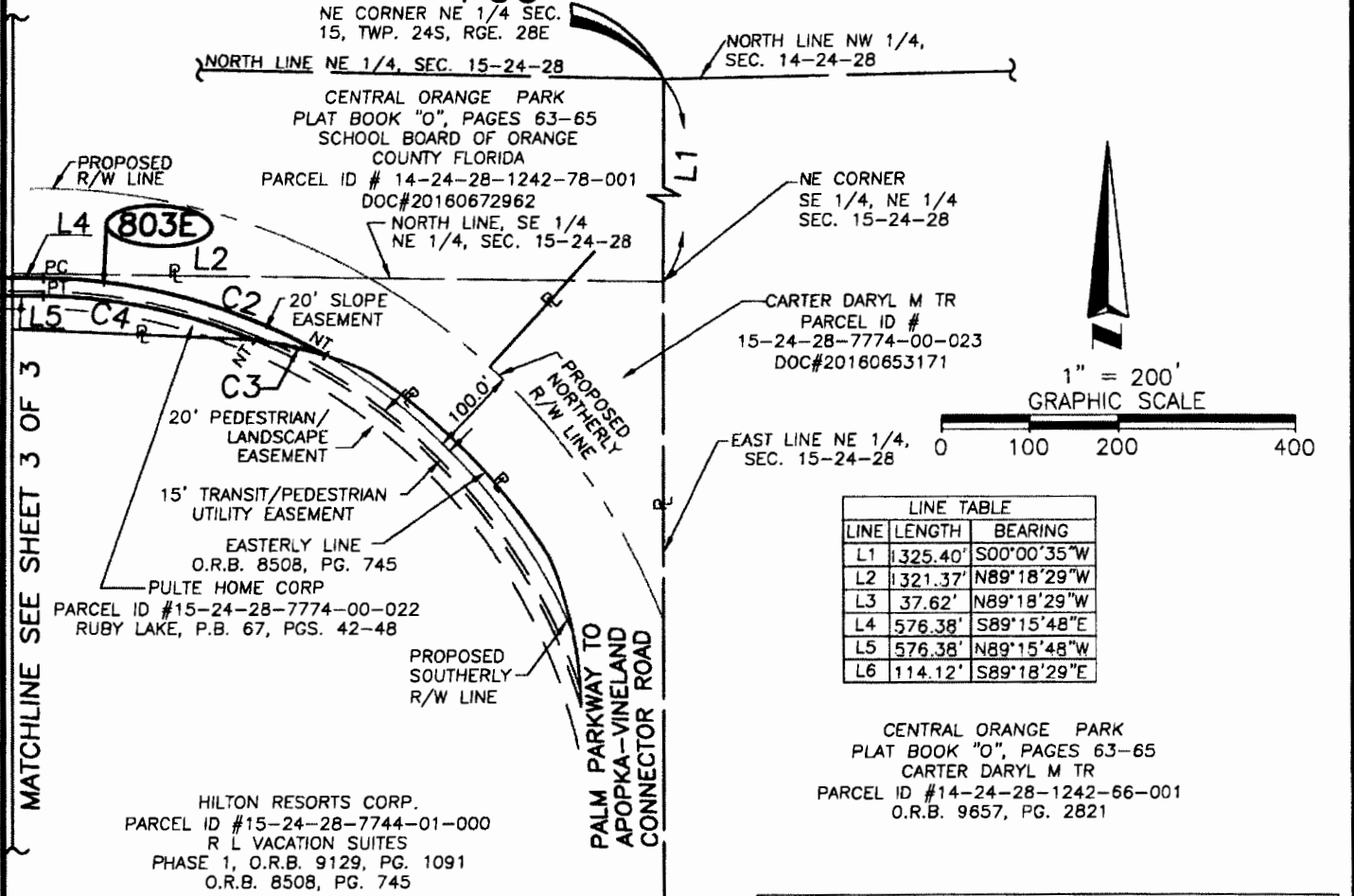
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-3

Revision: 04/17		Parcel Ownership S.S.		Revision: 06/2017		Address Comments	
Revision: 01/2017		Revised Description BMD		Revision: 08/2016		Revised Sketch REJ	
Revision: 09/2016		Revised Sketch BMD		Revision: 02/2015		Orange County comments CBvG	
				Revision: 12/2014		Orange County comments CBvG	

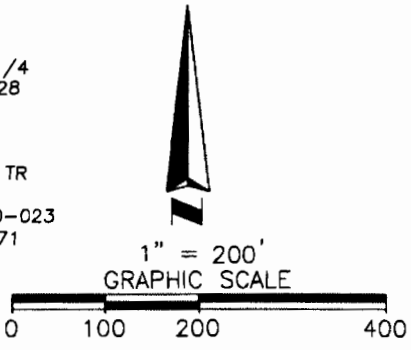
	<b>DESCRIPTION</b> Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599116
	Job Number: <b>61599</b> Scale: <b>1" = 200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8080 fax(407)292-014 email: info@southeasternsurveying.com
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 803E

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



MATCHLINE SEE SHEET 3 OF 3



LINE TABLE		
LINE	LENGTH	BEARING
L1	325.40'	S00°00'35"W
L2	321.37'	N89°18'29"W
L3	37.62'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	576.38'	N89°15'48"W
L6	114.12'	S89°18'29"E

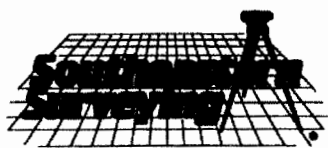
CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65  
CARTER DARYL M TR  
PARCEL ID #14-24-28-1242-66-001  
O.R.B. 9657, PG. 2821

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	78.48'	766.00'	05°52'13"	S86°19'42"E	78.45'
C2	335.96'	666.00'	28°54'09"	S74°48'43"E	332.41'
C3	81.58'	415.00'	11°15'46"	N78°00'00"W	81.45'
C4	248.07'	646.00'	22°00'07"	N78°15'45"W	246.55'
C5	194.44'	786.00'	14°10'26"	N82°10'36"W	193.95'

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

NOTE:  
 • NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 • NOT VALID WITHOUT SHEETS 1 & 3 OF 3  
 • SEE SHEETS 10-11 OF RIGHT OF WAY MAPS.



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599116  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

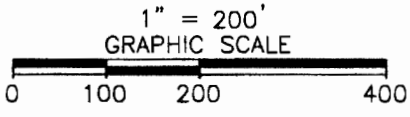
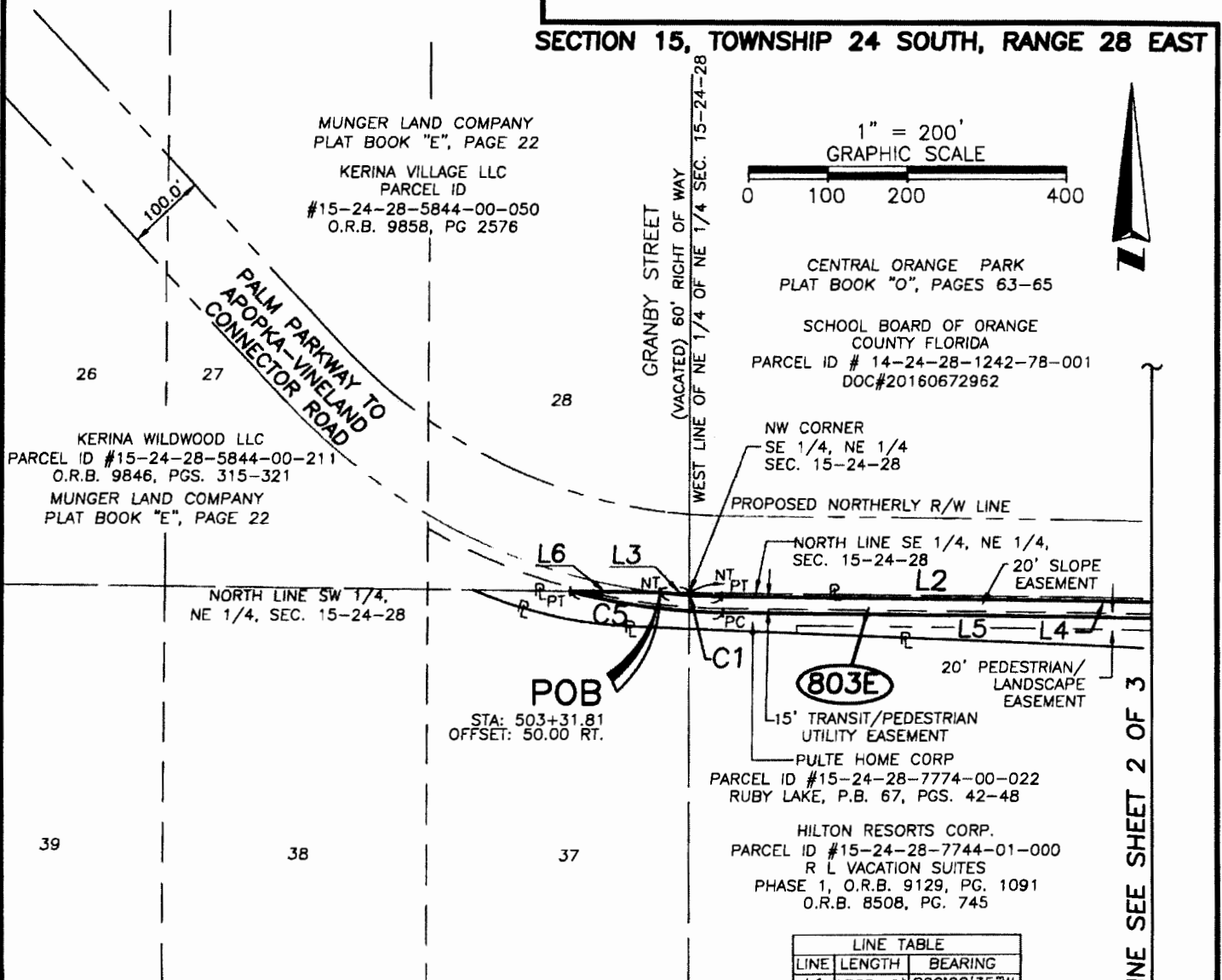
**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments CBvG
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Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 08/2016	Revised Sketch REJ
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 803E

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

SCHOOL BOARD OF ORANGE  
 COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

NW CORNER  
 SE 1/4, NE 1/4  
 SEC. 15-24-28

PROPOSED NORTHERLY R/W LINE

NORTH LINE SE 1/4, NE 1/4,  
 SEC. 15-24-28

803E

20' PEDESTRIAN/  
 LANDSCAPE  
 EASEMENT

15' TRANSIT/PEDESTRIAN  
 UTILITY EASEMENT

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129, PG. 1091  
 O.R.B. 8508, PG. 745

LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	37.62'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	576.38'	N89°15'48"W
L6	114.12'	S89°18'29"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	78.48'	766.00'	05°52'13"	S86°19'42"E	78.45'
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C3	81.58'	415.00'	11°15'46"	N78°00'00"W	81.45'
C4	248.07'	646.00'	22°00'07"	N78°15'45"W	246.55'
C5	194.44'	786.00'	14°10'26"	N82°10'36"W	193.95'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND.
  - SEE SHEETS 10-11 OF RIGHT OF WAY MAPS.

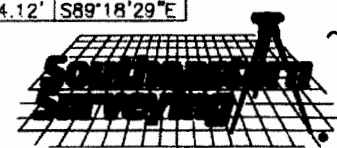
Drawing No: 51599116  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision: 06/2017	Address Comments	Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
		Revision: 08/2016	Revised Sketch REJ
		Revision: 02/2015	Orange County comments CBvG
		Revision: 12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 2 OF 3



**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 803F

ESTATE: Perpetual Easement

PURPOSE:

20' Pedestrian/Landscape/Slope Easement

Parcel 803F


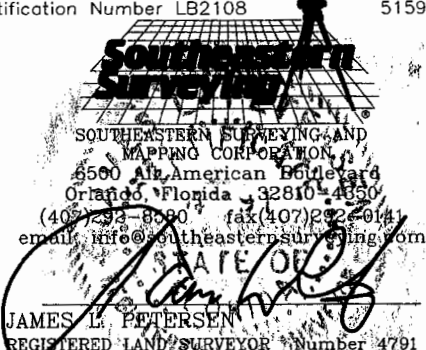
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence leaving said East line, run North 89°18'29" West, a distance of 1321.37 feet along said North line of said Southeast quarter of the Northeast quarter to the Northwest corner thereof; thence North 89°18'29" West, a distance of 130.25 feet along the North line of the Southwest quarter of the aforesaid Northeast quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northerly, having a radius of 781.00 feet and a chord bearing of South 82°56'27" East; thence Easterly along the arc of said curve, through a central angle of 12°38'45", a distance of 172.37 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southwesterly, having a radius of 651.00 feet; thence Southeasterly along the arc of said curve through a central angle of 23°33'15", a distance of 267.62 feet to a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 8508, page 745, Public Records of Orange County, Florida, said point lying on a non-tangent curve concave Southerly, having a radius of 415.00 feet and a chord bearing of North 84°20'06" West; thence Westerly along the arc of said curve and said Easterly line, through a central angle of 06°27'06", a distance of 46.73 feet to the point of tangency; thence North 87°33'39" West, a distance of 22.79 feet along said Northerly line to a point on a non-tangent curve concave Southwesterly, having a radius of 631.00 feet and a chord bearing of North 80°27'41" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 17°36'14", a distance of 193.87 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 801.00 feet; thence Northwesterly along the arc of said curve through a central angle of 17°55'35", a distance of 250.61 feet to a point on the aforesaid North line of the Southwest quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 75.57 feet along said North line to the POINT OF BEGINNING.

Containing 20,401 square feet, more or less.

**SURVEYORS REPORT**

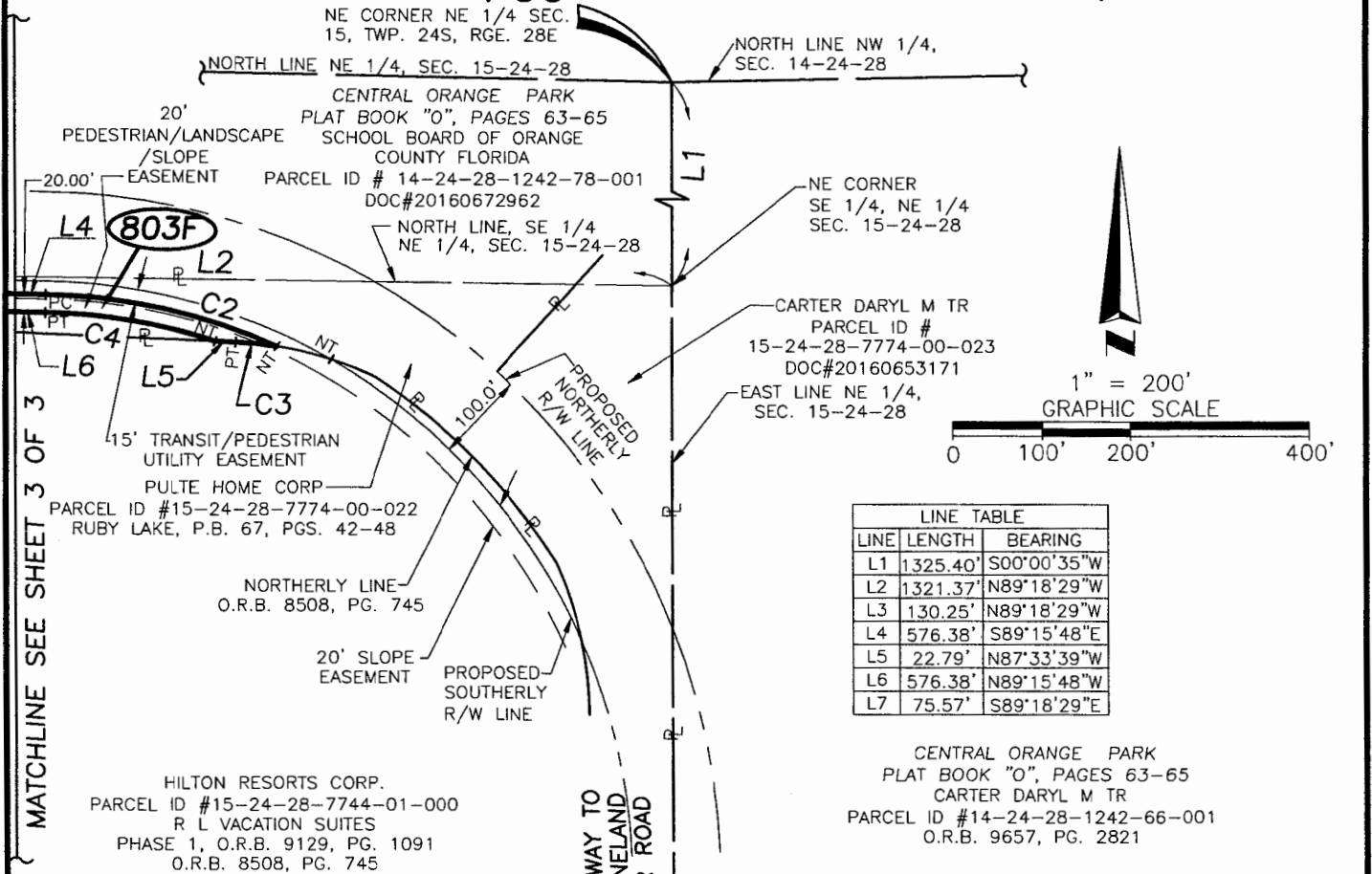
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.

Not valid without sheets 2-3		Revision: 08/2016	Revised Sketch	REJ
Revision: 06/2017	Address Comments	Revision: 06/2016	Revised per construction plan changes	EC
Revision: 04/2017	Revised & Parcel Ownership S.S.	Revision: 02/2015	Orange County comments	CBvG
Revision: 09/2016	Revised Sketch BMD	Revision: 12/2014	Orange County comments	CBvG

<b>DESCRIPTION</b>  FOR 	Date: June 23, 2014 CBvG		Certification Number LB2108 51599117  
	Job Number: 51599	Scale: 1" = 200'	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 803F

POC SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	130.25'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	22.79'	N87°33'39"W
L6	576.38'	N89°15'48"W
L7	75.57'	S89°18'29"E

CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65  
CARTER DARYL M TR  
PARCEL ID #14-24-28-1242-66-001  
O.R.B. 9657, PG. 2821

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	172.37'	781.00'	12°38'45"	S82°56'27"E	172.02'
C2	267.62'	651.00'	23°33'15"	S77°29'11"E	265.74'
C3	46.73'	415.00'	06°27'06"	N84°20'06"W	46.71'
C4	193.87'	631.00'	17°36'14"	N80°27'41"W	193.11'
C5	250.61'	801.00'	17°55'35"	N80°18'01"W	249.59'



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2 OF 3
- SEE SHEETS 10-11 OF RIGHT OF WAY MAPS.

Drawing No: 51599117  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 3  
See Sheet 1 for Description

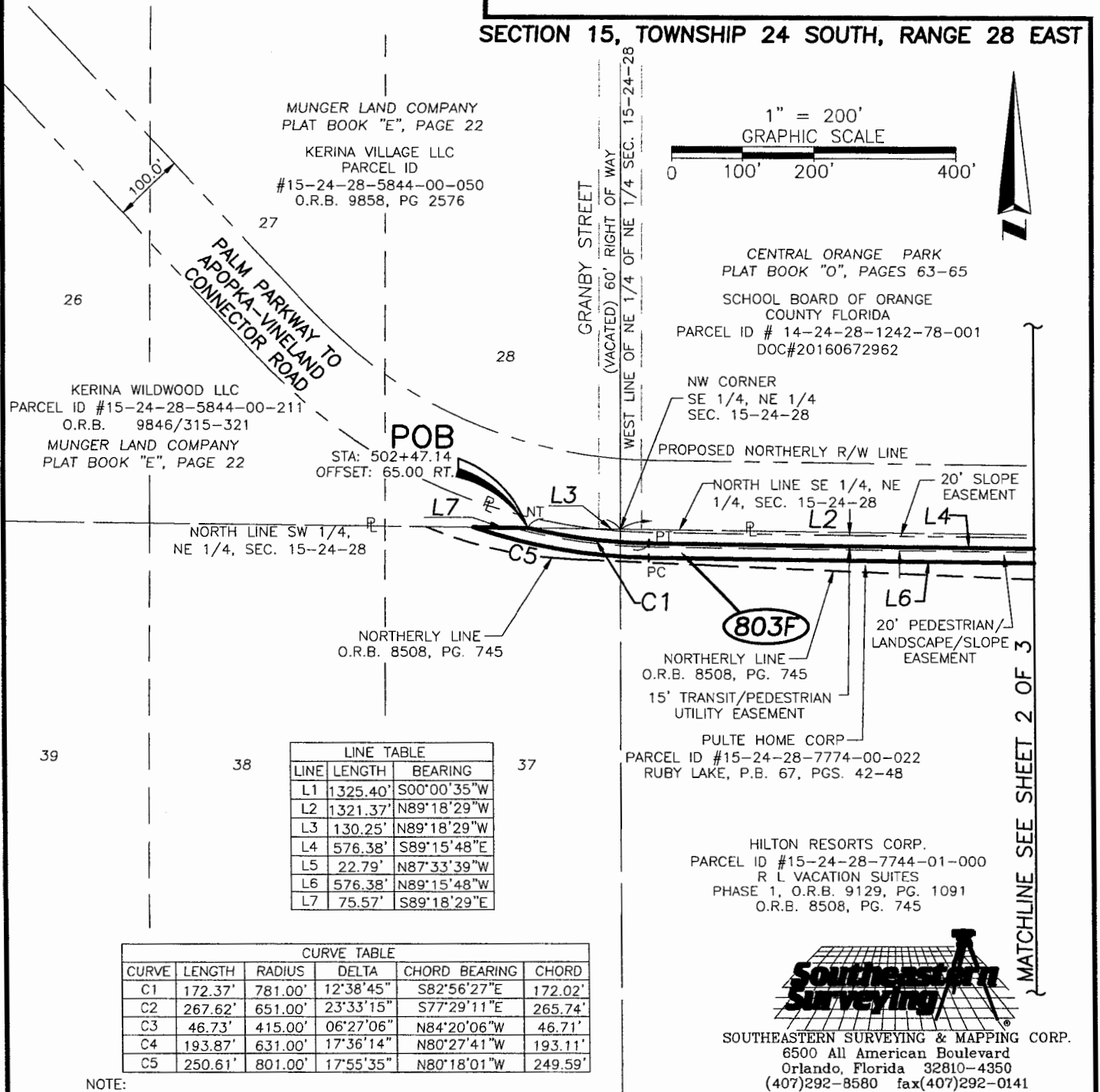
**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments
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Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 08/2016	Revised Sketch REJ
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 803F

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	130.25'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	22.79'	N87°33'39"W
L6	576.38'	N89°15'48"W
L7	75.57'	S89°18'29"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	172.37'	781.00'	12°38'45"	S82°56'27"E	172.02'
C2	267.62'	651.00'	23°33'15"	S77°29'11"E	265.74'
C3	46.73'	415.00'	06°27'06"	N84°20'06"W	46.71'
C4	193.87'	631.00'	17°36'14"	N80°27'41"W	193.11'
C5	250.61'	801.00'	17°55'35"	N80°18'01"W	249.59'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND
  - SEE SHEETS 10-11 OF RIGHT OF WAY MAPS.

Drawing No: 51599117  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments
-------------------	------------------

Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 08/2016	Revised Sketch REJ
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

MATCHLINE SEE SHEET 2 OF 3



**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803H**  
**ESTATE: Perpetual Easement**  
**PURPOSE: 20' SLOPE EASEMENT**

PARCEL 803H

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


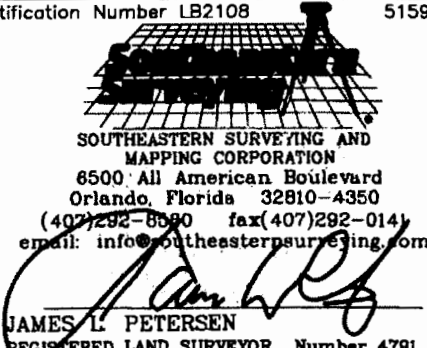
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 231.33 feet along the East line of said Northeast quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Easterly, having a radius of 745.75 feet and a chord bearing of North 12°44'01" West; thence Northerly along the arc of said curve, through a central angle of 20°32'59", a distance of 267.47 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to the point of curvature of a curve concave Westerly, having a radius of 646.00 feet; thence Northerly along the arc of said curve, through a central angle of 14°16'14", a distance of 160.90 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 05°59'28" West; thence Northerly along the arc of said curve and said Easterly boundary, through a central angle of 11°15'46", a distance of 81.58 feet to a point on a non-tangent curve concave Westerly, having a radius of 666.00 feet and a chord bearing of South 13°02'41" East; thence leaving said Easterly line, run Southerly along the arc of said curve, through a central angle of 21°10'17", a distance of 246.09 feet to the point of tangency; thence South 02°27'32" East, a distance of 200.50 feet to the point of curvature of a curve concave Easterly, having a radius of 725.75 feet; thence Southerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to a point on the aforesaid the East line of said Northeast quarter; thence South 00°00'35" West 55.80 feet along said East line to the POINT OF BEGINNING.

Containing 12,813 square feet more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/17-5/18	Address Comments/Revised sketch
Revision: 10/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

	<b>DESCRIPTION</b>		Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599119
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>		
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH		<b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791		

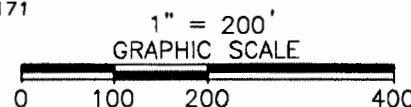
**SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 803H**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

SCHOOL BOARD OF ORANGE  
COUNTY FLORIDA  
PARCEL ID # 14-24-28-1242-78-001  
DOC#20160672962

EAST LINE NE 1/4,  
SEC. 15-24-28

CARTER DARYL M TR  
PARCEL ID #  
15-24-28-7774-00-023  
DOC#20160653171



LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	200.50'	S02°27'32"E
L3	55.80'	S00°00'35"W

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT. = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65  
CARTER DARYL M TR  
PARCEL ID #14-24-28-1242-66-001  
O.R.B. 9657, PG. 2821

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	267.47'	745.75'	20°32'59"	N12°44'01"W	266.04'
C2	160.90'	646.00'	14°16'14"	N09°35'39"W	160.48'
C3	81.58'	415.00'	11°15'46"	N05°59'28"W	81.45'
C4	246.09'	666.00'	21°10'17"	S13°02'41"E	244.70'
C5	208.90'	725.75'	16°29'30"	S10°42'17"E	208.18'

**803H**

15' TRANSIT/PEDESTRIAN  
/UTILITY EASEMENT

**PALM PARKWAY TO  
APOPKA-VINELAND  
CONNECTOR ROAD**

PULTE HOME CORP  
PARCEL ID #15-24-28-7774-00-022  
RUBY LAKE, P.B. 67, PGS. 42-48

20' PEDESTRIAN/LANDSCAPE/SLOPE  
EASEMENT

HILTON RESORTS CORP.  
PARCEL ID #15-24-28-7744-01-000  
R L VACATION SUITES  
PHASE 1, O.R.B. 9129, PG. 1091  
O.R.B. 8508, PG. 745

**POB**  
STA: 525+06.43  
OFFSET: 77.57 RT.

**POC**  
SE CORNER  
NE 1/4  
SEC. 15-24-28

N00°00'35"E  
231.33'

**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com



- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1
  - SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599119  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 2  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
10/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
09/2016	Revised Sketch BMD
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803I**

ESTATE: Perpetual Easement

PURPOSE:  
 20' Pedestrian/Landscape/Slope Easement

PARCEL 803I

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


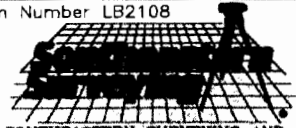
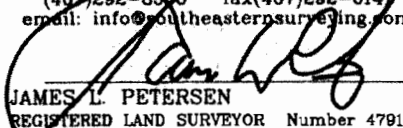
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 194.87 feet along the East line of said Northeast quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Easterly, having a radius of 760.75 feet and a chord bearing of North 13°59'52" West; thence leaving said East line, run Northerly along the arc of said curve, through a central angle of and a central angle of 23°04'43" a distance of 306.43 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to a point of curvature of a curve concave Westerly, having a radius of 631.00 feet and a central angle of 08°47'16"; thence Northerly along the arc of said curve a distance of 96.78 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence North 00°12'13" West, a distance of 61.76 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly boundary, through a central angle of 02°40'42", a distance of 19.40 feet to a point on a non-tangent curve concave Westerly, having a radius of 651.00 feet and a chord bearing of South 10°22'13" East; thence leaving said Easterly line, run Southerly along the arc of said curve, through a central angle of 15°49'23", a distance of 179.78 feet to the point of tangency; thence South 02°27'32" East, a distance of 200.50 feet to the point of curvature of a curve concave Easterly, having a radius of 740.75 feet; thence Southerly along the arc of said curve, through a central angle of 19°37'18", a distance of 253.68 feet to a point on the aforesaid the East line of said Northeast quarter; thence South 00°00'35" West, 49.50 feet along said East line to the POINT OF BEGINNING.

Containing 12,435 square feet more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
 Not valid without sheet 2

Revision: 04/2017	Revised & Parcel Ownership S.S.	Revision: 06/2017	Address Comments
Revision: 01/17	Revised Sketch BMD	Revision: 07/2016	Engineer comments BMD
Revision: 10/2016	Revised Sketch BMD	Revision: 02/2015	Orange County comments CBvG
		Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR 	Date: <b>June 23, 2014 CBvG</b>		Certification Number <b>LB2108</b> 51599120	
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791		

**SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 803I**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



SCHOOL BOARD OF ORANGE  
COUNTY FLORIDA  
PARCEL ID # 14-24-28-1242-78-001  
DOC#20160672962

EAST LINE NE 1/4,  
SEC. 15-24-28

CARTER DARYL M TR  
PARCEL ID #  
15-24-28-7774-00-023  
DOC#20160653171

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N02°27'32"W	200.50'
L2	N00°12'13"W	61.76'
L3	S02°27'32"E	200.50'
L4	S00°00'35"W	49.50'

PROPOSED SOUTHERLY  
R/W LINE

EASTERLY LINE  
O.R.B. 8508, PG 745

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65  
CARTER DARYL M TR  
PARCEL ID #14-24-28-1242-66-001  
O.R.B. 9657, PGS. 2821

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	760.75'	23°04'43"	306.43'	N13°59'52"W	304.36'
C2	631.00'	8°47'16"	96.78'	N6°51'10"W	96.69'
C3	415.00'	2°40'42"	19.40'	N1°32'34"W	19.40'
C4	651.00'	15°49'23"	179.78'	S10°22'13"E	179.21'
C5	740.75'	19°37'18"	253.68'	S12°16'11"E	252.44'

**803I**

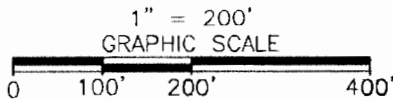
15' TRANSIT/PEDESTRIAN  
/UTILITY EASEMENT

20' PEDESTRIAN/  
LANDSCAPE/SLOPE EASEMENT

HILTON RESORTS CORP.  
PARCEL ID #15-24-28-7744-01-000  
R L VACATION SUITES  
PHASE 1, O.R.B. 9129, PG. 1091  
O.R.B. 8508, PG. 745

20' SLOPE  
EASEMENT

PULTE HOME CORP.  
PARCEL ID #15-24-28-7774-00-022  
RUBY LAKE, P.B. 67, PGS. 42-48

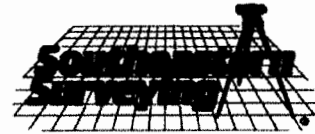


POC  
SE CORNER  
NE 1/4  
SEC. 15-24-28

POB

STA: 525+35.94  
OFFSET: 93.05 RT.

N00°00'35"E  
194.87'



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599120  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 2  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
04/2017	Revised & Parcel Ownership S.S.
01/17	Revised Sketch BMD
10/2016	Revised Sketch BMD
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "B"**

to Slope Easement

Legal Description of Benefited Property  
*(Parcels 103, 105B, 106, and 108)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 103


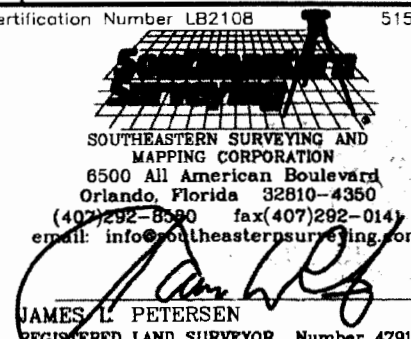
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 68°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

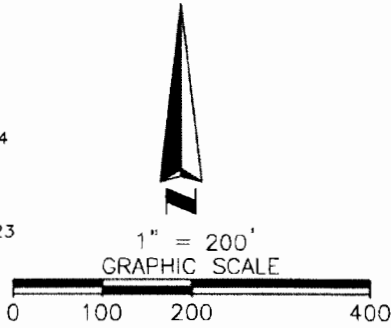
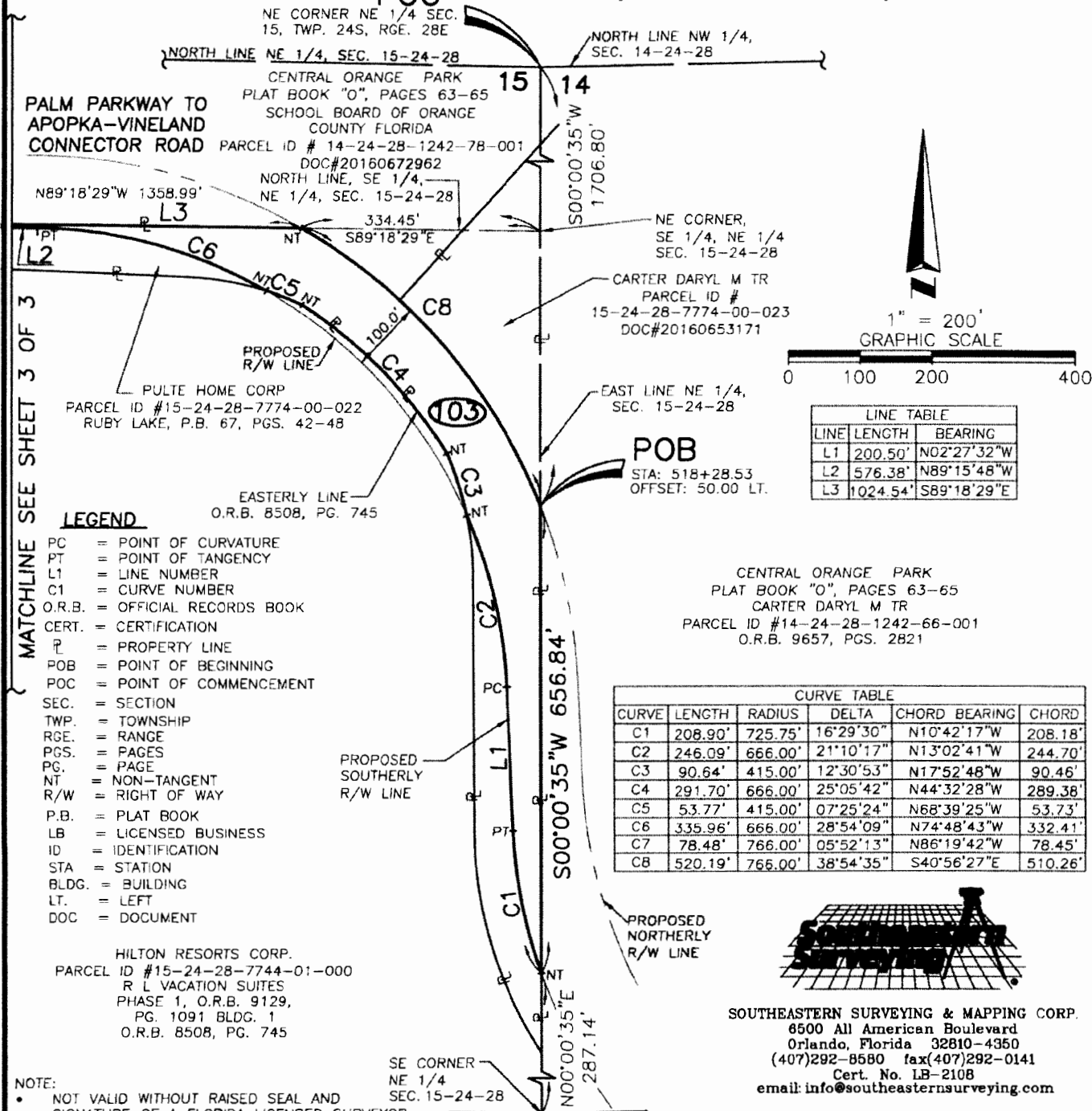
**SURVEYORS REPORT**

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-3

		Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 06/2017	Address Comments	Revision: 02/2015	Orange County comments CBvG
Revision: 09/2016	Revised Sketch BMD	Revision: 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599062	
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8380 fax(407)292-0141 email: info@seasurveysurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH			

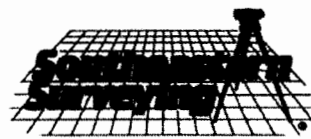
**SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 103**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

MATCHLINE SEE SHEET 3 OF 3

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- ℙ = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- BLDG. = BUILDING
- LT. = LEFT
- DOC = DOCUMENT

HILTON RESORTS CORP.  
PARCEL ID #15-24-28-7744-01-000  
R L VACATION SUITES  
PHASE 1, O.R.B. 9129,  
PG. 1091 BLDG. 1  
O.R.B. 8508, PG. 745

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1-2 of 3
  - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

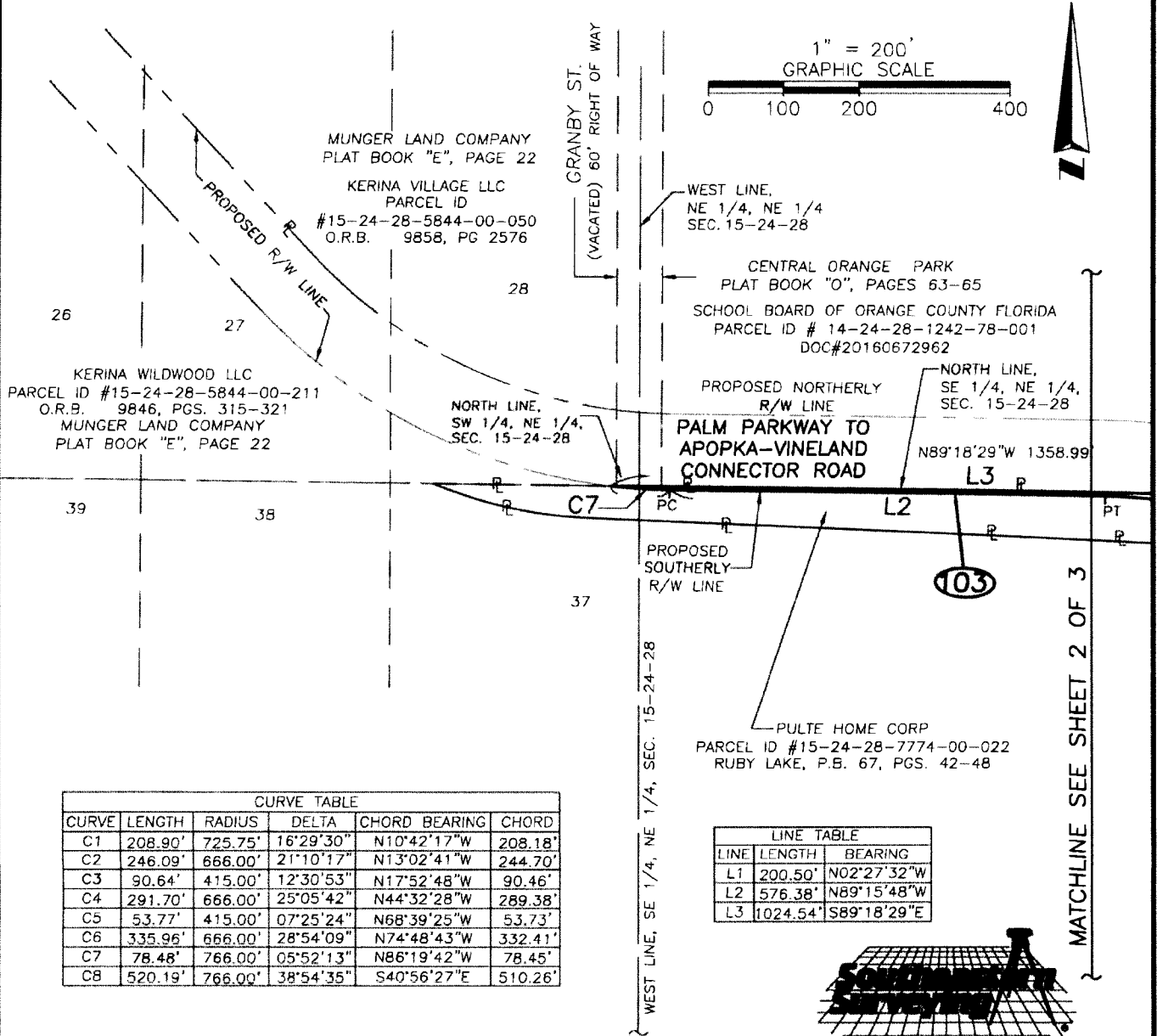
Drawing No: 51599062  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 3  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
08/2016	Revised Sketch REJ
02/2015	Oronge County comments CBvG
12/2014	Oronge County comments CBvG

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND.
  - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
08/2016	Revised Sketch REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG



**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 105B**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 105B

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 766.00 feet and a chord bearing of South 11°58'21" East; run Southerly along the arc of said curve, through a central angle of 19°01'38", a distance of 254.38 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence South 51°21'11" East, a distance of 58.05 feet to a point on the South line of the Southwest quarter of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 203.99 feet along said South line to a point on a non-tangent curve concave Easterly, having a radius of 737.75 feet and a chord bearing of North 42°29'16" West; thence run Northerly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point; thence North 25°25'27" West, a distance of 55.52 feet to a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 27°21'46" West; thence run Northerly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 656.84 feet along said West line to the POINT OF BEGINNING.

Containing 1.908 acres, more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

	<b>DESCRIPTION</b> FOR <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599084
		Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

**JAMES L. PETERSEN**  
 REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 105B

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

10 11  
 15 14 NORTH LINE NW 1/4, NW 1/4, SEC. 14-24-28

SCHOOL BOARD OF ORANGE  
 COUNTY FLORIDA  
 PARCEL ID # 14-24-28  
 -1242-78-001  
 DOC#20160672962

POC NW COR. NW 1/4 SEC. 14,  
 TWP. 24S, RGE. 28E

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	254.38'	766.00'	19°01'38"	S11°58'21"E	253.21'
C2	602.69'	706.25'	48°53'39"	S26°54'22"E	584.57'
C3	63.54'	737.75'	04°56'05"	N42°29'16"W	63.52'
C4	213.11'	725.75'	16°49'27"	N27°21'46"W	212.34'

LINE TABLE	
LINE	LENGTH BEARING
L1	1706.80' S00°00'35"W
L2	135.37' S02°27'32"E
L3	58.05' S51°21'11"E
L4	203.99' S89°27'15"W
L5	55.52' N25°25'27"W
L6	656.84' N00°00'35"E



1" = 200'  
 GRAPHIC SCALE

0 100 200 400

LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- D = IDENTIFICATION
- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- COR. = CORNER



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

PROPOSED NORTH R/W LINE  
 PROPOSED SOUTH R/W LINE

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 850B, PG. 745

CARTER DARYL M TR  
 PARCEL ID # 15-24-28-7774-00-023  
 DOC#20160653171

POB  
 STA: 518+28.53  
 OFFSET: 50.00 LT.

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

105B

"PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD"

WEST LINE NW 1/4, SEC. 14-24-28

SOUTH LINE SW 1/4, NW 1/4, SEC. 14-24-28

SW COR., SW 1/3 NW 1/4 SEC. 14-24-28

Drawing No: 51599084  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision	Address Comments
Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 106**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 106

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


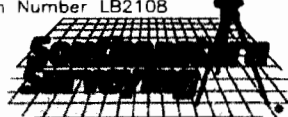
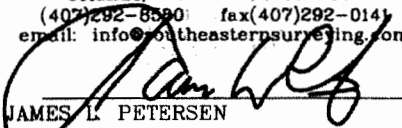
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

**SURVEYORS REPORT**

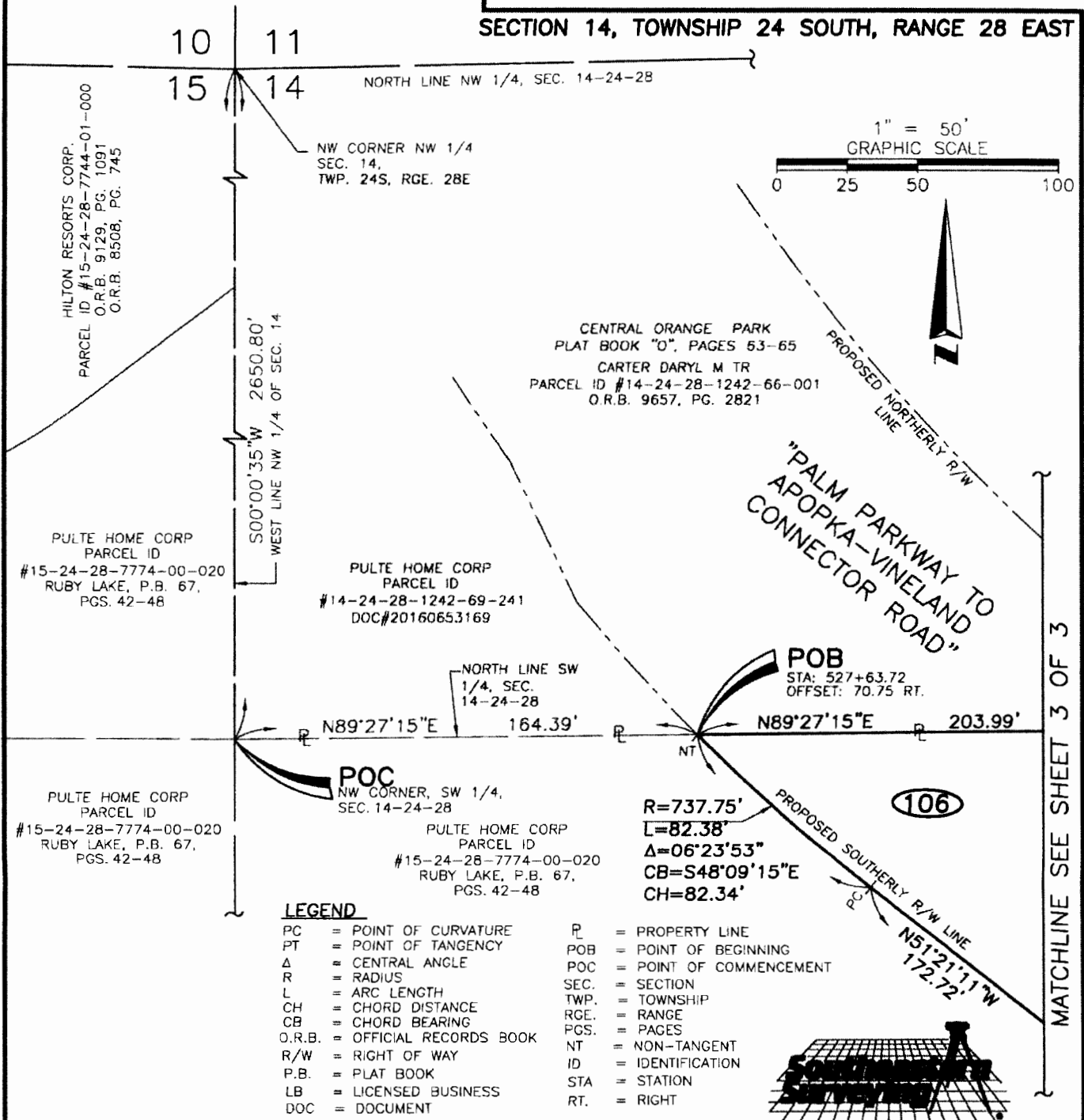
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

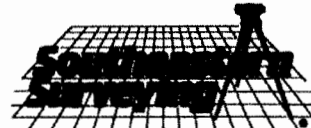
	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599095  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8390 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 50'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH			

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 106**

**SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



MATCHLINE SEE SHEET 3 OF 3



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

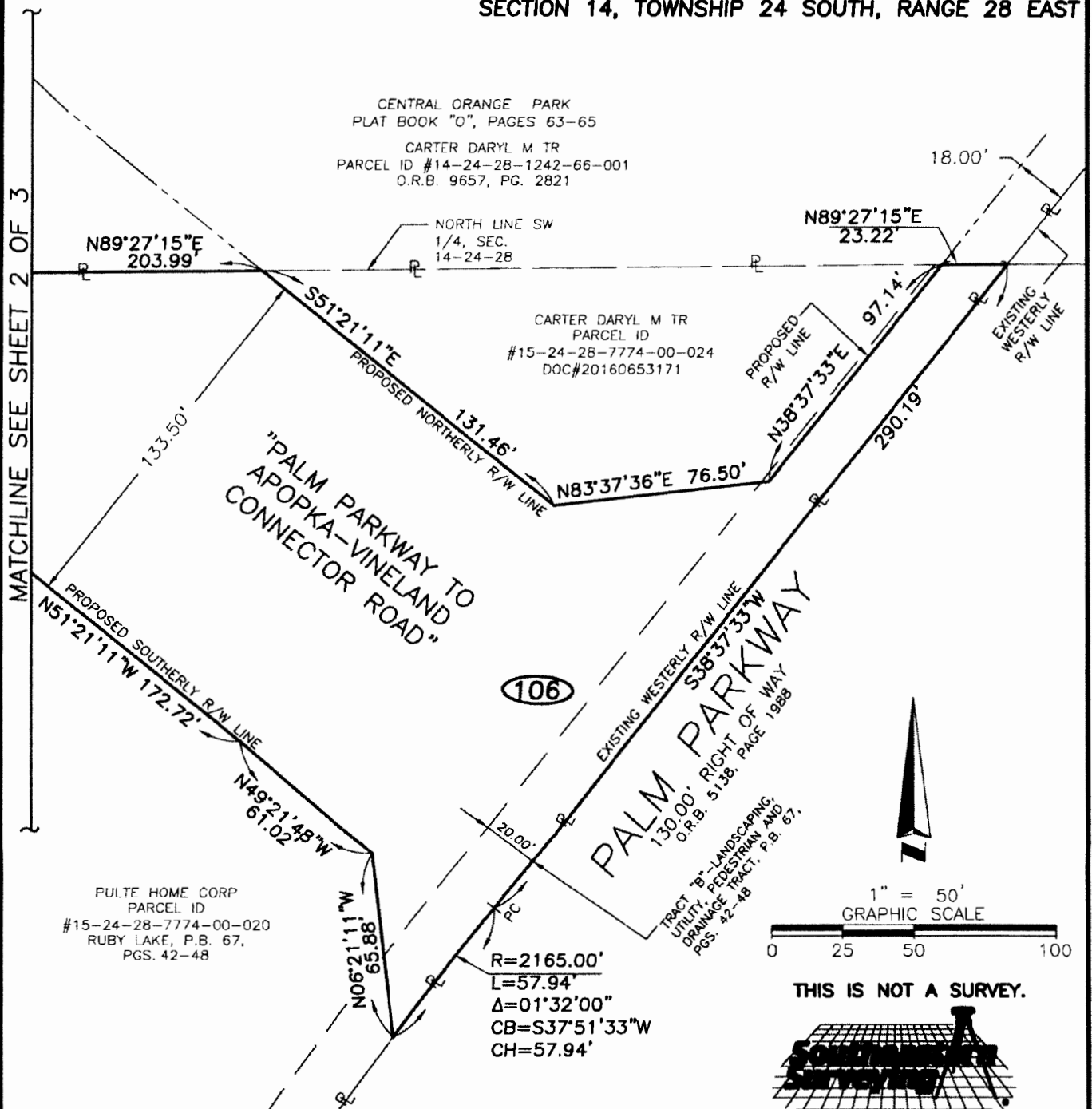
**THIS IS NOT A SURVEY.**

Revision: 02/15-4/17 Orange County comments CBvG-Parcel Owners

Revision: 06/2017 Address Comments Revision: 12/2014 Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

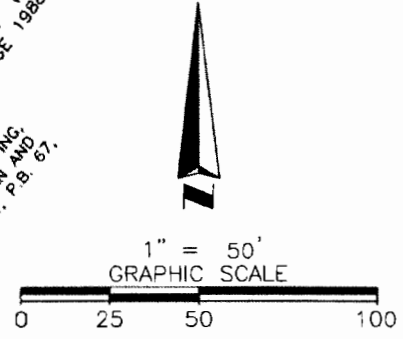
CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

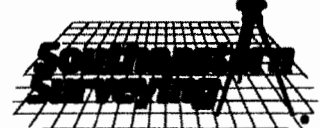
106

PALM PARKWAY  
 130.00' RIGHT OF WAY  
 O.R.B. 5138, PAGE 1988

R=2165.00'  
 L=57.94'  
 Δ=01°32'00"  
 CB=S37°51'33"W  
 CH=57.94'



**THIS IS NOT A SURVEY.**



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2
  - SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

Revision: 06/2017	Address Comments	Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
		Revision: 12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 108  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 108

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 320.44 feet along said East right of way line for a POINT OF BEGINNING, said Point of Beginning being a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida; thence departing said East right of way line run along said Southerly line with the following seven (7) courses: South 45°19'49" East, a distance of 20.29 feet; thence North 89°40'11" East, a distance of 548.84 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 397.89 feet to the point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°27'13", a distance of 493.48 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence leaving said Southerly line run South 00°10'40" West, a distance of 97.26 feet along said East line to the Southeast corner of the Northwest quarter of the Northeast quarter; thence leaving said East line run North 89°18'29" West, a distance of 37.62 feet along the South line of said Northwest quarter of the Northeast quarter to the Easterly most corner of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida, said Easterly most corner being a point on a non-tangent curve concave Northeasterly, having a radius of 766.00 feet and a chord bearing of North 63°18'28" West; thence run Northwesterly along the arc of said curve and the Northerly line of said parcel of land, through a central angle of 40°10'16", a distance of 537.06 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet along said Northerly line to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve and said Northerly line through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 89°40'11" West, a distance of 987.13 feet along said Northerly line; thence South 44°40'11" West, a distance of 35.00 feet along said Northerly line to the aforesaid East right of way line of Apopka Vineland Road; thence leaving said Northerly line run North 00°01'47" West, a distance of 151.10 feet along said East right of way line to the POINT OF BEGINNING.



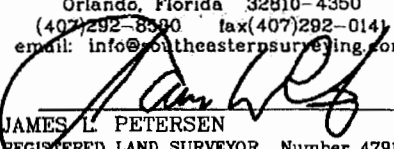
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 6.392 acres, more or less.

**SURVEYORS REPORT**

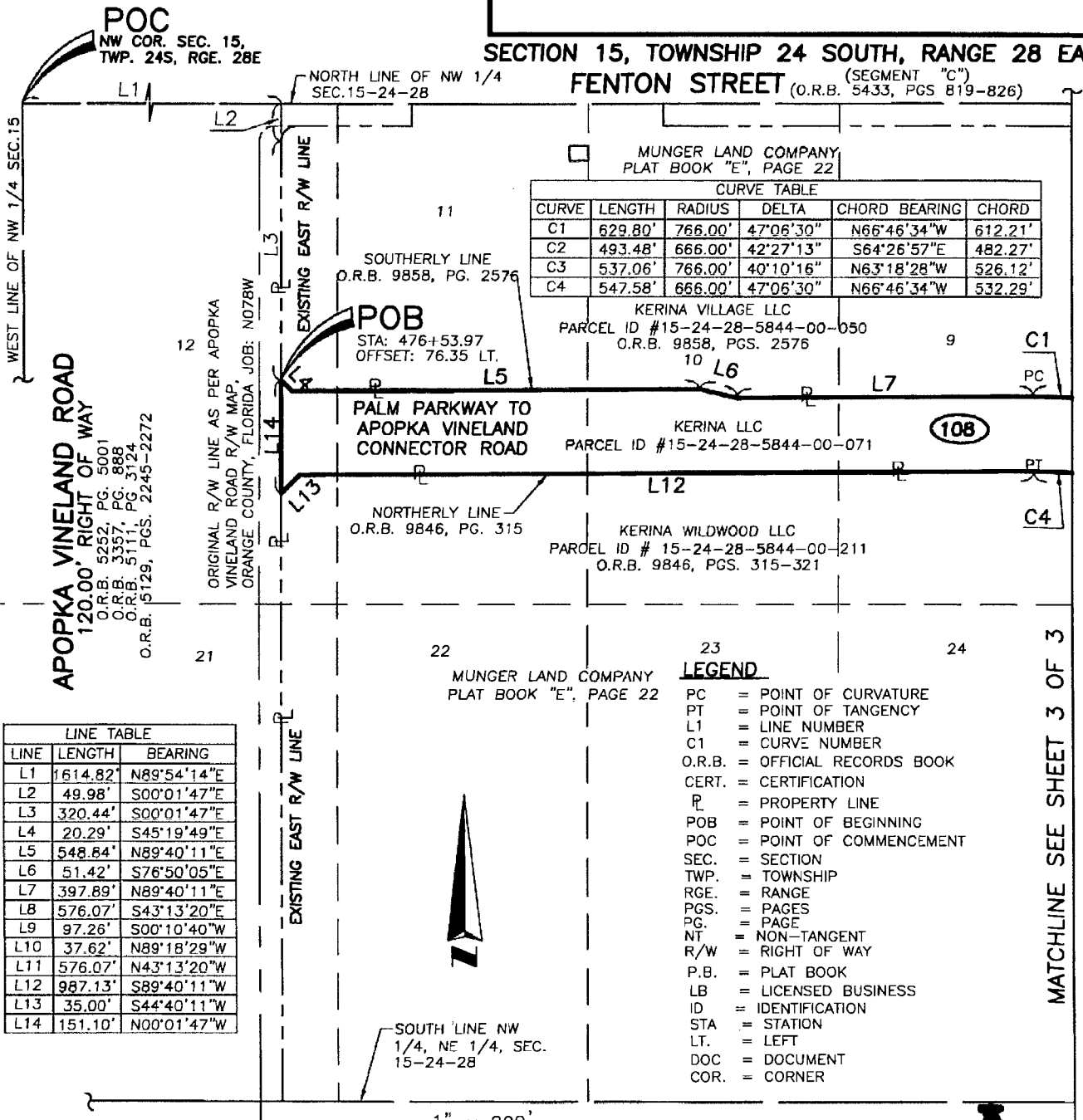
- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(423), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2 & 3

Revision: 06/17-5/18	Address Comments-Revised description S.S.
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S.
Revision: 12/2014	Orange County comments CBvG

	<b>DESCRIPTION</b> Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599048  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8390 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 108

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS 819-826)



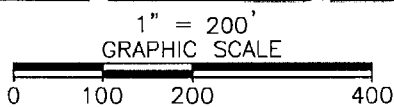
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'

LINE TABLE

LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.64'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



**THIS IS NOT A SURVEY.**

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3 OF 3
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599048  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 108

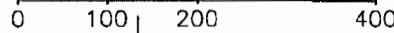
FENTON STREET  
 (SEGMENT "C")  
 (O.R. 5433, PAGES 819-826)

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC. 15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'

1" = 200'  
 GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

MATCHLINE SEE SHEET 2 OF 3

WEST LINE, NE 1/4, SEC. 15-24-28

GRANBY STREET  
 60' RIGHT OF WAY  
 O.R.B. 715, PG. 549

EAST LINE NW 1/4, NE 1/4, SEC. 15-24-28  
 SCHOOL BOARD OF ORANGE COUNTY, FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576

NORTHERLY LINE  
 O.R.B. 9846, PG. 315

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

SE COR.  
 NW 1/4, NE 1/4  
 SEC. 15-24-28

EASTERLY MOST  
 COR. OF  
 O.R.B. 9846, PG. 315

PULTE HOME CORP.  
 PARCEL ID # 15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48



NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2 OF 3
- SEE SHEET 2 OF 3 FOR LEGEND
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599048  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBvG



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

Daniel T. O'Keefe, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)  
PARCEL ID NOS.: PORTION OF 15-24-28-7774-00-022,  
14-24-28-1242-69-241, AND 15-24-28-7774-00-020

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12-B4.014(13).**

**PEDESTRIAN AND LANDSCAPE EASEMENT**  
*(Parcels 803F and 803I)*

**THIS INDENTURE**, made and executed this 18<sup>th</sup> day of January, 2019, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities,

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

PULTE HOME COMPANY, LLC, a Michigan limited liability company, authorized to transact business in the State of Florida

Witness 1 sign: Mark D. Thomson

By: [Signature]

Witness 1 print name: MARK D. THOMSON

Print name: Neil Klapproth

Witness 2 sign: Terry E. Bissen

Title: Director of Land

Witness 2 print name: Terry E. Bissen

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18<sup>TH</sup> day of JANUARY, 2019 by NEIL KLAPROTH, as DIRECTOR OF LAND of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of said company. . He is personally known to me or produced FL DR LIC as identification.

(NOTARY SEAL)

Terry E. Bissen  
Notary Public Signature  
Terry E. Bissen  
Typed or Printed Notary Name  
Notary Public – State of FLORIDA  
Commission No. \_\_\_\_\_  
My Commission Expires: 5/22/2020



**Schedule "A"**

**to Pedestrian and Landscape Easement**

Legal Description of the Easement Area

*(Parcels 803F and 803I)*

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 803F

ESTATE: Perpetual Easement

PURPOSE:

20' Pedestrian/Landscape/Slope Easement

Parcel 803F


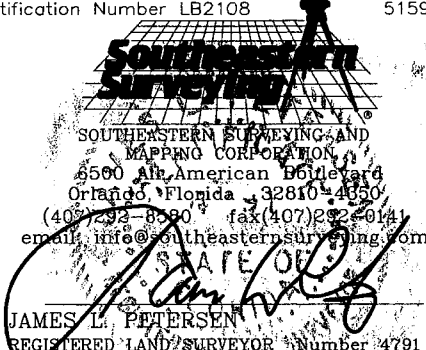
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence leaving said East line, run North 89°18'29" West, a distance of 1321.37 feet along said North line of said Southeast quarter of the Northeast quarter to the Northwest corner thereof; thence North 89°18'29" West, a distance of 130.25 feet along the North line of the Southwest quarter of the aforesaid Northeast quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northerly, having a radius of 781.00 feet and a chord bearing of South 82°56'27" East; thence Easterly along the arc of said curve, through a central angle of 12°38'45", a distance of 172.37 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southwesterly, having a radius of 651.00 feet; thence Southeasterly along the arc of said curve through a central angle of 23°33'15", a distance of 267.62 feet to a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 8508, page 745, Public Records of Orange County, Florida, said point lying on a non-tangent curve concave Southerly, having a radius of 415.00 feet and a chord bearing of North 84°20'06" West; thence Westerly along the arc of said curve and said Easterly line, through a central angle of 06°27'06", a distance of 46.73 feet to the point of tangency; thence North 87°33'39" West, a distance of 22.79 feet along said Northerly line to a point on a non-tangent curve concave Southwesterly, having a radius of 631.00 feet and a chord bearing of North 80°27'41" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 17°36'14", a distance of 193.87 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 801.00 feet; thence Northwesterly along the arc of said curve through a central angle of 17°55'35", a distance of 250.61 feet to a point on the aforesaid North line of the Southwest quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 75.57 feet along said North line to the POINT OF BEGINNING.

Containing 20,401 square feet, more or less.

**SURVEYORS REPORT**

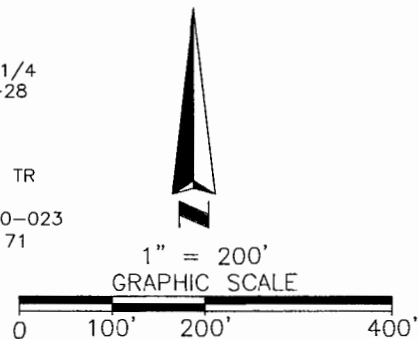
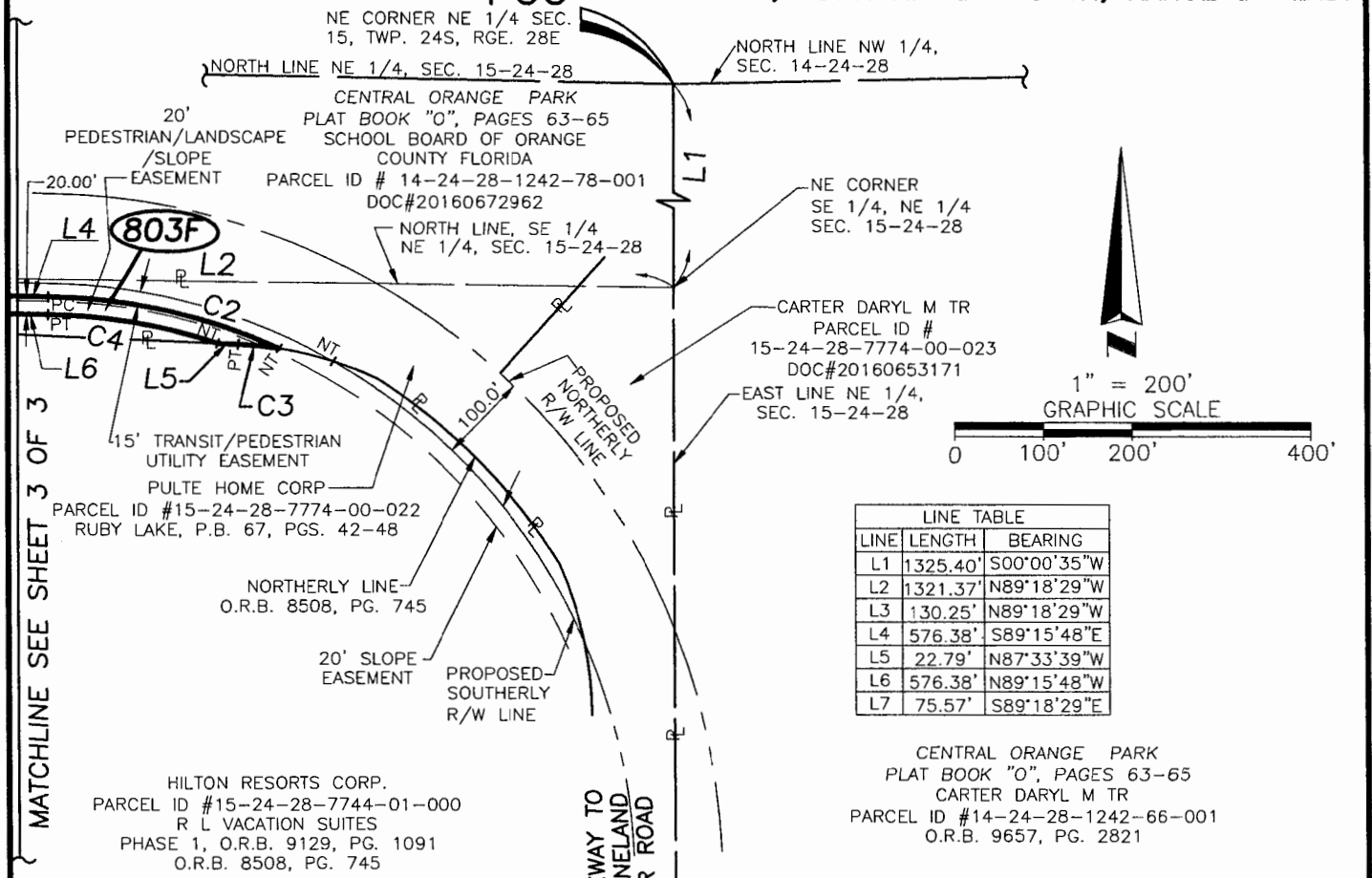
- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.

Not valid without sheets 2-3		Revision: 08/2016	Revised Sketch	REJ
Revision: 06/2017	Address Comments	Revision: 06/2016	Revised per construction plan changes	EC
Revision: 04/2017	Revised & Parcel Ownership S.S.	Revision: 02/2015	Orange County comments	CBvG
Revision: 09/2016	Revised Sketch	BMD	Revision: 12/2014	Orange County comments

	<b>DESCRIPTION</b>		Date:	June 23, 2014	CBvG	Certification Number LB2108 51599117 
	FOR	Job Number:	51599	Scale:	1" = 200'	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 803F

POC SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	130.25'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	22.79'	N87°33'39"W
L6	576.38'	N89°15'48"W
L7	75.57'	S89°18'29"E

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	172.37'	781.00'	12°38'45"	S82°56'27"E	172.02'
C2	267.62'	651.00'	23°33'15"	S77°29'11"E	265.74'
C3	46.73'	415.00'	06°27'06"	N84°20'06"W	46.71'
C4	193.87'	631.00'	17°36'14"	N80°27'41"W	193.11'
C5	250.61'	801.00'	17°55'35"	N80°18'01"W	249.59'



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - ℞ = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - RT. = RIGHT
  - DOC = DOCUMENT

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2 OF 3
- SEE SHEETS 10-11 OF RIGHT OF WAY MAPS.

Drawing No: 51599117  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

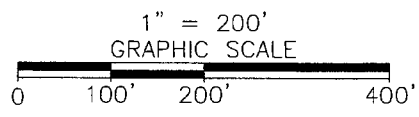
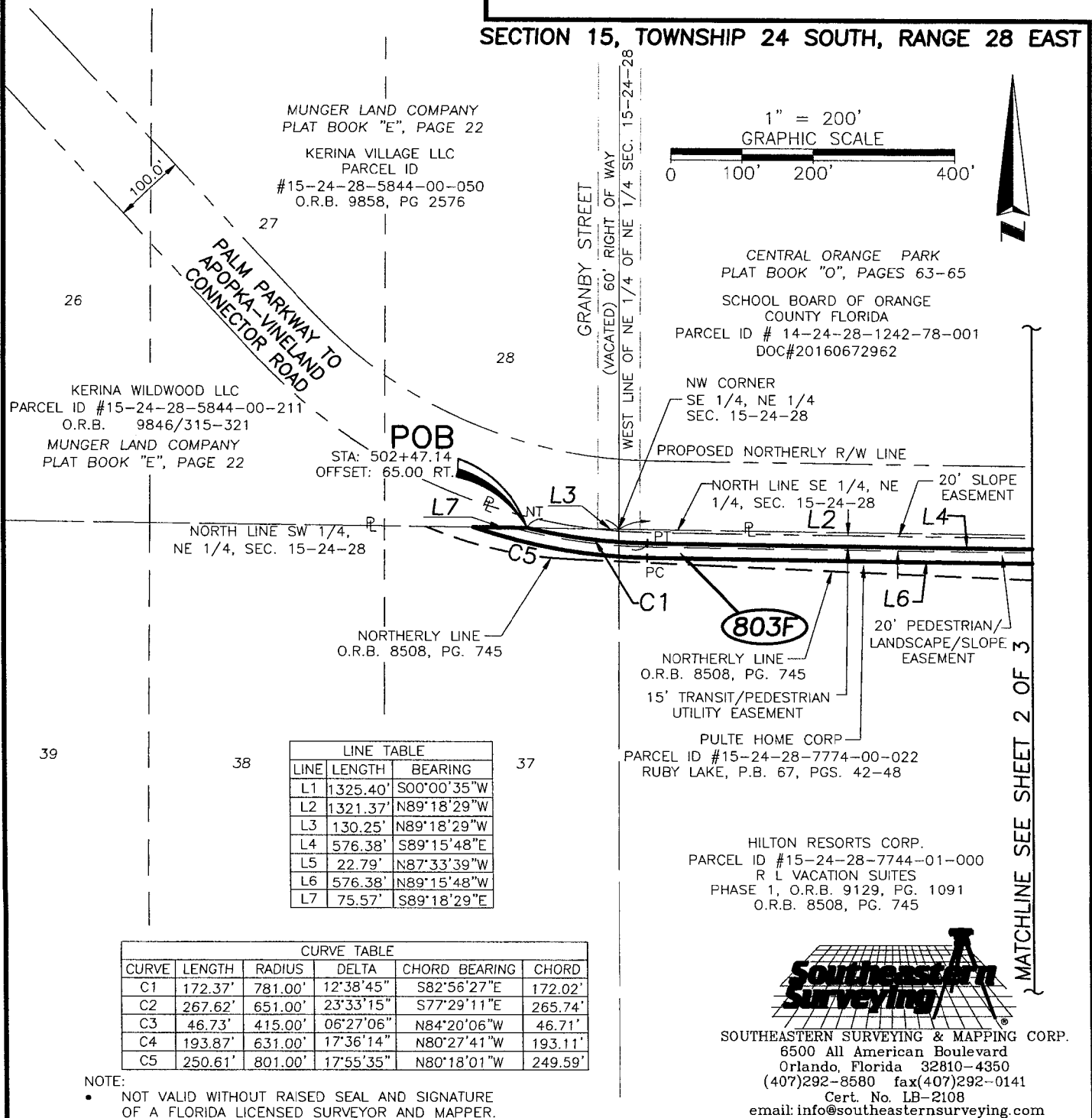
**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments	CBvG
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Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 08/2016	Revised Sketch REJ
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 803F

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE

LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	130.25'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	22.79'	N87°33'39"W
L6	576.38'	N89°15'48"W
L7	75.57'	S89°18'29"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	172.37'	781.00'	12°38'45"	S82°56'27"E	172.02'
C2	267.62'	651.00'	23°33'15"	S77°29'11"E	265.74'
C3	46.73'	415.00'	06°27'06"	N84°20'06"W	46.71'
C4	193.87'	631.00'	17°36'14"	N80°27'41"W	193.11'
C5	250.61'	801.00'	17°55'35"	N80°18'01"W	249.59'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND
  - SEE SHEETS 10-11 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

MATCHLINE SEE SHEET 2 OF 3

Drawing No: 51599117  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments
-------------------	------------------

Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 08/2016	Revised Sketch REJ
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803I**

ESTATE: Perpetual Easement

PURPOSE:  
 20' Pedestrian/Landscape/Slope Easement

PARCEL 803I

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


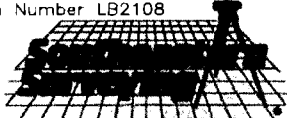
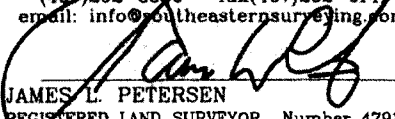
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 194.87 feet along the East line of said Northeast quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Easterly, having a radius of 760.75 feet and a chord bearing of North 13°59'52" West; thence leaving said East line, run Northerly along the arc of said curve, through a central angle of and a central angle of 23°04'43" a distance of 306.43 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to a point of curvature of a curve concave Westerly, having a radius of 631.00 feet and a central angle of 08°47'16"; thence Northerly along the arc of said curve a distance of 96.78 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence North 00°12'13" West, a distance of 61.76 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly boundary, through a central angle of 02°40'42", a distance of 19.40 feet to a point on a non-tangent curve concave Westerly, having a radius of 651.00 feet and a chord bearing of South 10°22'13" East; thence leaving said Easterly line, run Southerly along the arc of said curve, through a central angle of 15°49'23", a distance of 179.78 feet to the point of tangency; thence South 02°27'32" East, a distance of 200.50 feet to the point of curvature of a curve concave Easterly, having a radius of 740.75 feet; thence Southerly along the arc of said curve, through a central angle of 19°37'18", a distance of 253.68 feet to a point on the aforesaid the East line of said Northeast quarter; thence South 00°00'35" West, 49.50 feet along said East line to the POINT OF BEGINNING.

Containing 12,435 square feet more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
 Not valid without sheet 2

Revision: 04/2017		Revised & Parcel Ownership S.S.		Revision: 06/2017	Address Comments
Revision: 01/17		Revised Sketch BMD		Revision: 07/2016	Engineer comments BMD
Revision: 10/2016		Revised Sketch BMD		Revision: 02/2015	Orange County comments CBvG
				Revision: 12/2014	Orange County comments CBvG

	<b>DESCRIPTION</b>		Date: June 23, 2014 CBvG	Certification Number LB2108 51599120
	FOR	Job Number: 51599	Scale: 1" = 200'	 <p><b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b>                  6500 All American Boulevard                  Orlando, Florida 32810-4350                  (407)292-8580 fax(407)292-0141                  email: info@southeasternsurveying.com</p>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
		SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791



**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803I**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



SCHOOL BOARD OF ORANGE  
 COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672952

EAST LINE NE 1/4,  
 SEC. 15-24-28

CARTER DARYL M TR  
 PARCEL ID #  
 15-24-28-7774-00-023  
 DOC#20160653171

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N02°27'32"W	200.50'
L2	N00°12'13"W	61.76'
L3	S02°27'32"E	200.50'
L4	S00°00'35"W	49.50'

EASTERLY LINE  
 O.R.B. 8508, PG 745

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P.L. = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PGS. 2821

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	760.75'	23°04'43"	306.43'	N13°59'52"W	304.36'
C2	631.00'	8°47'16"	96.78'	N6°51'10"W	96.69'
C3	415.00'	2°40'42"	19.40'	N1°32'34"W	19.40'
C4	651.00'	15°49'23"	179.78'	S10°22'13"E	179.21'
C5	740.75'	19°37'18"	253.68'	S12°16'11"E	252.44'

**803I**

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT

20' PEDESTRIAN/  
 LANDSCAPE/SLOPE EASEMENT

20' SLOPE  
 EASEMENT

**PALM PARKWAY TO  
 APOPKA-VINELAND  
 CONNECTOR ROAD**

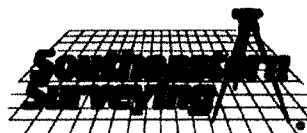
PROPOSED  
 NORTHERLY  
 R/W LINE

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129, PG. 1091  
 O.R.B. 8508, PG. 745

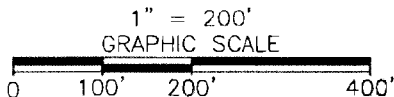
PULTE HOME CORP.  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

**POB**

STA: 525+35.94  
 OFFSET: 93.05 RT.



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
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 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com



**POC**  
 SE CORNER  
 NE 1/4  
 SEC. 15-24-28

N00°00'35"E  
 194.87'

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599120  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	Address Comments
04/2017	Revised & Parcel Ownership S.S.
01/17	Revised Sketch BMD
10/2016	Revised Sketch BMD
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:

Daniel T. O'Keefe, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)  
Parcel ID No.: Portion of 15-24-28-7774-00-022,  
14-24-28-1241-69-241, and 15-24-28-7774-00-020

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**TRANSIT, PEDESTRIAN AND UTILITY EASEMENT**  
*(Parcels 803D and 803G)*

**THIS INDENTURE**, made this 13th day of August AD, 2018, between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

**Property Appraiser's Parcel Identification Number(s):**  
**a portion of 15-24-28-7774-00-022, 14-24-28-1241-69-241, and 15-24-28-7774-00-020.**

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

**THE GRANTEE** and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**IN WITNESS WHEREOF**, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed and delivered in the presence of:

**“GRANTOR”**

**PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida

Witness 1 sign: [Signature]

By: [Signature]

Witness 1 print name: Curt Torres

Print name: Neil Kleproth

Witness 2 sign: [Signature]

Title: Director of Land

Witness 2 print name: Amy Steiger

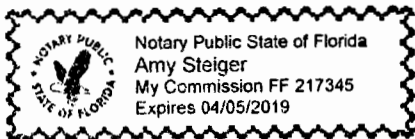
(Signature of **TWO** witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 13<sup>th</sup> day of August, 2018, before me personally appeared Neil Kleproth, as Director of Land of PULTE HOME COMPANY, LLC, a Michigan limited liability company, to me known to be, or who produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized, and that the official seal of said company is duly affixed thereto, and the said conveyance is the act and deed of said company. He is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
Notary Public Signature  
Amy Steiger  
Typed or Printed Notary Name  
Notary Public – State of \_\_\_\_\_  
Commission No. FF217345  
My Commission Expires: 4/5/2019



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Schedule "A"**

**to Transit, Pedestrian and Utility Easement**

Legal Description of the Easement Area

*(Parcels 803D and 803G)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803D**  
 ESTATE: Perpetual Easement  
 PURPOSE: 15' TRANSIT/PEDESTRIAN/  
 UTILITY EASEMENT

PARCEL 803D

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


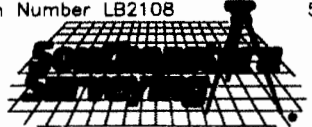
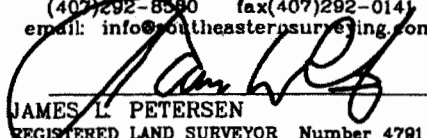
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence leaving said East line, run North 89°18'29" West, a distance of 1321.37 feet along said North line of said Southeast quarter of the Northeast quarter to the Northwest corner thereof; thence North 89°18'29" West, a distance of 37.62 feet along the North line of the Southwest quarter of the aforesaid Northeast quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northerly, having a radius of 766.00 feet and a chord bearing of South 86°19'42" East; thence Easterly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 28°54'09", a distance of 335.96 feet; to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Southerly, having a radius of 415.00 feet and a chord bearing of North 76°44'20" West; thence Westerly along the arc of said curve and said Easterly line, through a central angle of 08°44'26", a distance of 63.31 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 651.00 feet and a chord bearing of North 77°29'11" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 23°33'15", a distance of 267.62 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 781.00 feet; thence Westerly along the arc of said curve through a central angle of 12°38'45", a distance of 172.37 feet to a point on the aforesaid North line of the Southwest quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 92.63 feet along said North line to the POINT OF BEGINNING.

Containing 15,115 square feet, more or less.

**SURVEYORS REPORT**

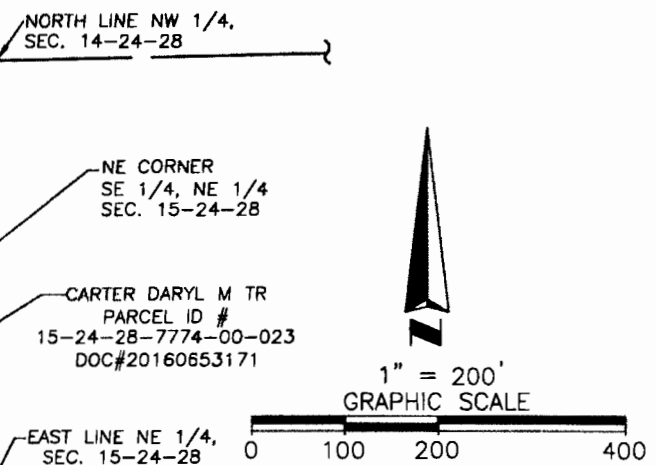
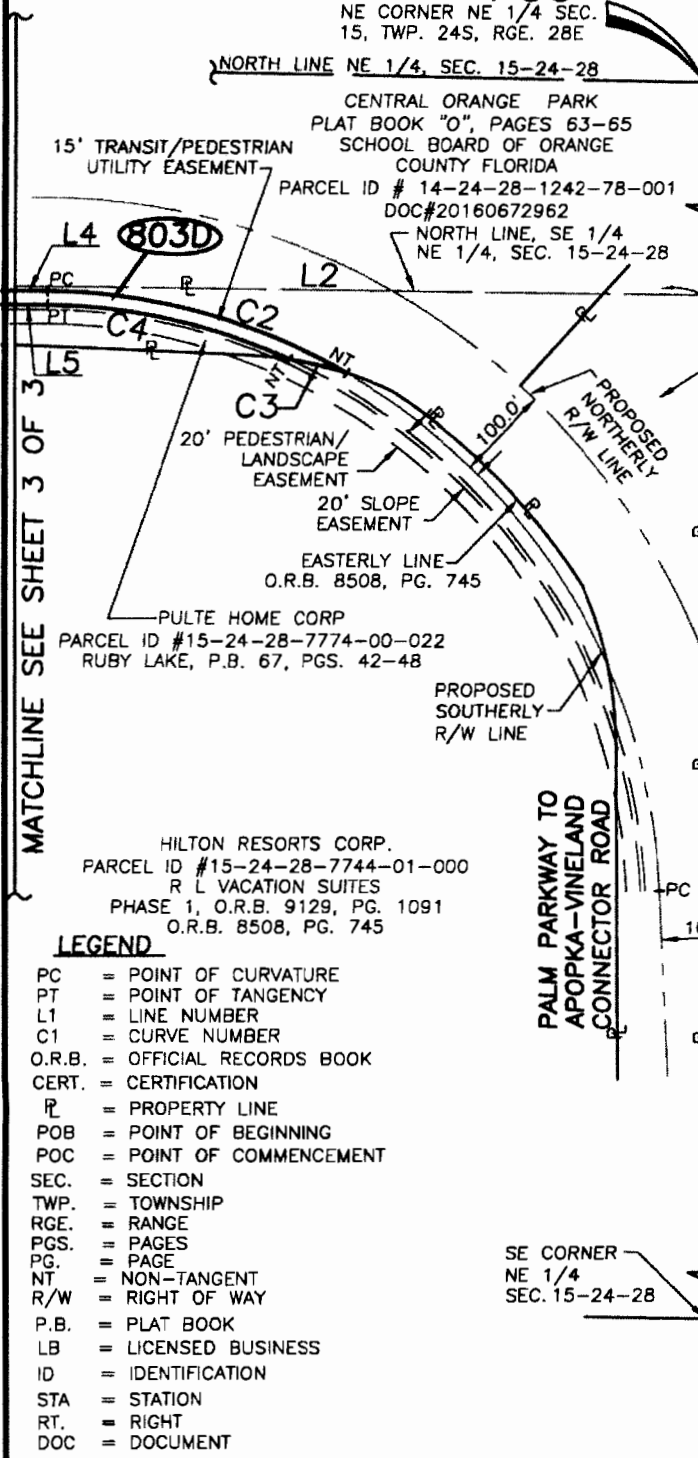
- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-3

Revision: 06/2017	Address Comments	Revision: 08/2016	Revised Sketch	BMD
Revision: 04/17	Parcel Ownership S.S.	Revision: 02/2015	Orange County comments	CBvG
Revision: 01/2017	Revised Description	Revision: 12/2014	Orange County comments	CBvG

	<b>DESCRIPTION</b> Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599115  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasterpsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH			

**SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 803D**

**POC SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

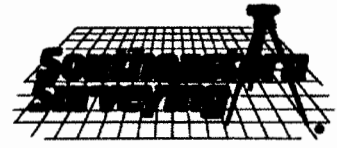


LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	37.62'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	576.38'	N89°15'48"W
L6	92.63'	S89°18'29"E

CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65  
CARTER DARYL M TR  
PARCEL ID #14-24-28-1242-66-001  
O.R.B. 9657, PG. 2821

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	78.48'	766.00'	05°52'13"	S86°19'42"E	78.45'
C2	335.96'	666.00'	28°54'09"	S74°48'43"E	332.41'
C3	63.31'	415.00'	08°44'26"	N76°44'20"W	63.25'
C4	267.62'	651.00'	23°33'15"	N77°29'11"W	265.74'
C5	172.37'	781.00'	12°38'45"	N82°56'27"W	172.02'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3 OF 3
  - SEE SHEETS 10-12 OF RIGHT OF WAY MAPS.



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

HILTON RESORTS CORP.  
PARCEL ID #15-24-28-7744-01-000  
R L VACATION SUITES  
PHASE 1, O.R.B. 9129, PG. 1091  
O.R.B. 8508, PG. 745

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- ℙ = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

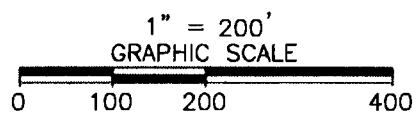
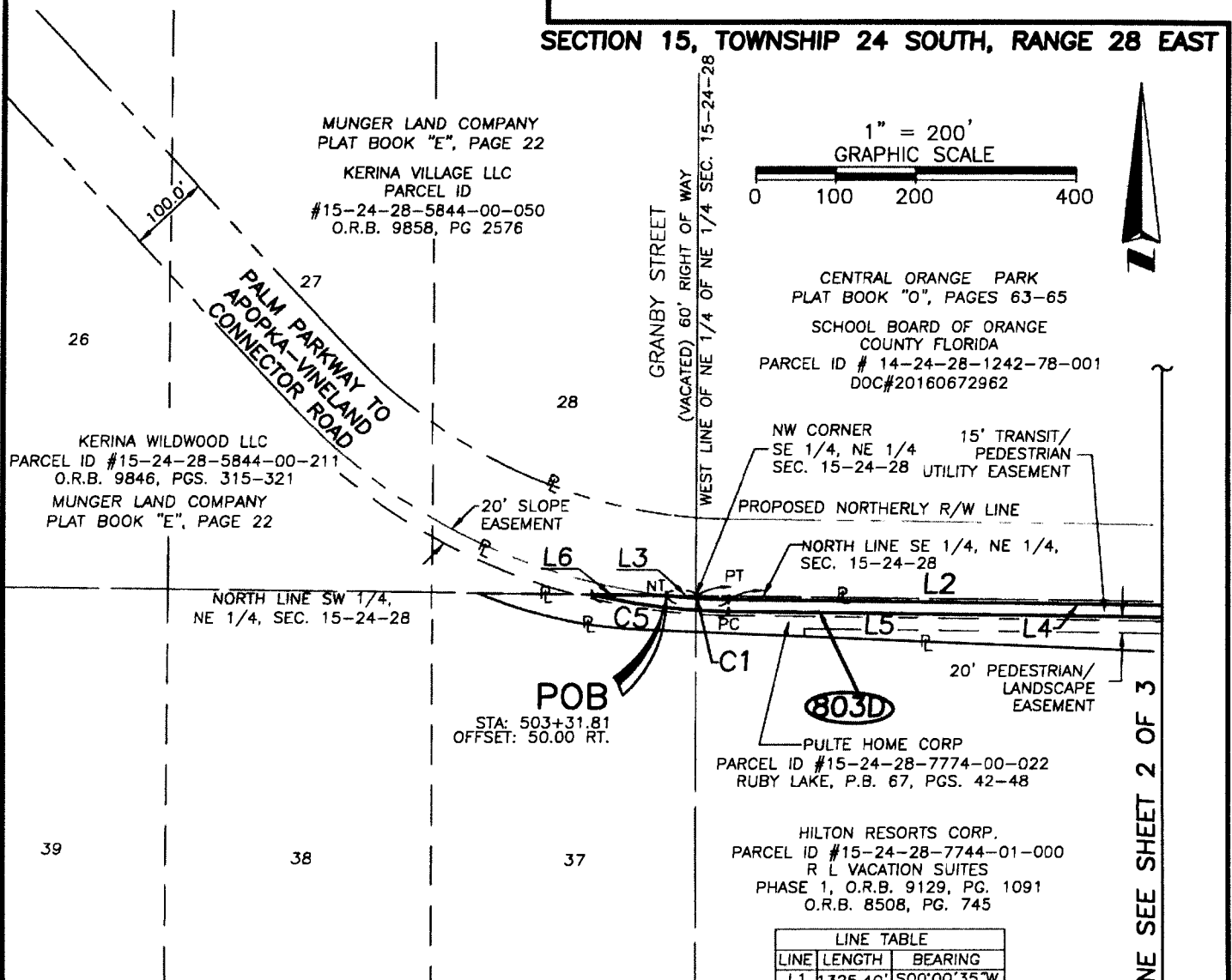
Drawing No: 51599115  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 3  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
		Revision: 08/2016	Revised Sketch REJ
		Revision: 02/2015	Orange County comments CBvG
		Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 803D

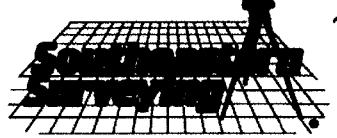
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	78.48'	766.00'	05°52'13"	S86°19'42"E	78.45'
C2	335.96'	666.00'	28°54'09"	S74°48'43"E	332.41'
C3	63.31'	415.00'	08°44'26"	N76°44'20"W	63.25'
C4	267.62'	651.00'	23°33'15"	N77°29'11"W	265.74'
C5	172.37'	781.00'	12°38'45"	N82°56'27"W	172.02'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	37.62'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	576.38'	N89°15'48"W
L6	92.63'	S89°18'29"E

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND.
  - SEE SHEETS 10-12 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599115  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 08/2016	Revised Sketch REJ
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017	Address Comments
-------------------	------------------

MATCHLINE SEE SHEET 2 OF 3



**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803G**

ESTATE: Perpetual Easement  
PURPOSE: 15' Transit/Pedestrian/  
Utility Easement

PARCEL 803G

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 244.37 feet along the East line of said Northeast quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Easterly, having a radius of 740.75 feet and a chord bearing of North 12°16'11" West; thence Northerly along the arc of said curve, through a central angle of 19°37'18", a distance of 253.68 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to the point of curvature of a curve concave Westerly, having a radius of 651.00 feet; thence Northerly along the arc of said curve, through a central angle of 15°49'23", a distance of 179.78 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 07°15'08" West; thence Northerly along the arc of said curve and said Easterly boundary, through a central angle of 08°44'26", a distance of 63.31 feet to a point on a non-tangent curve concave Westerly, having a radius of 666.00 feet and a chord bearing of South 13°02'41" East; thence leaving said Easterly line, run Southerly along the arc of said curve, through a central angle of 21°10'17", a distance of 246.09 feet to the point of tangency; thence South 02°27'32" East, a distance of 200.50 feet to the point of curvature of a curve concave Easterly, having a radius of 725.75 feet; thence Southerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to a point on the aforesaid East line of said Northeast quarter; thence South 00°00'35" West 42.77 feet along said East line to the POINT OF BEGINNING.

Containing 9,657 square feet more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b> 	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599118
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH		

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 803G**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

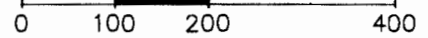
SCHOOL BOARD OF ORANGE  
 COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

EAST LINE NE 1/4,  
 SEC. 15-24-28

CARTER DARYL M TR  
 PARCEL ID #  
 15-24-28-7774-00-023  
 DOC#20160653171



1" = 200'  
 GRAPHIC SCALE



PROPOSED  
 SOUTHERLY  
 R/W LINE

EASTERLY LINE  
 O.R.B. 8508, PG 745

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	200.50'	S02°27'32"E
L3	42.77'	S00°00'35"W

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	253.68'	740.75'	19°37'18"	N12°16'11"W	252.44'	
C2	179.78'	651.00'	15°49'23"	N10°22'13"W	179.21'	
C3	63.31'	415.00'	08°44'26"	N07°15'08"W	63.25'	
C4	246.09'	666.00'	21°10'17"	S13°02'41"E	244.70'	
C5	208.90'	725.75'	16°29'30"	S10°42'17"E	208.18'	

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

**PALM PARKWAY TO  
 APOPKA-VINELAND  
 CONNECTOR ROAD**

PROPOSED  
 NORTHERLY  
 R/W LINE

**POB**  
 STA: 524+95.61  
 OFFSET: 72.38 RT.

**POC**  
 SE CORNER  
 NE 1/4  
 SEC. 15-24-28



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1 OF 2
  - SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599118  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-7774-00-022

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**TEMPORARY CONSTRUCTION EASEMENT**  
*(Parcel 703)*

**FOR AND IN CONSIDERATION** of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Grantor**"), does hereby give, grant, bargain and release to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of lands of the Grantor being described as follows:

SEE ATTACHED **EXHIBIT "A"** (the "**Easement Area**").

and to perform such tying in, harmonizing, sloping and grading Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

**THE EASEMENT** is granted upon the condition that all sloping, grading and/or construction activities upon the above land shall not extend beyond the limits outlined, and that all grading, sloping or construction activities shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

**THIS EASEMENT** shall expire upon the completion of the construction of said project, or after seven (7) years, whichever occurs first.

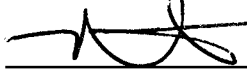
[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

**IN WITNESS WHEREOF**, Grantor has executed this Temporary Construction Easement on the day and year first written above.

Signed, sealed and delivered in the presence of **"Grantor"** the following witnesses:

**PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida

By: 

Printed Name: Neil Klapproth

Title: Director of Land


(Corporate Seal)



Witness 1 Sign

EDWARD LAFETRA

Witness 1 Printed Name



Witness 2 Sign

Amy Steiger

Witness 2 Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2018, by Neil Klapproth as Director of Land of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of said company. He is personally known to me, or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



  
Notary Public Signature

Amy Steiger  
Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Temporary Construction Easement**

**Legal Description of the Easement Area**  
*(Parcel 703)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 703**  
 ESTATE: Temporary Easement  
 PURPOSE: Temporary Construction

**PARCEL 703**

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



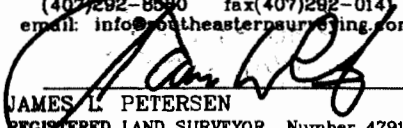
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of the said Northeast quarter of Section 15; thence leaving said East line North 89°18'29" West, a distance of 627.12 feet, along the North line of said Southeast quarter of the Northeast quarter; thence leaving said North line, run South 00°41'31" West, a distance of 9.07 feet for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Southerly, having a radius of 666.00 feet and a chord bearing of South 78°59'04" East; thence Easterly along the arc of said curve, through a central angle of 07°15'09", a distance of 84.30 feet; thence South 11°00'54" West, a distance of 41.56 feet; thence North 78°59'06" West, a distance of 84.25 feet; thence North 11°00'54" East, a distance of 41.56 feet to the POINT OF BEGINNING.

Containing: 3,576 square feet, more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2.

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR 	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599106   <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com   <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>	
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH			

**SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 703**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	627.12'	N89°18'29"W
L3	9.07'	S00°41'31"W
L4	41.56'	S11°00'54"W
L5	84.25'	N78°59'06"W
L6	41.56'	N11°00'54"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	84.30'	666.00'	07°15'09"	S78°59'04"E	84.25'

**POC**

NE COR. NE 1/4 SEC. 15  
TWP. 24S, RGE. 28E

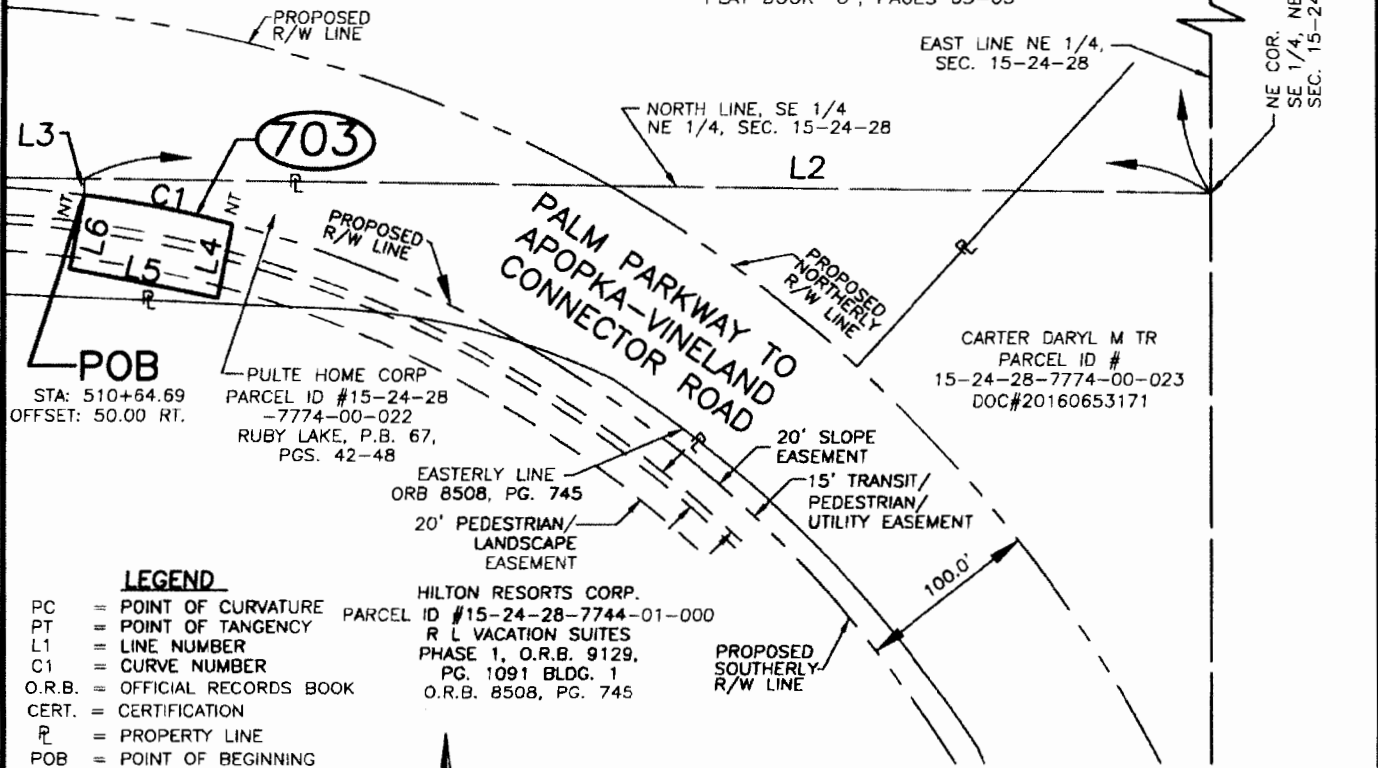
NORTH LINE NE 1/4, SEC. 15-24-28

SCHOOL BOARD OF ORANGE  
COUNTY FLORIDA  
PARCEL ID # 14-24-28-1242-78-001  
DOC#20160672962  
CENTRAL ORANGE PARK  
PLAT BOOK "O", PAGES 63-65

EAST LINE NE 1/4,  
SEC. 15-24-28

NE COR.  
SE 1/4, NE 1/4  
SEC. 15-24-28

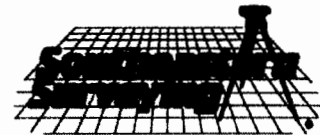
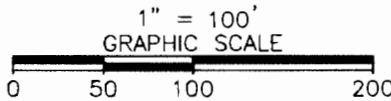
NORTH LINE, SE 1/4  
NE 1/4, SEC. 15-24-28



**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- BLDG. = BUILDING
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT
- COR. = CORNER

HILTON RESORTS CORP.  
PARCEL ID #15-24-28-7744-01-000  
R L VACATION SUITES  
PHASE 1, O.R.B. 9129,  
PG. 1091 BLDG. 1  
O.R.B. 8508, PG. 745



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1.
  - SEE SHEETS 11 OF RIGHT OF WAY MAPS.

Drawing No: 51599106  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 2  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
Revision: 06/2017	
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

Daniel T. O'Keefe, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)  
PARCEL ID NO.: PORTION OF 14-24-28-1242-69-241

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**TEMPORARY CONSTRUCTION EASEMENT**  
*(Parcel 706A)*

**FOR AND IN CONSIDERATION** of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Grantor**"), does hereby give, grant, bargain and release to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of lands of the Grantor being described as follows:

SEE ATTACHED **EXHIBIT "A"** (the "**Easement Area**").

and to perform such tying in, harmonizing, sloping and grading Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

**THE EASEMENT** is granted upon the condition that all sloping, grading and/or construction activities upon the above land shall not extend beyond the limits outlined, and that all grading, sloping or construction activities shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

**THIS EASEMENT** shall expire upon the completion of the construction of said project, or after seven (7) years, whichever occurs first.

[SIGNATURES APPEAR ON FOLLOWING PAGE]



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

IN WITNESS WHEREOF, Grantor has executed this Temporary Construction Easement on the day and year first written above.

Signed, sealed and delivered in the presence of "Grantor" the following witnesses:

PULTE HOME COMPANY, LLC, a Michigan limited liability company, authorized to transact business in the State of Florida

[Signature]  
Witness 1 Sign

By: [Signature]

Chris Toures  
Witness 1 Printed Name

Printed Name: Neil Klapproth

[Signature]  
Witness 2 Sign

Title: Director of Land

Amy Steiger  
Witness 2 Printed Name

(Corporate Seal)

(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2018, by Neil Klapproth as Director of Land of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of said company. He is personally known to me, or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

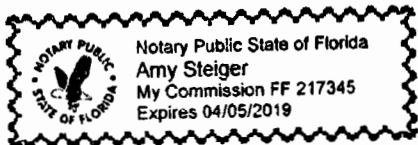
[Signature]  
Notary Public Signature

Amy Steiger  
Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. FF217345

My Commission Expires: 4/15/2019



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "A"**

**to Temporary Construction Easement**

Legal Description of the Easement Area  
*(Parcel 706A)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 706A**  
 ESTATE: Temporary Easement  
 PURPOSE: Temporary Construction

PARCEL 706A

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


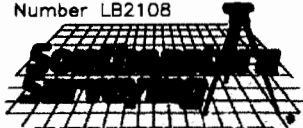
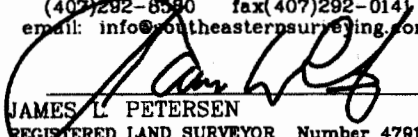
Commence at the Southwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the South line of said Northwest quarter to a point on a non-tangent curve concave Northeasterly, having a radius of 737.75 feet and a chord bearing of North 42°29'16" West; thence from a tangent bearing of North 44°57'18" East; thence Northwesterly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet; thence North 25°25'27" West a distance of 55.52 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of North 34°27'10" West; thence run Northwesterly along the arc of said curve, through a central angle of 02°38'38", a distance of 33.49 feet for the POINT OF BEGINNING; thence South 58°26'52" West, a distance of 44.77 feet; thence North 27°57'45" West, a distance of 84.04 feet; thence North 61°43'40" East, a distance of 41.91 feet to a point on the aforesaid non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of South 29°54'42" East; thence run Southeasterly along the arc of said curve, through a central angle of 06°26'19", a distance of 81.56 feet to the POINT OF BEGINNING.

Containing 3,523 square feet more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments	Revision: 02/2015	Orange County comments	CBvG
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.	Revision: 12/2014	Orange County comments	CBvG

<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599110   <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com   <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 706A**

**SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

NORTH LINE NE 1/4, NE 1/4, SEC. 14-24-28  
 NORTH LINE NW 1/4, NW 1/4, SEC. 14-24-28

LINE TABLE		
LINE	LENGTH	BEARING
L1	164.39'	N89°27'15"E
L2	55.52'	N25°25'27"W
L3	44.77'	S58°26'52"W
L4	84.04'	N27°57'45"W
L5	41.91'	N61°43'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	63.54'	737.75'	04°56'05"	N42°29'16"W	63.52'
C2	33.49'	725.75'	02°38'38"	N34°27'10"W	33.48'
C3	81.56'	725.75'	06°26'19"	S29°54'42"E	81.51'

**LEGEND**

- ID = IDENTIFICATION
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- TB = TANGENT BEARING
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774  
 -00-022  
 "RUBY LAKE", P.B. 67,  
 PGS. 42-48

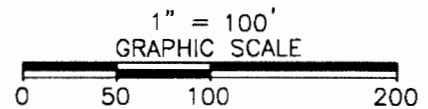
15' TRANSIT/PEDESTRIAN/UTILITY EASEMENT  
 20' PEDESTRIAN/LANDSCAPE EASEMENT  
 20' SLOPE EASEMENT

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744  
 -01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

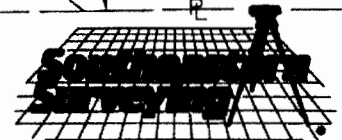
PULTE HOME CORP  
 PARCEL ID  
 #14-24-28-1242  
 -69-241  
 DOC#20160653169

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 15 OF RIGHT OF WAY MAPS.



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

SOUTH LINE  
 NW 1/4, SEC.  
 14-24-28



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599110  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:

Borron J. Owen, Jr. Esq.  
GRAY | ROBINSON  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 843-8880

PARCEL ID NO.: PORTION OF 14-24-28-1242-69-241,  
and 15-24-28-7774-00-020

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**DRAINAGE EASEMENT**

*(Parcels 806G and 806M)*

**THIS DRAINAGE EASEMENT** is made and entered this 25<sup>th</sup> day of January, 2019, by **ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation**, whose address is Attn: Florida Hospital Accounting Dep., 601 E. Rollins Street, Box 50, Orlando, Florida 32803 ("**ADVENTIST**"), and **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Pulte**") (Adventist and Pulte are sometimes collectively referred as "**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

**W I T N E S S E T H:**

**THAT ADVENTIST and PULTE**, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged, do hereby give and grant to Grantee and its assigns, a nonexclusive easement for drainage purposes (the "**Drainage Easement**"), with full authority to enter upon, construct and maintain, as Grantee and its assigns may deem necessary, a drainage ditch, pipe, or facility (the "**Drainage Facilities**") over, under, and upon the following described lands to the extent of their respective interests in said lands, situate in Orange County aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A"** (the "**Easement Area**")

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

Grantee and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantor, its heirs, successors, and assigns agree 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 ditch, pipe, or facility.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

This Drainage Easement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same document.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation

Witness 1 sign: [Signature]  
Witness 1 print name: Martine Rivera

By: [Signature]  
Lars D. Houmann, Vice President

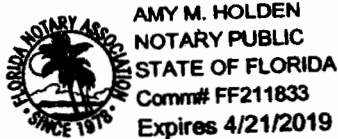
Witness 2 sign: [Signature]  
Witness 2 print name: MAYRA ARROYO

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2019, by Lars D. Houmann, as Vice President of and on behalf of ADVENTIST HEALTH SYSTEM/SUNBELT, Inc., a Florida not-for-profit corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature  
Amy M. Holden  
Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. FF211833  
My Commission Expires: 4/21/2019

IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

PULTE HOME COMPANY, LLC, a Michigan limited liability company, authorized to transact business in the State of Florida

Witness 1 sign: Angela Munoz

By: [Signature]

Witness 1 print name: Angela Munoz

Print name: Neil Klaproth

Witness 2 sign: Mark Thomson

Title: Director of Land

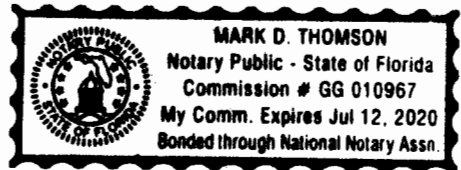
Witness 2 print name: MARK D. THOMSON

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of JANUARY, 2019, by Neil Klaproth, as Director of Land of and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mark Thomson  
Notary Public Signature  
MARK D. THOMSON  
Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. GG 010967  
My Commission Expires: 7/12/2020



**Exhibit "A"**

**to Drainage Easement**

**Legal Description of Easement Area**

*(Parcels 806G and 806M)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806G**

ESTATE: Perpetual Easement  
PURPOSE: 20' Drainage Easement

PARCEL 806G

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


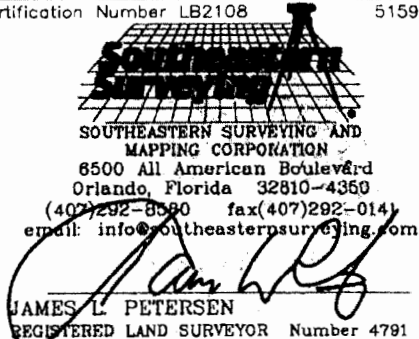
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 78.45 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence departing said East line South 59°39'10" West, a distance of 38.28 feet; thence South 71°01'45" West, a distance of 99.86 feet; thence South 09°26'57" East, a distance of 19.18 feet; thence South 09°44'31" East, a distance of 115.62 feet; thence South 48°29'37" West, a distance of 70.14 feet; thence South 02°49'07" East, a distance of 62.04 feet; thence South 41°07'15" East, a distance of 49.08 feet; thence South 48°52'30" West, a distance of 20.00 feet; thence North 41°07'15" West, a distance of 56.03 feet; thence North 02°49'07" West, a distance of 78.59 feet; thence North 48°29'37" East, a distance of 68.61 feet; thence North 09°44'31" West, a distance of 104.53 feet; thence North 09°26'57" West, a distance of 36.16 feet; thence North 71°01'45" East, a distance of 114.79 feet; thence North 59°39'10" East, a distance of 48.00 feet to a point on the aforesaid East line of the Northeast quarter; thence South 00°00'35" West, a distance of 23.18 feet along said East line to the POINT OF BEGINNING.

Containing 9,609 square feet more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 10/12/2017	REVISE BOUNDARY KR
Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD--Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

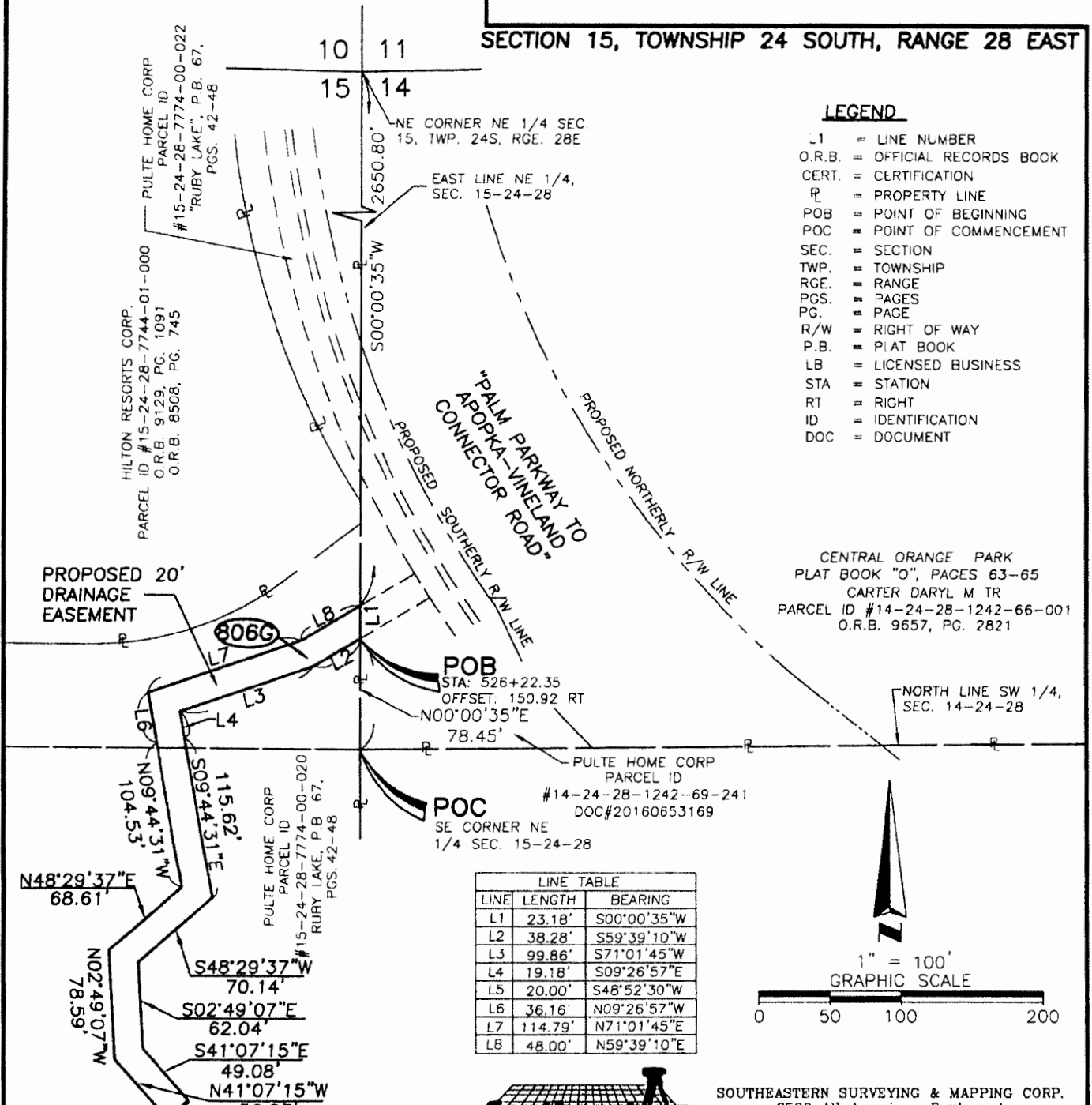
<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY</b> <b>GOVERNMENT</b> <b>FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599094	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8880 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 806G

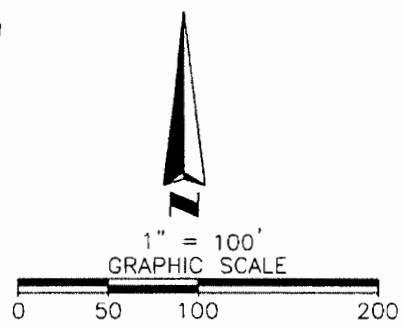
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

**LEGEND**

- L1 = LINE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- STA = STATION
- RT = RIGHT
- ID = IDENTIFICATION
- DOC = DOCUMENT



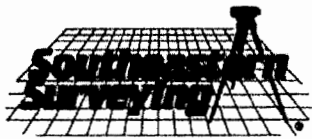
LINE TABLE		
LINE	LENGTH	BEARING
L1	23.18'	S00°00'35"W
L2	38.28'	S59°39'10"W
L3	99.86'	S71°01'45"W
L4	19.18'	S09°26'57"E
L5	20.00'	S48°52'30"W
L6	36.16'	N09°26'57"W
L7	114.79'	N71°01'45"E
L8	48.00'	N59°39'10"E



- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 15, 19 OF RIGHT OF WAY MAPS.

Drawing No: 51599094  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision: 06/2017	Address Comments	Revision: 10/12/2017	Revised Sketch KR
		Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
		Revision: 02/2015	Orange County comments CBvG
		Revision: 12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806M**  
 ESTATE: Perpetual Easement  
 PURPOSE: Drainage

PARCEL 806M

A Portion of ORANGE CENTRAL PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



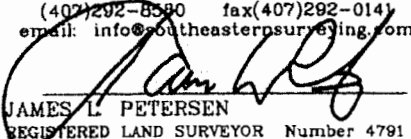
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2549.17 feet along the West line of said Northwest quarter for the POINT OF BEGINNING; thence leaving said West line North 59°39'10" East, a distance of 79.63 feet to a point on the Southerly right-of-way line of the proposed Palm-Parkway to Apopka-Vineland Connector Road, said Southerly right-of-way line being non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of South 33°43'08" East; thence run Southeasterly along the arc of said curve and said Southerly right-of-way line, through a central angle of 04°06'42", a distance of 52.08 feet; thence South 25°25'27" East, a distance of 49.71 feet along said Southerly right-of-way line; thence departing said Southerly right-of-way line North 40°57'28" West, a distance of 82.93 feet; thence South 59°39'10" West, a distance of 74.87 feet to aforesaid West line of the Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 23.18 feet along said west line to the POINT OF BEGINNING.

Containing 2,540 square feet more or less.

**SURVEYORS REPORT**

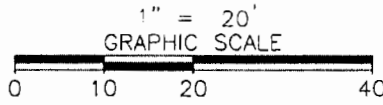
1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners

<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY</b> <b>GOVERNMENT</b> FLORIDA	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599093
	Job Number: <b>51599</b>	Scale: <b>1" = 20'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com   <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806M

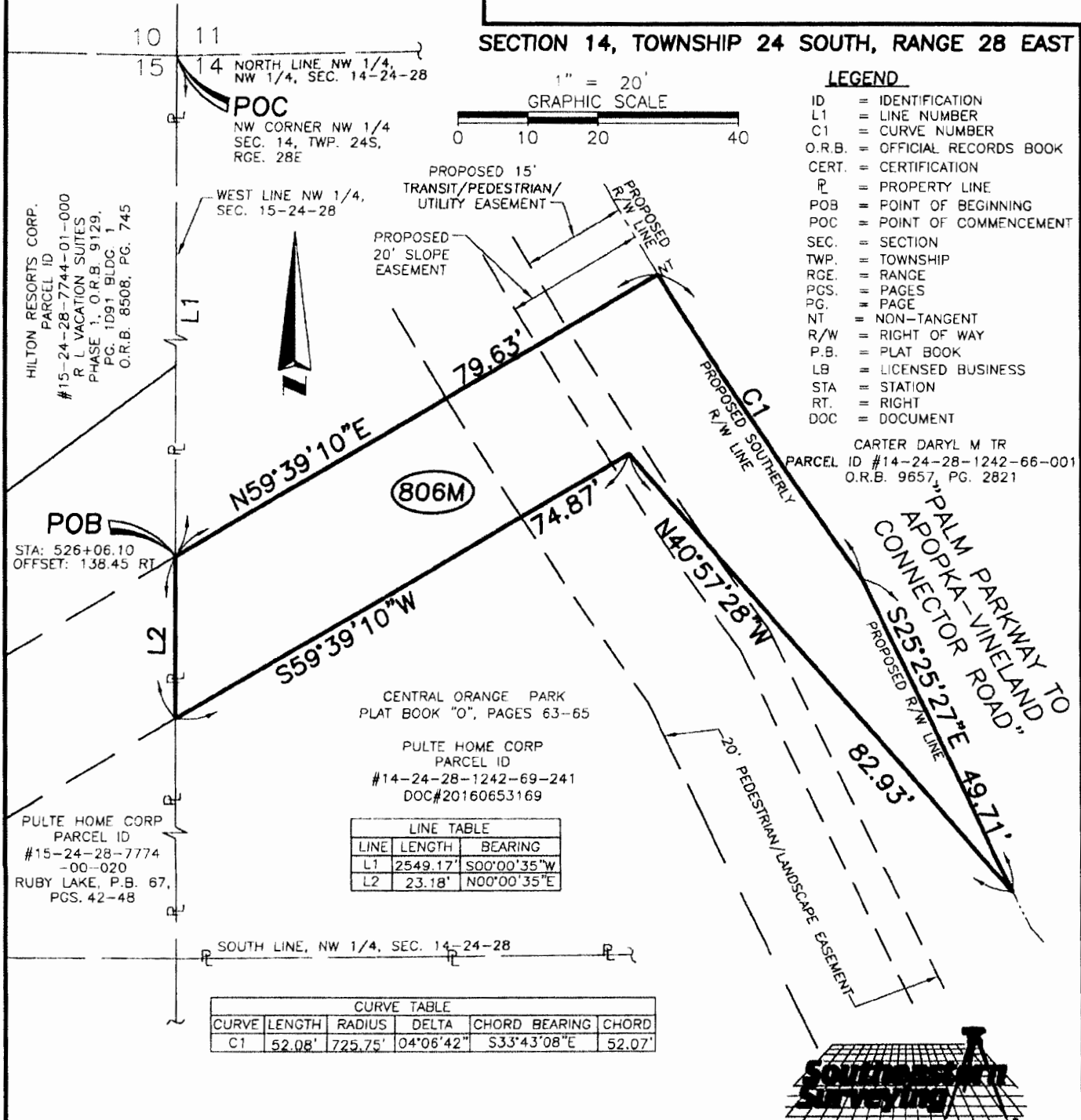
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LEGEND

- ID = IDENTIFICATION
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P.L. = PROPERTY LINE
- POB = POINT OF BEGINNING
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- TWP. = TOWNSHIP
- RGE. = RANGE
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- LB = LICENSED BUSINESS
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

PULTE HOME CORP  
 PARCEL ID  
 #14-24-28-1242-69-241  
 DOC#20160653169

LINE TABLE		
LINE	LENGTH	BEARING
L1	2549.17'	S00°00'35"W
L2	23.18'	N00°00'35"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	52.08'	725.75'	04°06'42"	S33°43'08"E	52.07'

**THIS IS NOT A SURVEY.**

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 15 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599093  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:  
Borron J. Owen, Jr. Esq.  
G R A Y | R O B I N S O N  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 843-8880

PARCEL ID NO.: PORTION OF 15-24-28-7774-00-020,  
AND 14-24-28-1242-69-241  
PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913)**

**SLOPE EASEMENT**  
*(Parcels 806I, 806J, and 105B, 106)*

**THIS SLOPE EASEMENT AGREEMENT** (this "**Agreement**") is made and entered this 28<sup>th</sup> day of January, 2019, by and **ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation**, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803 ("**Adventist**"), **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, organized and existing under the laws of the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Pulte**") (sometimes Adventist and Pulte are collectively referred herein as "**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 ("**Grantee**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Adventist and Pulte are the owners of their respective interests in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Adventist and Pulte have agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

**Section 2.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

**Section 3.** The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining Property Owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

**Section 4.** The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

**Section 5.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

**Section 6.** With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

**Section 7.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

**Section 8.** This easement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same document.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation

Witness 1 sign: [Handwritten Signature]

By: [Handwritten Signature]  
Lars D. Houmann, Vice President

Witness 1 print name: Marlene Rivera

Witness 2 sign: [Handwritten Signature]

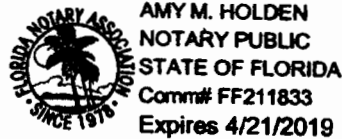
Witness 2 print name: MAYRA ARROYO

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2019, by Lars D. Houmann, as Vice President of and on behalf of **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Handwritten Signature]  
Notary Public Signature  
Amy M. Holden  
Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. FF211833  
My Commission Expires: 4/21/2019

[PULTE SIGNATURE PAGE FOLLOWS]



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

PULTE HOME COMPANY, LLC, a Michigan limited liability company, authorized to transact business in the State of Florida

Witness 1 sign: Angela Muniz

By: [Signature]

Witness 1 print name: Angela Muniz

Print name: Neil Klaproth

Witness 2 sign: Mark Thomson

Title: Director of Land

Witness 2 print name: MARK D. THOMSON

(Signature of TWO witnesses required by Florida law)

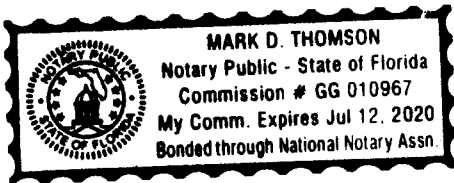
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of January, 2019, by Neil Klaproth, as Director of Land of and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
Notary Public Signature  
MARK D. THOMSON

Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. GG 010967  
My Commission Expires: 7/12/2020



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "A"**

to Slope Easement

Legal Description of Easement Area  
*(Parcels 806I and 806J)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806I**

ESTATE: Perpetual Easement

PURPOSE:  
 20' Pedestrian/Landscape/Slope Easement

PARCEL 806I

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


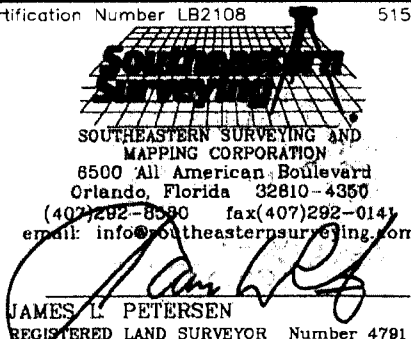
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2406.43 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northeasterly, having a radius of 740.75 feet and a chord bearing of South 28°52'29" East; thence run Southeasterly along the arc of said curve, through a central angle of 13°35'19", a distance of 175.68 feet; thence South 25°25'27" East, a distance of 56.08 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 752.75 feet and a chord bearing of South 41°51'37" East; thence run Southeasterly along the arc of said curve, through a central angle of 03°58'25", a distance of 52.21 feet to a point on the South line of the aforesaid Northwest quarter; thence South 89°27'15" West, a distance of 27.17 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 772.75 feet and a chord bearing of North 41°04'29" West; thence run Northwesterly along the arc of said curve, through a central angle of 02°46'51", a distance of 37.51 feet; thence North 25°25'27" West, a distance of 56.82 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 760.75 feet and a chord bearing of North 30°32'07" West; thence run Northwesterly along the arc of said curve, through a central angle of 09°59'46", a distance of 132.72 feet to the aforesaid West line of the Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 49.50 feet along said West line to the POINT OF BEGINNING.

Containing 5,099 square feet more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599091
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806I

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

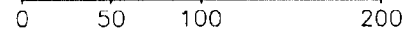
LINE	LENGTH	BEARING
L1	2406.43'	S00°00'35"W
L2	56.08'	S25°25'27"E
L3	27.17'	S89°27'15"W
L4	56.82'	N25°25'27"W
L5	49.50'	N00°00'35"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	175.68'	740.75'	13°35'19"	S28°52'29"E	175.27'
C2	52.21'	752.75'	03°58'25"	S41°51'37"E	52.20'
C3	37.51'	772.75'	02°46'51"	N41°04'29"W	37.50'
C4	132.72'	760.75'	09°59'46"	N30°32'07"W	132.55'

LEGEND

- ID = IDENTIFICATION
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- $\overline{P}$  = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- STA = STATION
- RT. = RIGHT
- BLDG. = BUILDING

1" = 100'  
 GRAPHIC SCALE



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091, BLDG. 1,  
 O.R.B. 8508, PG. 745

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-022  
 "RUBY LAKE", P.B. 67,  
 PGS. 42-48

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

PULTE HOME CORP  
 PARCEL ID  
 #14-24-28-1242-69-241  
 DOC#20160653169

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 15-16 OF RIGHT OF WAY MAPS.

Drawing No: 51599091  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806J**

ESTATE: Perpetual Easement  
 PURPOSE: 20' Slope Easement

PARCEL 806J

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


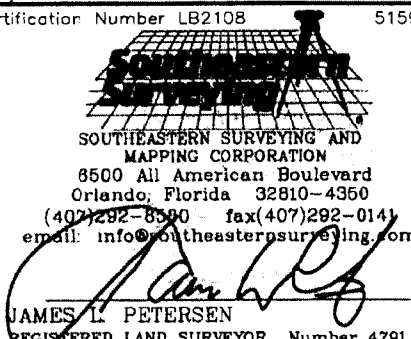
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2363.67 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of South 27°21'46" East; thence run Southeasterly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet; thence South 25°25'27" East, a distance of 55.52 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 737.75 feet and a chord bearing of South 42°29'16" East; thence run Southeasterly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point on the South line of the aforesaid Northwest quarter; thence South 89°27'15" West, a distance of 27.65 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 757.75 feet and a chord bearing of North 41°39'31" West; thence run Northwesterly along the arc of said curve, through a central angle of 03°39'59", a distance of 48.49 feet; thence North 25°25'27" West, a distance of 56.27 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 745.75 feet and a chord bearing of North 29°19'18" West; thence run Northwesterly along the arc of said curve, through a central angle of 12°37'34", a distance of 164.34 feet to the aforesaid West line of the Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 55.80 feet along said West line to the POINT OF BEGINNING.

Containing 5,996 square feet more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR 	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599090
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806J

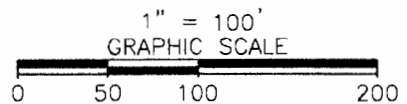
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LINE	LENGTH	BEARING
L1	2363.67'	S00°00'35"W
L2	55.52'	S25°25'27"E
L3	27.65'	S89°27'15"W
L4	56.27'	N25°25'27"W
L5	55.80'	N00°00'35"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	213.11'	725.75'	16°49'27"	S27°21'46"E	212.34'
C2	63.54'	737.75'	04°56'05"	S42°29'16"E	63.52'
C3	48.49'	757.75'	03°39'59"	N41°39'31"W	48.48'
C4	164.34'	745.75'	12°37'34"	N29°19'18"W	164.01'

LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- DOC = DOCUMENT
- STA = STATION
- RT. = RIGHT



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R.L. VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

PULTE HOME CORP.  
 PARCEL ID  
 #15-24-28-7774-00-022  
 "RUBY LAKE", P.B. 67,  
 PGS. 42-48

PULTE HOME CORP.  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

PULTE HOME CORP.  
 PARCEL ID  
 #14-24-28-1242-69-241  
 DOC#20160653169

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 15-16 OF RIGHT OF WAY MAPS.

Drawing No: 51599090  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "B"**

to Slope Easement

Legal Description of Benefited Property  
*(Parcels 105B, 106)*

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 105B

ESTATE: Fee Simple  
PURPOSE: Road Right of Way

PARCEL 105B

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 766.00 feet and a chord bearing of South 11°58'21" East; run Southerly along the arc of said curve, through a central angle of 19°01'38", a distance of 254.38 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence South 51°21'11" East, a distance of 58.05 feet to a point on the South line of the Southwest quarter of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 203.99 feet along said South line to a point on a non-tangent curve concave Easterly, having a radius of 737.75 feet and a chord bearing of North 42°29'16" West; thence run Northerly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point; thence North 25°25'27" West, a distance of 55.52 feet to a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 27°21'46" West; thence run Northerly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 656.84 feet along said West line to the POINT OF BEGINNING.

Containing 1.908 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

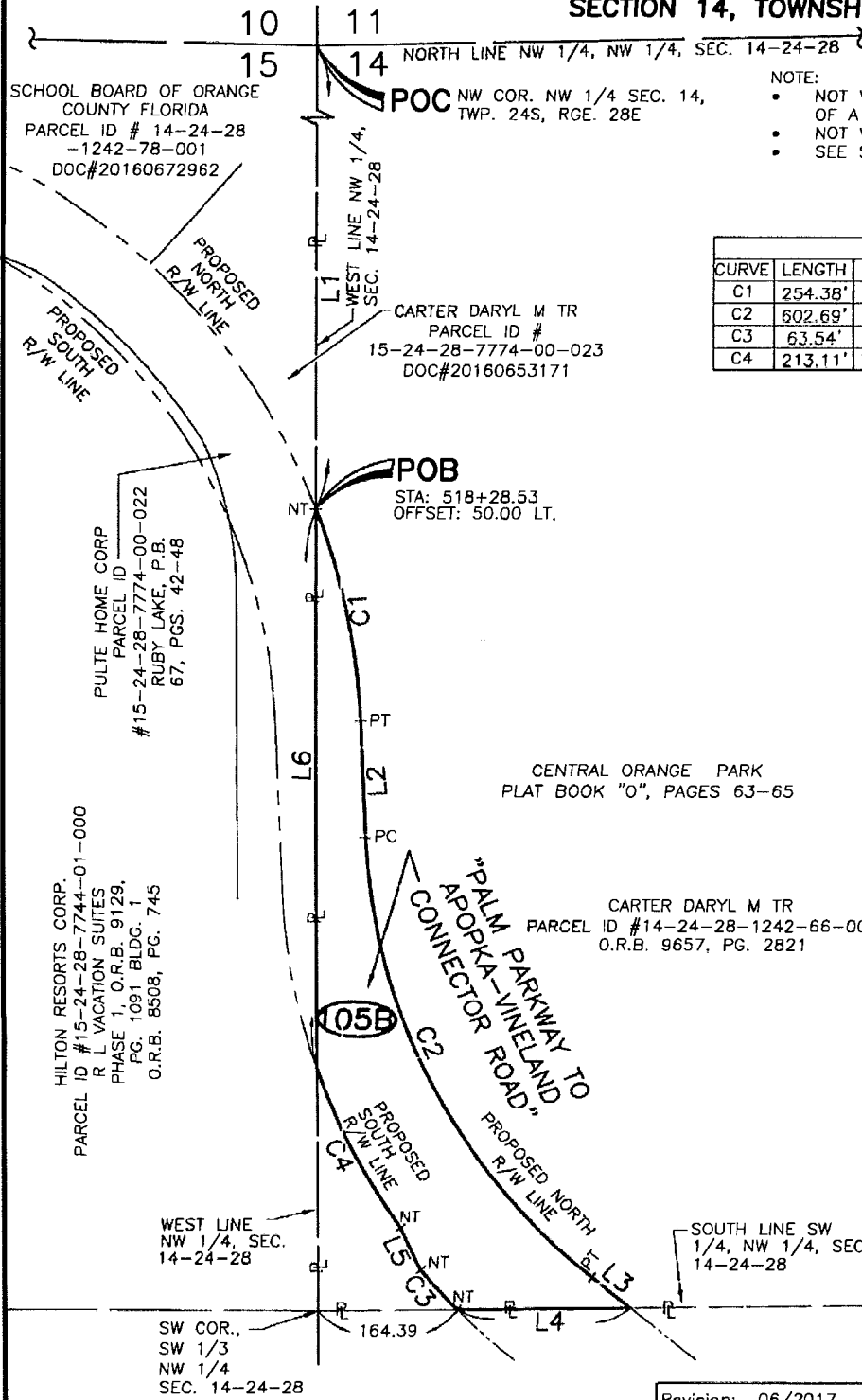
Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599084
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		



**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 105B**

**SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

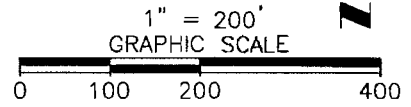


**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	254.38'	766.00'	19°01'38"	S11°58'21"E	253.21'
C2	602.69'	706.25'	48°53'39"	S26°54'22"E	584.57'
C3	63.54'	737.75'	04°56'05"	N42°29'16"W	63.52'
C4	213.11'	725.75'	16°49'27"	N27°21'46"W	212.34'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1706.80'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	58.05'	S51°21'11"E
L4	203.99'	S89°27'15"W
L5	55.52'	N25°25'27"W
L6	656.84'	N00°00'35"E



- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-210B  
 email: info@southeasternsurveying.com

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

Drawing No: 51599084  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 106**

ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 106

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


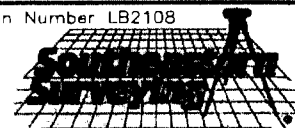
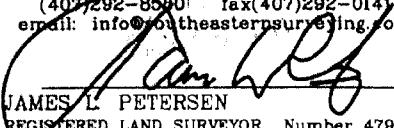
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

**SURVEYORS REPORT**

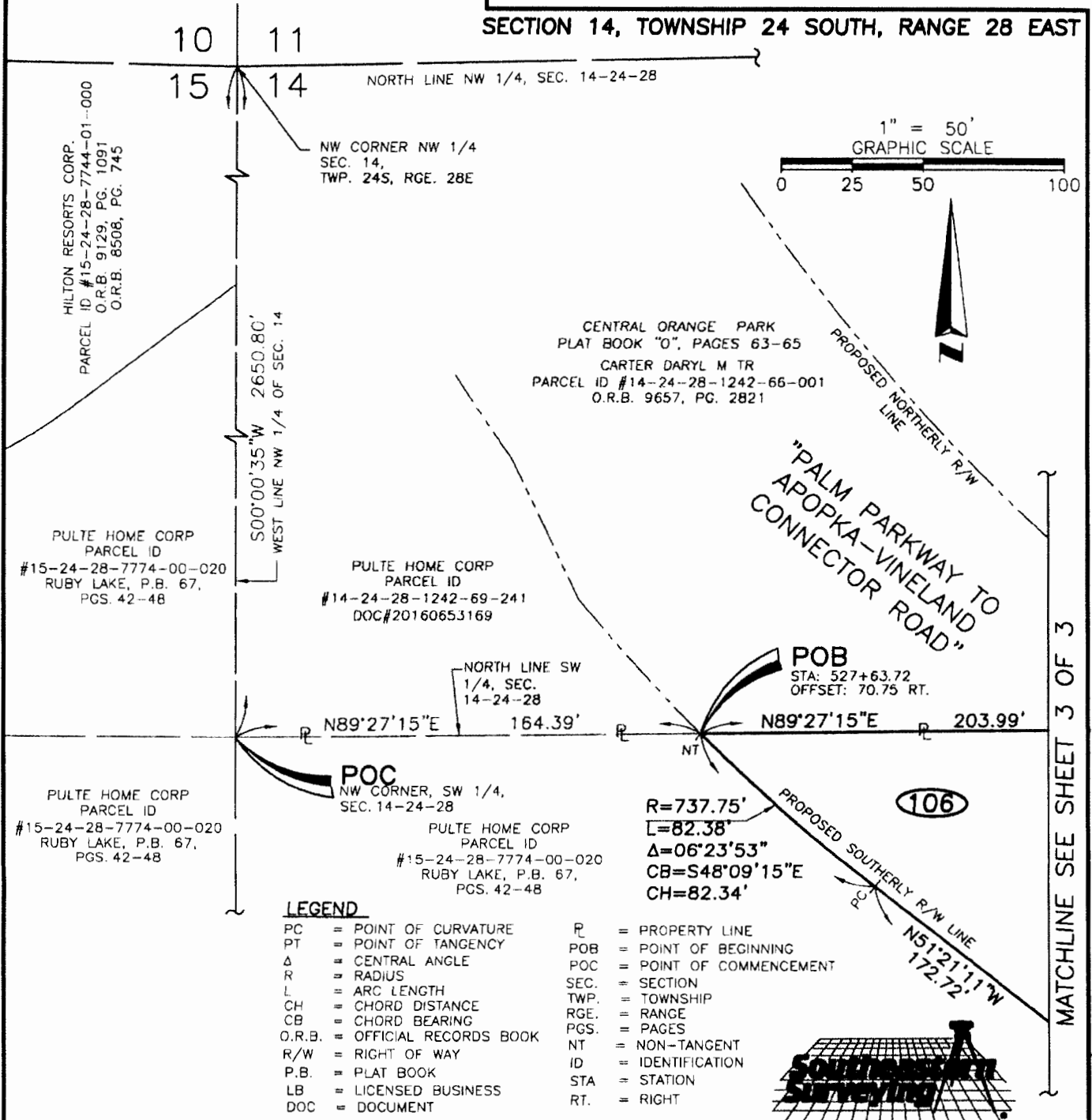
- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
 Not valid without sheets 2 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG--Parcel Owners
Revision: 12/2014	Orange County comments CBvG

 <p><b>DESCRIPTION</b></p> <p>FOR</p> <p><b>ORANGE COUNTY GOVERNMENT FLORIDA</b></p>	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599095  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 50'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



**LEGEND**

- |                                |                             |
|--------------------------------|-----------------------------|
| PC = POINT OF CURVATURE        | R = PROPERTY LINE           |
| PT = POINT OF TANGENCY         | POB = POINT OF BEGINNING    |
| Δ = CENTRAL ANGLE              | POC = POINT OF COMMENCEMENT |
| R = RADIUS                     | SEC. = SECTION              |
| L = ARC LENGTH                 | TWP. = TOWNSHIP             |
| CH = CHORD DISTANCE            | RGE. = RANGE                |
| CB = CHORD BEARING             | PGS. = PAGES                |
| O.R.B. = OFFICIAL RECORDS BOOK | NT = NON-TANGENT            |
| R/W = RIGHT OF WAY             | ID = IDENTIFICATION         |
| P.B. = PLAT BOOK               | STA = STATION               |
| LB = LICENSED BUSINESS         | RT. = RIGHT                 |
| DOC = DOCUMENT                 |                             |

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

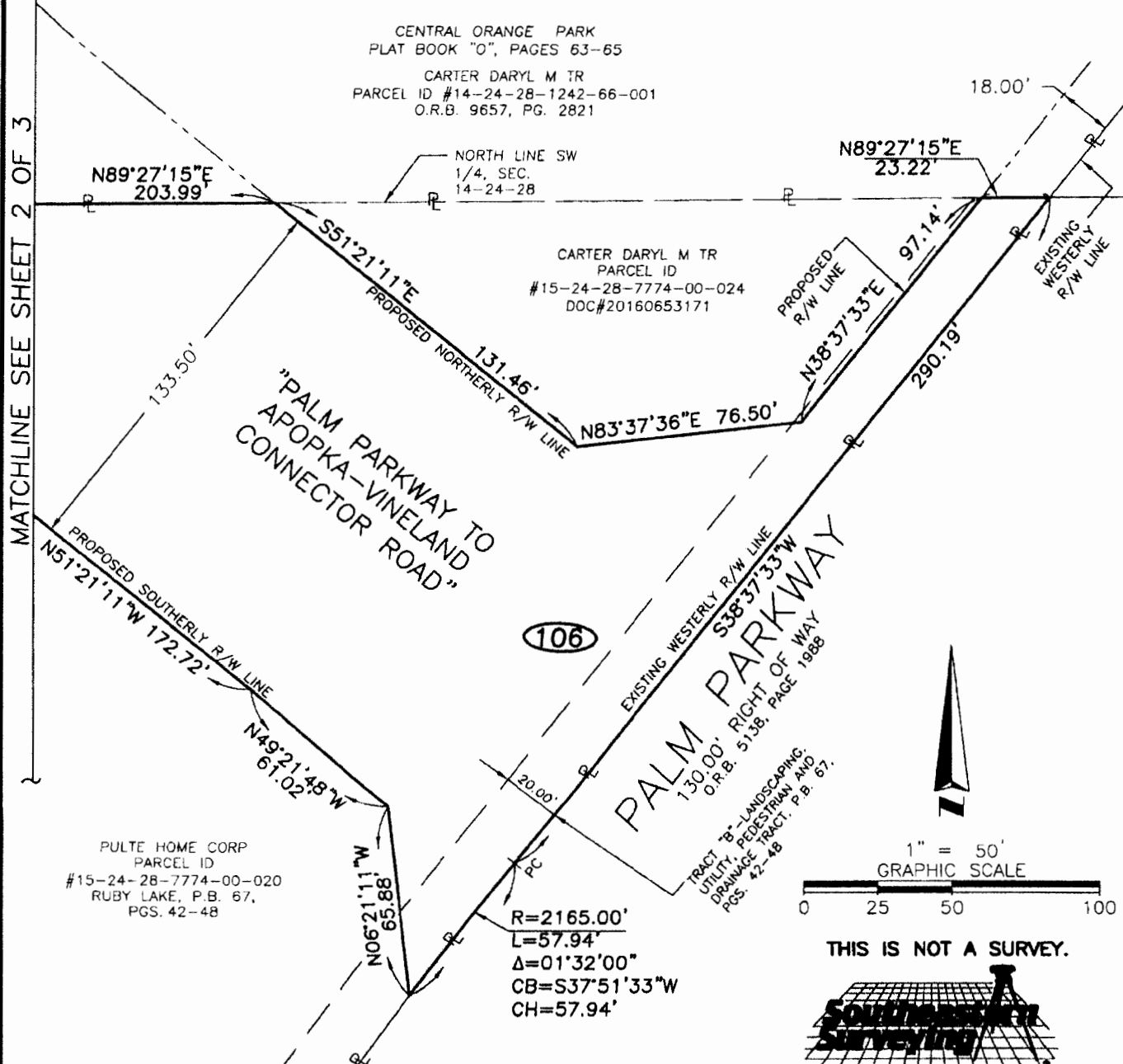
**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
		Revision: 12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



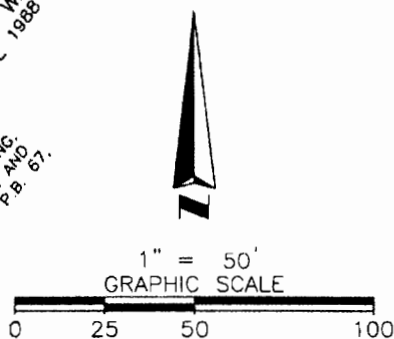
CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

R=2165.00'  
 L=57.94'  
 Δ=01°32'00"  
 CB=S37°51'33"W  
 CH=57.94'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2
  - SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.



THIS IS NOT A SURVEY.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

MATCHLINE SEE SHEET 2 OF 3

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

Borron J. Owen, Jr. Esq.  
GRAY | ROBINSON  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 843-8880

PARCEL ID NO.: PORTION OF 15-24-28-7774-00-020, AND  
PORTION OF 14-24-28-1242-69-241

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12-B4.014(13).**

**PEDESTRIAN AND LANDSCAPE EASEMENT**

*(Parcel 806I)*

**THIS INDENTURE**, made and executed this 25<sup>th</sup> day of January, 2019, by **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803 ("**Adventist**"), **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, organized and existing under the laws of the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Pulte**") (sometimes Adventist and Pulte are collectively referred herein as "**GRANTOR**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That Adventist and Pulte, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, do hereby give and grant to the GRANTEE, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of Adventist and Pulte, to the extent of their respective interests in said lands, situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building,

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities,

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

This easement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same document.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation

Witness 1 sign: [Signature]

By: [Signature]  
Lars D. Houmann, Vice President

Witness 1 print name: Markene Rivera

Witness 2 sign: [Signature]

Witness 2 print name: MAYRA ARROYO

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2019 by Lars D. Houmann, as Vice President of ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation, on behalf of said corporation. He is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



AMY M. HOLDEN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF211833  
Expires 4/21/2019

[Signature]  
Notary Public Signature  
Amy M. Holden  
Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. FF211833  
My Commission Expires: 4/21/2019

[PULTE SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

PULTE HOME COMPANY, LLC, a Michigan limited liability company, authorized to transact business in the State of Florida

Witness 1 sign: Angela Murray

By: [Signature]

Witness 1 print name: Angela Murray

Print name: Neil Klaproth

Witness 2 sign: Mark Thomson

Title: Director of Land

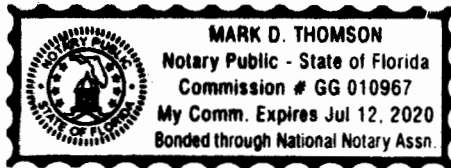
Witness 2 print name: MARK D. THOMSON

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of January, 2019, by Neil Klaproth, as Director of Land of and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



Mark Thomson

Notary Public Signature

MARK D. THOMSON

Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. GG 010967

My Commission Expires: 7/12/2020



**Schedule "A"**

**to Pedestrian and Landscape Easement**

Legal Description of the Easement Area  
*(Parcels 806I)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806I**

ESTATE: Perpetual Easement

PURPOSE:  
 20' Pedestrian/Landscape/Slope Easement

PARCEL 806I

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:—



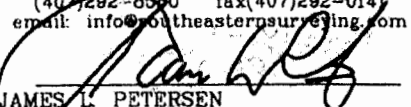
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2406.43 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northeasterly, having a radius of 740.75 feet and a chord bearing of South 28°52'29" East; thence run Southeasterly along the arc of said curve, through a central angle of 13°35'19", a distance of 175.68 feet; thence South 25°25'27" East, a distance of 56.08 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 752.75 feet and a chord bearing of South 41°51'37" East; thence run Southeasterly along the arc of said curve, through a central angle of 03°58'25", a distance of 52.21 feet to a point on the South line of the aforesaid Northwest quarter; thence South 89°27'15" West, a distance of 27.17 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 772.75 feet and a chord bearing of North 41°04'29" West; thence run Northwesterly along the arc of said curve, through a central angle of 02°46'51", a distance of 37.51 feet; thence North 25°25'27" West, a distance of 56.82 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 760.75 feet and a chord bearing of North 30°32'07" West; thence run Northwesterly along the arc of said curve, through a central angle of 09°59'46", a distance of 132.72 feet to the aforesaid West line of the Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 49.50 feet along said West line to the POINT OF BEGINNING.

Containing 5,099 square feet more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
 Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599091
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806I

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

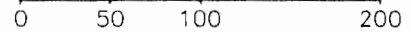
LINE TABLE		
LINE	LENGTH	BEARING
L1	2406.43'	S00°00'35"W
L2	56.08'	S25°25'27"E
L3	27.17'	S89°27'15"W
L4	56.82'	N25°25'27"W
L5	49.50'	N00°00'35"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	175.68'	740.75'	13°35'19"	S28°52'29"E	175.27'
C2	52.21'	752.75'	03°58'25"	S41°51'37"E	52.20'
C3	37.51'	772.75'	02°46'51"	N41°04'29"W	37.50'
C4	132.72'	760.75'	09°59'46"	N30°32'07"W	132.55'

LEGEND

- ID = IDENTIFICATION
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- STA = STATION
- RT. = RIGHT
- BLDG. = BUILDING

1" = 100'  
 GRAPHIC SCALE



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-022  
 "RUBY LAKE", P.B. 67,  
 PGS. 42-48

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

PULTE HOME CORP  
 PARCEL ID  
 #14-24-28-1242-69-241  
 DOC#20160653169

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 15-16 OF RIGHT OF WAY MAPS.

Drawing No: 51599091  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision:	Address	Comments
Revision: 06/2017		
Revision: 09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015		Orange County comments CBvG
Revision: 12/2014		Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:

Borron J. Owen, Jr. Esq.  
GRAY | ROBINSON  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 843-8880

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)  
PARCEL ID NO.: PORTION OF 14-24-28-1242-69-241

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**TRANSIT, PEDESTRIAN AND UTILITY EASEMENT**  
*(Parcel 806K)*

**THIS INDENTURE**, made this 25th day of January AD, 2019, between **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803 (“**Adventist**”), **PULTE HOME COMPANY. LLC**, a Michigan limited liability company, organized and existing under the laws of the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 (“**Pulte**”) (Sometimes Adventist and Pulte are collectively referred herein as “**GRANTOR**”), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the Adventist and Pulte, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands to the extent of their respective interest in said lands, situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE “A”**

Property Appraiser’s Parcel Identification Number: a portion of 14-24-28-1242-69-241

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

**THE GRANTEE** and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

This easement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same document.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation

Witness 1 sign: [Signature]

Witness 1 print name: Marlene Rivera

By: [Signature]  
Lars D. Houmann, Vice President

Witness 2 sign: [Signature]

Witness 2 print name: MAYRA ARROYO

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2019, by Lars D. Houmann, as Vice President of and on behalf of ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



AMY M. HOLDEN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF211833  
Expires 4/21/2019

[Signature]  
Notary Public Signature  
Amy M. Holden  
Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. FF211833  
My Commission Expires: 4/21/2019

[PULTE SIGNATURE PAGE FOLLOWS]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

PULTE HOME COMPANY, LLC, a Michigan limited liability company, authorized to transact business in the State of Florida

Witness 1 sign: Angela Munoz

By: [Signature]

Witness 1 print name: Angela Munoz

Print name: Neil Klaproth

Witness 2 sign: Mark Thomson

Title: Director of Land

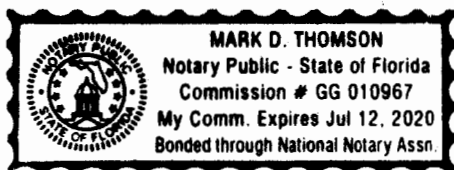
Witness 2 print name: MARK D. THOMSON

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of January, 2019, by Neil Klaproth, as Director of Land of and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature  
MARK D. THOMSON

Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. GG 010967  
My Commission Expires: 7/12/2020

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Schedule "A"**

**to Transit, Pedestrian and Utility Easement**

Legal Description of the Easement Area  
*(Parcel 806K)*

*[See attached Sketch and Legal Description]*



**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806K**

ESTATE: Perpetual Easement  
 PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 806K

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



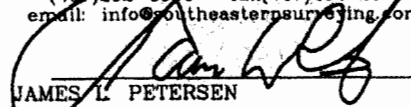
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2363.67 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of South 27°21'46" East; thence run Southeasterly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet; thence South 25°25'27" East, a distance of 55.52 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 737.75 feet and a chord bearing of South 42°29'16" East; thence run Southeasterly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point on the South line of the aforesaid Northwest quarter; thence South 89°27'15" West, a distance of 20.80 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 752.75 feet and a chord bearing of North 41°51'37" East; thence run Northwesterly along the arc of said curve, through a central angle of 03°58'25", a distance of 52.21 feet; thence North 25°25'27" West, a distance of 56.08 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 740.75 feet and a chord bearing of North 28°52'29" West; thence run Northwesterly along the arc of said curve, through a central angle of 13°35'19", a distance of 175.68 feet to the aforesaid West line of the Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 42.77 feet along said West line to the POINT OF BEGINNING.

Containing 4,613 square feet more or less.

**SURVEYORS REPORT**

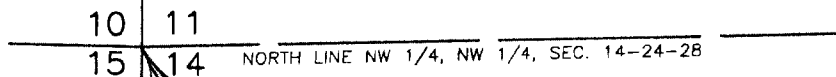
- Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

	<b>DESCRIPTION</b> Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599089  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806K

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



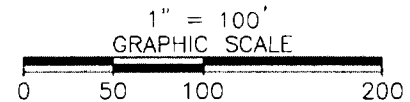
POC NW CORNER NW 1/4 SEC.  
 14, TWP. 24S, RGE. 28E

LINE	LENGTH	BEARING
L1	2363.67'	S00°00'35"W
L2	55.52'	S25°25'27"E
L3	20.80'	S89°27'15"W
L4	56.08'	N25°25'27"W
L5	42.77'	N00°00'35"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	213.11'	725.75'	16°49'27"	S27°21'46"E	212.34'
C2	63.54'	737.75'	04°56'05"	S42°29'16"E	63.52'
C3	52.21'	752.75'	03°58'25"	N41°51'37"E	52.20'
C4	175.68'	740.75'	13°35'19"	N28°52'29"W	175.27'

LEGEND

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- ℙ = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- RT. = RIGHT
- STA = STATION
- BLDG. = BUILDING
- DOC = DOCUMENT



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R.L. VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-022  
 "RUBY LAKE", P.B. 67,  
 PGS. 42-48

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

PULTE HOME CORP  
 PARCEL ID  
 #14-24-28-1242-69-241  
 DOC#20160653169

STA: 524+59.13  
 OFFSET: 56.62 RT.

"PALM PARKWAY TO  
 APOPKA-VINELAND  
 CONNECTOR ROAD"

PROPOSED NORTHERLY  
 R/W LINE

PROPOSED  
 SOUTHERLY  
 R/W LINE

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT

806K

SOUTH LINE  
 NW 1/4  
 SEC. 14-24-28

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 15-16 OF RIGHT OF WAY MAPS.

Drawing No: 51599089  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:

Borron J. Owen, Jr. Esq.  
G R A Y | R O B I N S O N  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 843-8880

PARCEL ID NO.: PORTION OF 15-24-28-7774-00-020  
PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913)**

**SLOPE EASEMENT**  
*(Parcels 806E, 806F, and 106)*

**THIS SLOPE EASEMENT AGREEMENT** (this "**Agreement**") is made and entered this ~~25<sup>th</sup>~~ day of January, 2019, by and **ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation**, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 ("**Grantee**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

**Section 2.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

**Section 3.** The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining Property Owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

**Section 4.** The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

**Section 5.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

**Section 6.** With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

**Section 7.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation

Witness 1 sign: [Signature]

By: [Signature]  
Lars D. Houmann, Vice President

Witness 1 print name: Marlene Rivera

Witness 2 sign: [Signature]

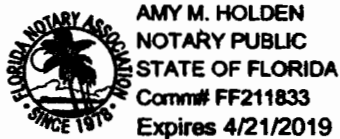
Witness 2 print name: MAYRA ARROYO

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2019, by Lars D. Houmann, as Vice President of and on behalf of **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature  
Amy M. Holden  
Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. FF211833  
My Commission Expires: 4/21/2019

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "A"**

to Slope Easement

Legal Description of Easement Area  
*(Parcels 806E and 806F)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806E**  
 ESTATE: Perpetual Easement  
 PURPOSE: 20' Slope Easement

PARCEL 806E


A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 136.74 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 27.65 feet along said North line to point on a non-tangent curve concave Northeasterly, having a radius of 737.75 feet and a chord bearing of South 48°09'15" East; thence leaving said North line, run Southeasterly along the arc of said curve, through a central angle of 06°23'53", a distance of 82.38 feet to the point of tangency; thence South 51°21'11" East, a distance of 172.72 feet; thence South 49°21'48" East, a distance of 61.02 feet; thence South 06°21'11" East, a distance of 29.32 feet; thence North 49°21'48" West, a distance of 82.11 feet; thence North 51°21'11" West, a distance of 172.37 feet to the point of curvature of a curve concave Northeasterly, having a radius of 757.75 feet; thence Northwesterly along the arc of said curve through a central angle of 07°51'41", a distance of 103.97 feet to the POINT OF BEGINNING.  
 Containing 6,746 square feet more or less.

**SURVEYORS REPORT**

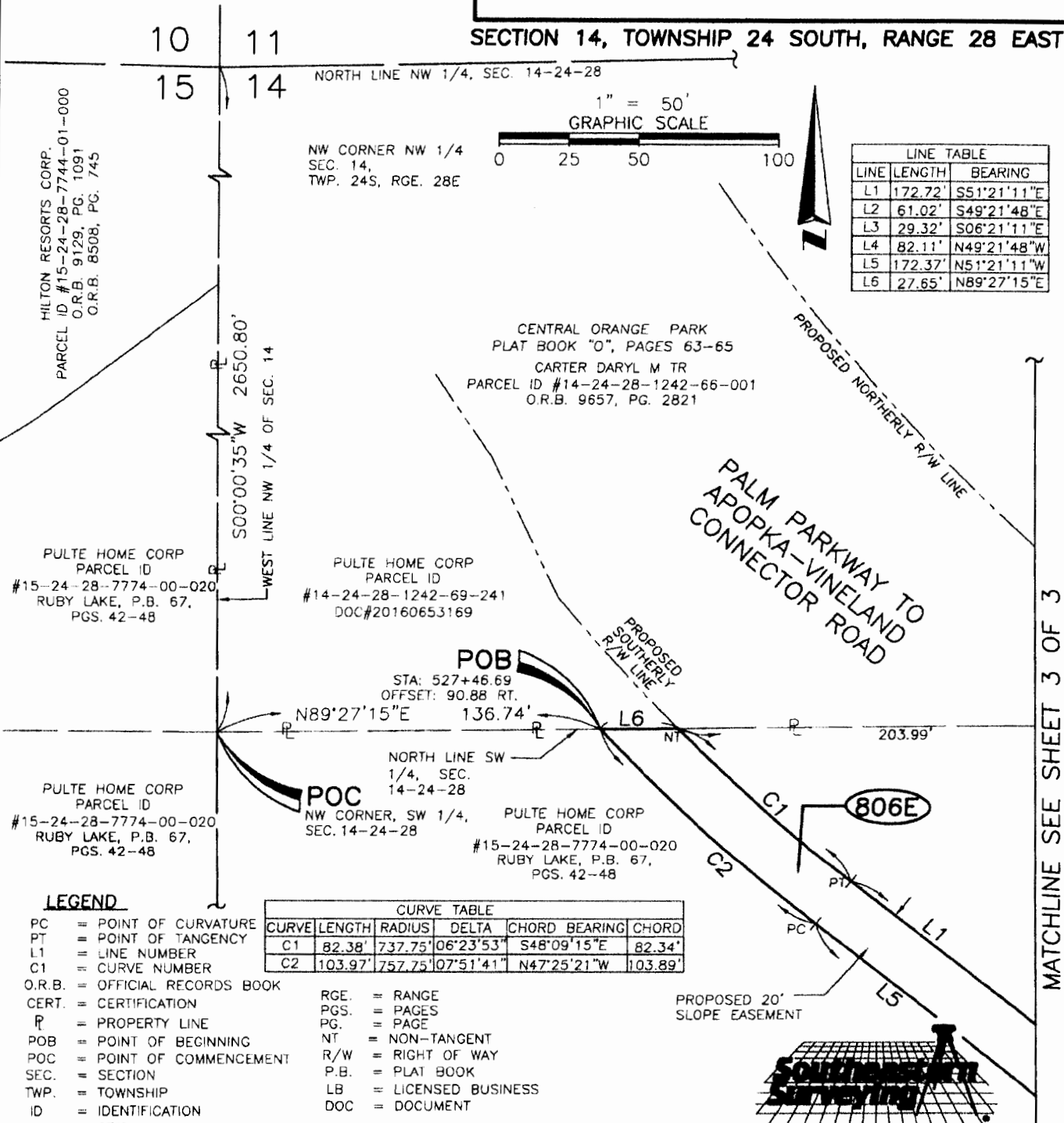
- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
 Not valid without sheets 2 & 3

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599100
	Job Number: <b>51599</b>	Scale: <b>1" = 50'</b>
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806E

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	172.72'	S51°21'11"E
L2	61.02'	S49°21'48"E
L3	29.32'	S06°21'11"E
L4	82.11'	N49°21'48"W
L5	172.37'	N51°21'11"W
L6	27.65'	N89°27'15"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	82.38'	737.75'	06°23'53"	S48°09'15"E	82.34'
C2	103.97'	757.75'	07°51'41"	N47°25'21"W	103.89'

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - ID = IDENTIFICATION
  - STA = STATION
  - RT. = RIGHT

- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- DOC = DOCUMENT

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16 OF RIGHT OF WAY MAPS.



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

MATCHLINE SEE SHEET 3 OF 3

Drawing No: 51599100  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 02/15-4/17 Orange County comments CBvG-Parcel Owners

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBvG





**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806F**

ESTATE: Perpetual Easement  
 PURPOSE:  
 20' Pedestrian/Landscape/Slope Easement

PARCEL 806F



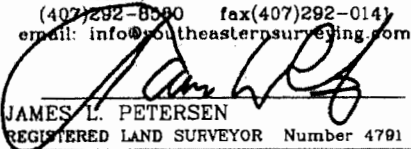
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 116.42 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 27.17 feet along said North line to point on a non-tangent curve concave Northeasterly, having a radius of 752.75 feet and a chord bearing of South 47°36'01" East; thence leaving said North line, run Southeasterly along the arc of said curve, through a central angle of 07°30'22", a distance of 98.61 feet to the point of tangency; thence South 51°21'11" East, a distance of 172.46 feet; thence South 49°21'48" East, a distance of 76.84 feet; thence South 06°21'11" East, a distance of 29.32 feet; thence North 49°21'48" West, a distance of 97.93 feet; thence North 51°21'11" West, a distance of 172.11 feet to the point of curvature of a curve concave Northeasterly, having a radius of 772.75 feet; thence Northwesterly along the arc of said curve through a central angle of 08°53'16", a distance of 119.87 feet to the POINT OF BEGINNING.

Containing 7,379 square feet more or less.

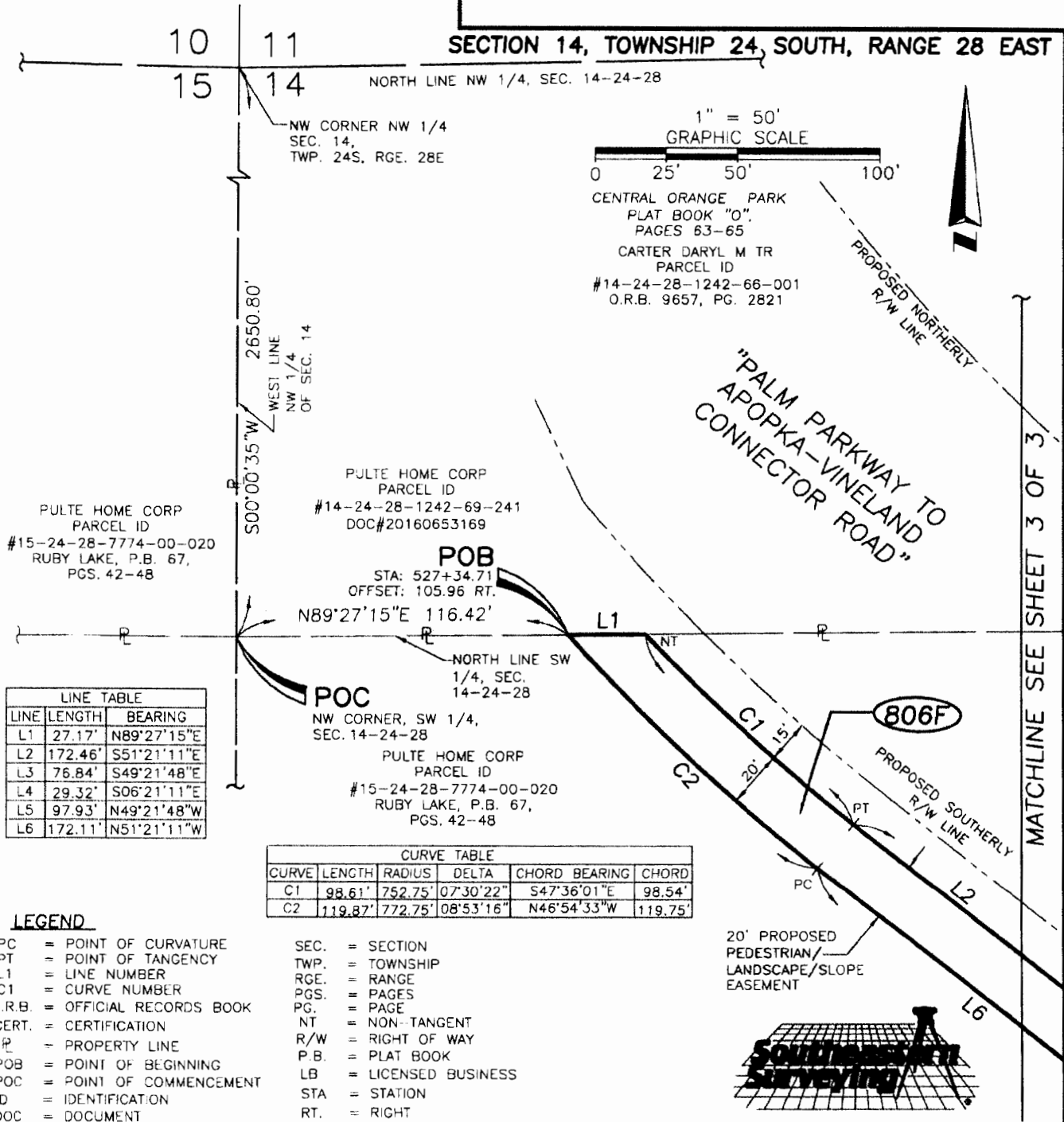
**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
 Not valid without sheets 2 & 3

Revision: 06/2017		Address Comments		Revision: 06/2016	Revised per construction plan changes EC
Revision: 04/2017		Revised & Parcel Ownership S.S.		Revision: 02/2015	Orange County comments CBvG
Revision: 04/2017		Revised & Parcel Ownership S.S.		Revision: 12/2014	Orange County comments CBvG
<p align="center"><b>DESCRIPTION</b></p> <p align="center">FOR</p> 	Date: June 23, 2014 CBvG		Certification Number LB2108 51599101		
	Job Number: 51599	Scale: 1" = 50'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com		
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <p align="center"><b>THIS IS NOT A SURVEY.</b></p>				
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791			

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 806F

SECTION 14, TOWNSHIP 24, SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	27.17'	N89°27'15"E
L2	172.46'	S51°21'11"E
L3	76.84'	S49°21'48"E
L4	29.32'	S06°21'11"E
L5	97.93'	N49°21'48"W
L6	172.11'	N51°21'11"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	98.61'	752.75'	07°30'22"	S47°36'01"E	98.54'
C2	119.87'	772.75'	08°53'16"	N46°54'33"W	119.75'

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - ℙ = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - ID = IDENTIFICATION
  - DOC = DOCUMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - STA = STATION
  - RT. = RIGHT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599101  
Job No: 51599  
Date: June 23, 2014 CBVG  
SHEET 2 OF 3  
See Sheet 1 for Description

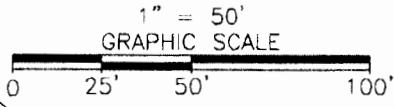
**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 04/2017	Revised & Parcel Ownership S.S.
		Revision: 06/2016	Revised per construction plan changes EC
		Revision: 12/2014	Orange County comments CBVG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806F

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

MATCHLINE SEE SHEET 2 OF 3



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

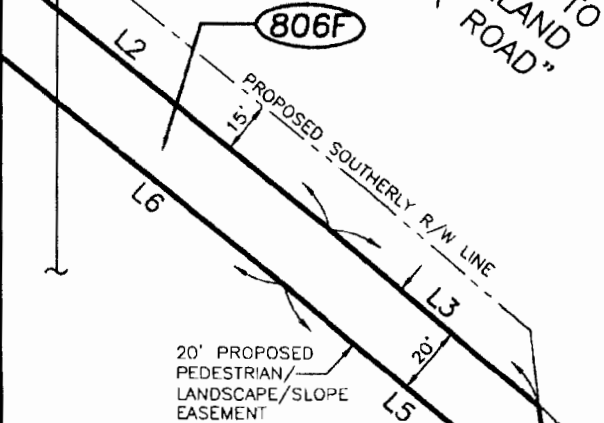


NORTH LINE SW  
 1/4, SEC.  
 14-24-28

CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

"PALM PARKWAY TO  
 APOPKA-VINELAND  
 CONNECTOR ROAD"

806F

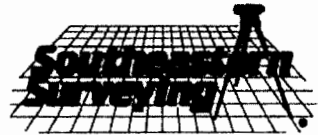


PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

EXISTING WESTERLY R/W LINE  
 130.00' RIGHT OF WAY  
 O.R.B. 5138, PAGE 1988  
**PALM PARKWAY**

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.17'	N89°27'15"E
L2	172.46'	S51°21'11"E
L3	76.84'	S49°21'48"E
L4	29.32'	S06°21'11"E
L5	97.93'	N49°21'48"W
L6	172.11'	N51°21'11"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	98.61'	752.75'	07°30'22"	S47°36'01"E	98.54'	
C2	119.87'	772.75'	08°53'16"	N46°54'33"W	119.75'	



SOUTHEASTERN SURVEYING & MAPPING CORP.  
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 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
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 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 AND 2
  - SEE SHEETS 16 OF RIGHT OF WAY MAPS.

Drawing No: 51599101  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 06/2016	Revised per construction plan changes EC
Revision: 12/2014	Orange County comments CBvG

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Exhibit "B"**

to Slope Easement

Legal Description of Benefited Property  
*(Parcel 106)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 106**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 106

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



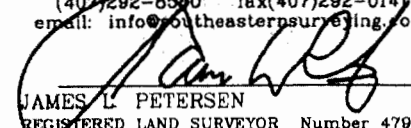
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

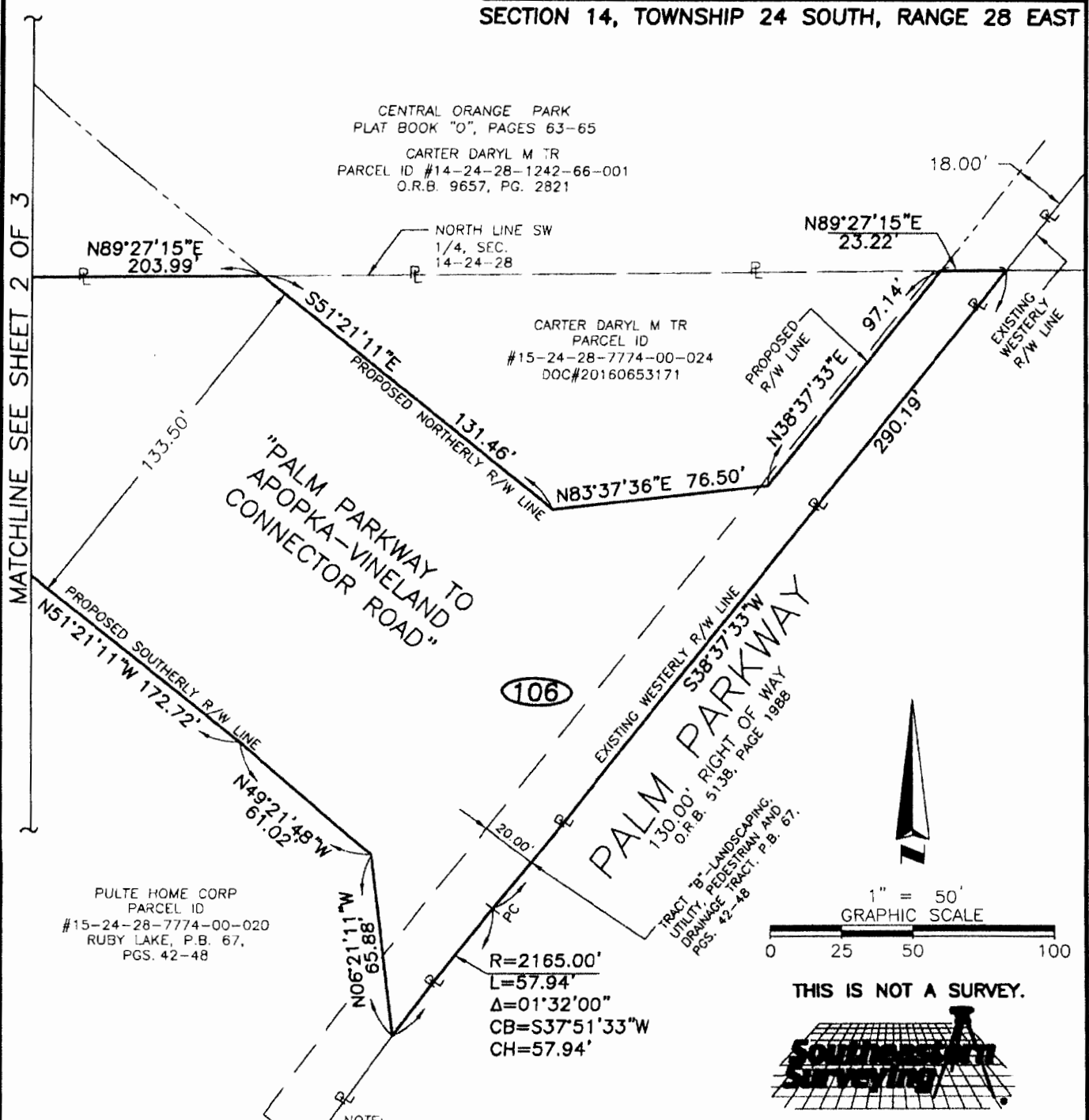
	Date:	June 23, 2014 CBvG	Certification Number LB2108 51599095  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com		
	Job Number:	51599		Scale:	1" = 50'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>				
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791			



SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

MATCHLINE SEE SHEET 2 OF 3



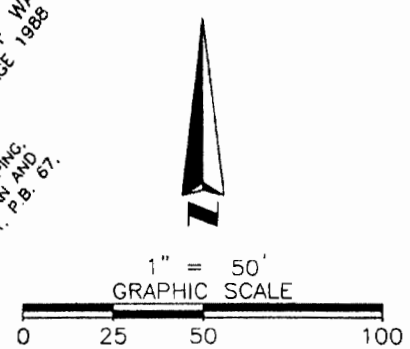
CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

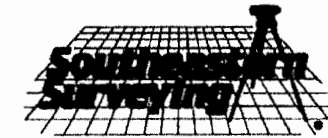
PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

R=2165.00'  
 L=57.94'  
 Δ=01°32'00"  
 CB=S37°51'33"W  
 CH=57.94'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2
  - SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.



THIS IS NOT A SURVEY.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8680 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

Revision: 06/2017	Address Comments	Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
		Revision: 12/2014	Orange County comments CBvG



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

Borron J. Owen, Jr. Esq.  
GRAY | ROBINSON  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 843-8880

PARCEL ID NO.: PORTION OF 15-24-28-7774-00-020  
PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12-B4.014(13).**

**PEDESTRIAN AND LANDSCAPE EASEMENT**  
*(Parcel 806F)*

**THIS INDENTURE**, made and executed this 25th day of January, 2019, by **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities,

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation

Witness 1 sign: [Signature]

By: [Signature]  
Lars D. Houmann, Vice President

Witness 1 print name: Marlene Rivera

Witness 2 sign: [Signature]

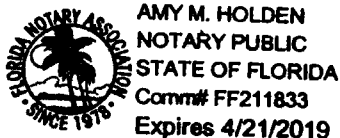
Witness 2 print name: MAYRA ARROYO

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2019 by Lars D. Houmann as Vice President of ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation, on behalf of said corporation. He is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature  
Amy M. Holden  
Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. FF211833  
My Commission Expires: 4/21/2019

**Schedule "A"**

**to Pedestrian and Landscape Easement**

**Legal Description of the Easement Area**

*(Parcels 806F)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806F**

ESTATE: Perpetual Easement  
 PURPOSE:

20' Pedestrian/Landscape/Slope Easement

PARCEL 806F


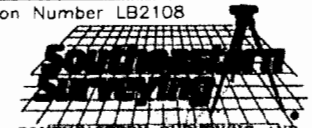
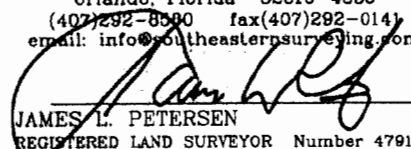
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Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 116.42 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 27.17 feet along said North line to point on a non-tangent curve concave Northeasterly, having a radius of 752.75 feet and a chord bearing of South 47°36'01" East; thence leaving said North line, run Southeasterly along the arc of said curve, through a central angle of 07°30'22", a distance of 98.61 feet to the point of tangency; thence South 51°21'11" East, a distance of 172.46 feet; thence South 49°21'48" East, a distance of 76.84 feet; thence South 06°21'11" East, a distance of 29.32 feet; thence North 49°21'48" West, a distance of 97.93 feet; thence North 51°21'11" West, a distance of 172.11 feet to the point of curvature of a curve concave Northeasterly, having a radius of 772.75 feet; thence Northwesterly along the arc of said curve through a central angle of 08°53'16", a distance of 119.87 feet to the POINT OF BEGINNING.

Containing 7,379 square feet more or less.

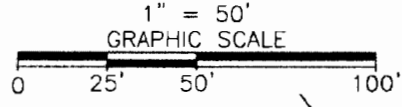
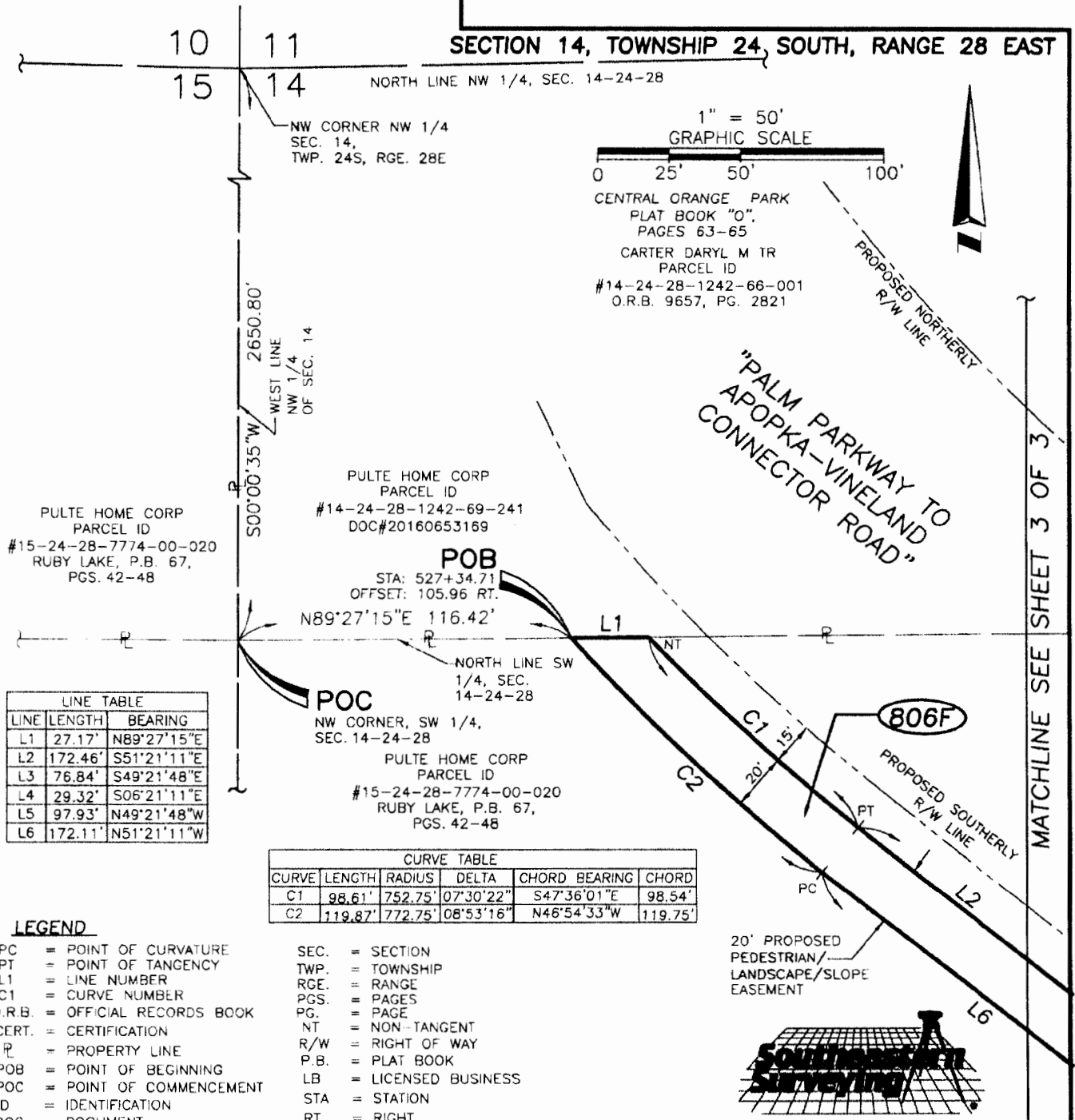
**SURVEYORS REPORT**

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- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
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Revision: 06/2017		Address Comments		Revision: 06/2016	Revised per construction plan changes EC
Revision: 04/2017		Revised & Parcel Ownership S.S.		Revision: 02/2015	Orange County comments CBvG
				Revision: 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>			Date:	Certification Number LB2108 51599101	
			June 23, 2014 CBvG		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com
			Job Number:	Scale:	
			51599	1" = 50'	
			Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
			SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		
			 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791		

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 806F

SECTION 14, TOWNSHIP 24, SOUTH, RANGE 28 EAST



CENTRAL ORANGE PARK  
PLAT BOOK "O",  
PAGES 63-65  
CARTER DARYL M TR  
PARCEL ID  
#14-24-28-1242-66-001  
O.R.B. 9657, PG. 2821

PULTE HOME CORP  
PARCEL ID  
#15-24-28-7774-00-020  
RUBY LAKE, P.B. 67,  
PGS. 42-48

PULTE HOME CORP  
PARCEL ID  
#14-24-28-1242-69-241  
DOC#20160653169

POB  
STA: 527+34.71  
OFFSET: 105.96 RT.  
N89°27'15"E 116.42'

POC  
NW CORNER, SW 1/4,  
SEC. 14-24-28

PULTE HOME CORP  
PARCEL ID  
#15-24-28-7774-00-020  
RUBY LAKE, P.B. 67,  
PGS. 42-48

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.17'	N89°27'15"E
L2	172.46'	S51°21'11"E
L3	76.84'	S49°21'48"E
L4	29.32'	S06°21'11"E
L5	97.93'	N49°21'48"W
L6	172.11'	N51°21'11"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	98.61'	752.75'	07°30'22"	S47°36'01"E	98.54'
C2	119.87'	772.75'	08°53'16"	N46°54'33"W	119.75'

LEGEND

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | SEC. = SECTION         |
| PT = POINT OF TANGENCY         | TWP. = TOWNSHIP        |
| L1 = LINE NUMBER               | RGE. = RANGE           |
| C1 = CURVE NUMBER              | PGS. = PAGES           |
| O.R.B. = OFFICIAL RECORDS BOOK | PG. = PAGE             |
| CERT. = CERTIFICATION          | NT = NON-TANGENT       |
| ⊥ = PROPERTY LINE              | R/W = RIGHT OF WAY     |
| POB = POINT OF BEGINNING       | P.B. = PLAT BOOK       |
| POC = POINT OF COMMENCEMENT    | LB = LICENSED BUSINESS |
| ID = IDENTIFICATION            | STA = STATION          |
| DOC = DOCUMENT                 | RT. = RIGHT            |

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 AND 3
  - SEE SHEETS 16 OF RIGHT OF WAY MAPS.

20' PROPOSED PEDESTRIAN/ LANDSCAPE/SLOPE EASEMENT



SOUTHEASTERN SURVEYING & MAPPING CORP.  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599101  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 3  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 04/2017	Revised & Parcel Ownership S.S.
		Revision: 06/2016	Revised per construction plan changes EC
		Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806F

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821



MATCHLINE SEE SHEET 2 OF 3

NORTH LINE SW  
 1/4, SEC.  
 14-24-28

CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

"PALM PARKWAY TO  
 APOPKA-VINELAND  
 CONNECTOR ROAD"

806F

20' PROPOSED  
 PEDESTRIAN/  
 LANDSCAPE/SLOPE  
 EASEMENT

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

EXISTING WESTERLY R/W LINE  
 PALM PARKWAY  
 130.00' RIGHT OF WAY  
 O.R.B. 5138, PAGE 1988

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.17'	N89°27'15"E
L2	172.46'	S51°21'11"E
L3	76.84'	S49°21'48"E
L4	29.32'	S06°21'11"E
L5	97.93'	N49°21'48"W
L6	172.11'	N51°21'11"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	98.61'	752.75'	07°30'22"	S47°36'01"E	98.54'
C2	119.87'	772.75'	08°53'16"	N46°54'33"W	119.75'



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 AND 2.
  - SEE SHEETS 16 OF RIGHT OF WAY MAPS.

Drawing No: 51599101  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 06/2016	Revised per construction plan changes EC
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

Borron J. Owen, Jr. Esq.  
GRAY | ROBINSON  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801  
Telephone: (407) 843-8880

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)  
PARCEL ID NO.: Portion of 15-24-28-7774-00-020

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014913).**

**TRANSIT, PEDESTRIAN AND UTILITY EASEMENT**  
*(Parcel 806D)*

**THIS INDENTURE**, made this 25<sup>th</sup> day of January AD, 2019, between **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

Property Appraiser's Parcel Identification Number: a portion of 15-24-28-7774-00-020

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

**THE GRANTEE** and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation,



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation

Witness 1 sign: [Signature]  
Witness 1 print name: Marlene Rivera

By: [Signature]  
Lars D. Houmann, Vice President

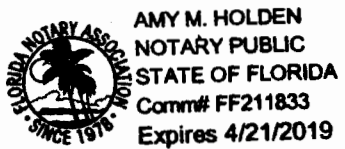
Witness 2 sign: [Signature]  
Witness 2 print name: MAYRA ARROYO

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Seminole

I HEREBY CERTIFIY, that on this 25<sup>th</sup> day of January, 2019, before me personally appeared Lars D. Houmann, as Vice President of ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation, to me known to be, or who produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized, and that the official seal of said company is duly affixed thereto, and the said conveyance is the act and deed of said company.

(NOTARY SEAL)



[Signature]  
Notary Public Signature  
Amy M. Holden  
Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. FF211833  
My Commission Expires: 4/21/2019

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**Schedule "A"**

**to Transit, Pedestrian and Utility Easement**

Legal Description of the Easement Area  
*(Parcel 806D)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 806D**

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 806D

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


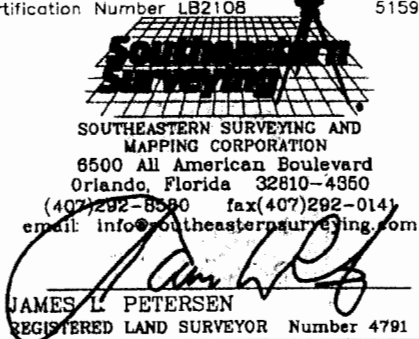
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 143.59 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 20.80 feet along said North line to point on a non-tangent curve concave Northeasterly, having a radius of 737.75 feet and a chord bearing of South 48°09'15" East; thence leaving said North line, run Southeasterly along the arc of said curve, through a central angle of 06°23'53", a distance of 82.38 feet to the point of tangency; thence South 51°21'11" East, a distance of 172.72 feet; thence South 49°21'48" East, a distance of 61.02 feet; thence South 06°21'11" East, a distance of 21.99 feet; thence North 49°21'48" West, a distance of 76.84 feet; thence North 51°21'11" West, a distance of 172.46 feet to the point of curvature of a curve concave Northeasterly, having a radius of 752.75 feet; thence Northwesterly along the arc of said curve through a central angle of 07°30'22", a distance of 98.62 feet to the POINT OF BEGINNING.

Containing 4,981 square feet more or less.

**SURVEYORS REPORT**

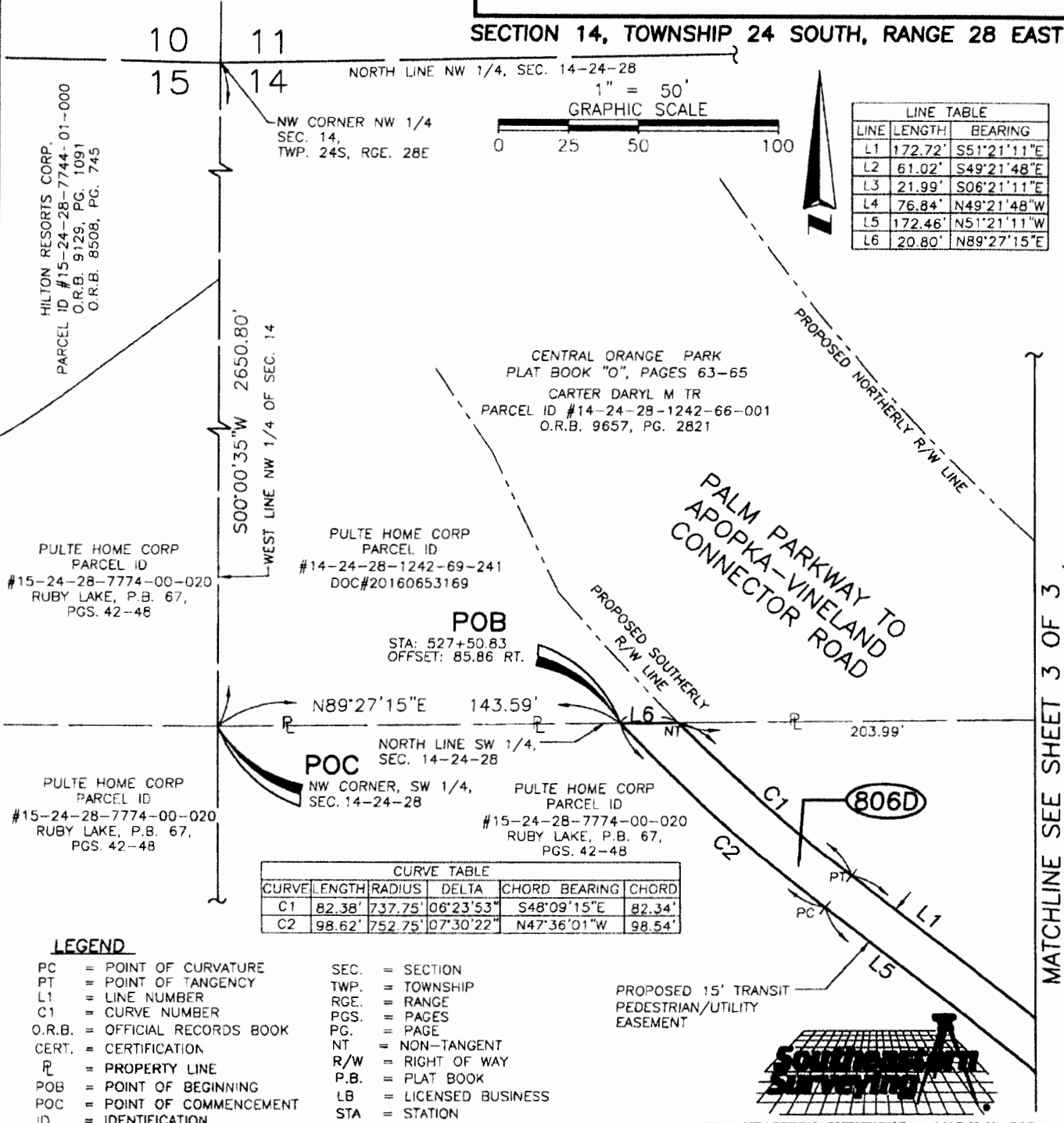
- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2 & 3

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599099
	Job Number: <b>51599</b>	Scale: <b>1" = 50'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 806D

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE	LENGTH	BEARING
L1	172.72'	S51°21'11"E
L2	61.02'	S49°21'48"E
L3	21.99'	S06°21'11"E
L4	76.84'	N49°21'48"W
L5	172.46'	N51°21'11"W
L6	20.80'	N89°27'15"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	82.38'	737.75'	06°23'53"	S48°09'15"E	82.34'
C2	98.62'	752.75'	07°30'22"	N47°36'01"W	98.54'

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - PL = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - ID = IDENTIFICATION
  - DOC = DOCUMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - STA = STATION
  - RT. = RIGHT

NOTE:  
 • NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 • NOT VALID WITHOUT SHEETS 1 AND 3  
 • SEE SHEETS 16 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599099  
 Job No: 51599  
 Date: June 23, 2014 CBVG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 02/15-4/17 Orange County comments CBVG-Parcel Owners

Revision: 06/2017

Address Comments

Revision: 12/2014

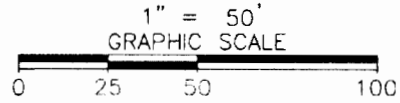
Orange County comments CBVG

MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 806D

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821



NORTH LINE SW 1/4,  
 SEC. 14-24-28

CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

MATCHLINE SEE SHEET 2 OF 3

PALM PARKWAY TO  
 APOPKA-VINELAND  
 CONNECTOR ROAD

806D

PROPOSED 15' TRANSIT  
 PEDESTRIAN/UTILITY  
 EASEMENT

PROPOSED SOUTHERLY  
 R/W LINE

EXISTING WESTERLY R/W LINE  
 PALM PARKWAY  
 130.00' RIGHT OF WAY  
 O.R.B. 5138, PAGE 1988

PULTE HOME CORP  
 PARCEL ID  
 #15-24-28-7774-00-020  
 RUBY LAKE, P.B. 67,  
 PGS. 42-48

LINE TABLE		
LINE	LENGTH	BEARING
L1	172.72'	S51°21'11"E
L2	61.02'	S49°21'48"E
L3	21.99'	S06°21'11"E
L4	76.84'	N49°21'48"W
L5	172.46'	N51°21'11"W
L6	20.80'	N89°27'15"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	82.38'	737.75'	06°23'53"	S48°09'15"E	82.34'
C2	98.62'	752.75'	07°30'22"	N47°36'01"W	98.54'

NOTE:

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- NOT VALID WITHOUT SHEETS 1 AND 2
- SEE SHEETS 16 OF RIGHT OF WAY MAPS.

Drawing No: 51599099  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
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Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

Project: Palm Parkway Connector

### SUBORDINATION OF UTILITY INTERESTS

THIS SUBORDINATION, entered into by and between Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, d/b/a Progress Energy Florida, Inc., hereinafter called Utility and Orange County, a charter county and political subdivision of the State of Florida, hereinafter called County

#### WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for public road right-of-way purposes; and

WHEREAS, the proposed use of these lands for public road right-of-way purposes will require subordination of the interest claimed in such lands by Utility to County; and

WHEREAS, County is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

Utility hereby subordinates to the interest of County, its successors, or assigns, any and all of its interest in the lands as follows, viz:

#### SEE ATTACHED SCHEDULE "A"

#### Encumbrance:

Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, d/b/a Progress Energy Florida, Inc.  
FROM: BVC Partners I, LLC  
Distribution Easement filed December 14, 2007  
Recorded in Official Records Book 9533, Page 2187  
Public Records of Orange County, Florida

Project: Palm Parkway Connector

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with County's current minimum standards for such facilities as required by Article VI, Chapter 21 of the Orange County Code, as it may be replaced, amended, or superseded from time to time. Any new construction or relocation of facilities within the lands will be subject to prior approval by County. Should County fail to approve any new construction or relocation of facilities by the Utility otherwise authorized under the aforementioned subordinated interest or require the Utility to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, County shall pay the reasonable cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements (collectively "Reimbursement Costs").
2. Utility shall provide written notice to County's Director of Public Works (or equivalent in the event of reorganization) of the estimated costs and narrative scope of any alteration, adjustment, relocation, or removal of its facilities or of the acquisition of any additional easements at least 60 days prior to Utility incurring such costs.
3. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions herein, with the exception of the provision herein regarding Reimbursement Costs.
4. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of County's facilities.
5. The Utility agrees to indemnify and hold County harmless for, from and against any and all losses, claims or damages incurred by County to the extent arising from Utility's or Utility's Contractor's negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of Utility's facilities located on the above described easement.



Project: Palm Parkway Connector

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year below written.

Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, d/b/a Progress Energy Florida, Inc.

Signed, sealed and delivered in the presence of:

By: Karen Adams  
Karen Adams, Manager  
Land Services – Florida Region

Date: 2/7/19

[Signature]  
SIGNATURE LINE

PRINT/TYPE NAME: Shantel Ocampo

[Signature]  
SIGNATURE LINE

PRINT/TYPE NAME: Karla Rodriguez

(Two witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7th day of February, 2019, by Karen Adams, Manager of Land Services – Florida Region for Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, d/b/a Progress Energy Florida, Inc., on behalf of the limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

[Signature]

PRINT/TYPE NAME: \_\_\_\_\_

Notary Public in and for the County and State last aforesaid.

My Commission Expires: 6/18/2021

Serial No., if any: \_\_\_\_\_



KARLA RODRIGUEZ  
Commission # GG 115647  
Expires June 18, 2021  
Bonded Thru Budget Notary Services

Project: Palm Parkway Connector

IN WITNESS WHEREOF, County has executed this Subordination on the day and year below written.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Jerry L. Demings*  
for Jerry L. Demings,  
Orange County Mayor

Date: 27 Feb 19

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

By: *Jennifer Lara-Klimetz*  
for Deputy Clerk

Jennifer Lara-Klimetz  
Printed Name

**This instrument prepared by:**  
E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 106**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

**PARCEL 106**

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

**SURVEYORS REPORT**

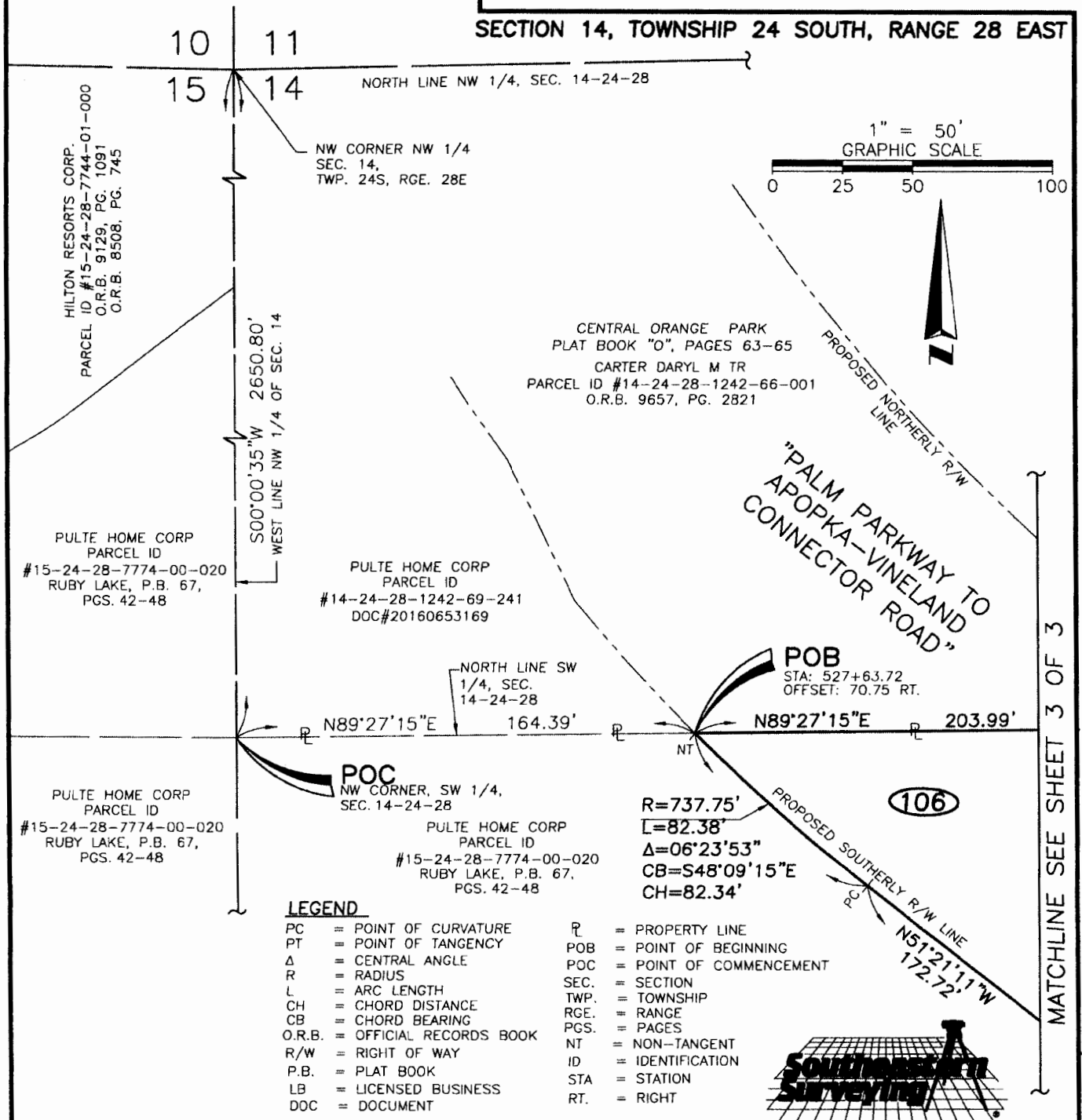
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

	<b>DESCRIPTION</b> FOR <b>ORANGE COUNTY GOVERNMENT</b> FLORIDA	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599095
		Job Number: <b>51599</b>	Scale: <b>1" = 50'</b>
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
		SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH	

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



**LEGEND**

- |                                |                             |
|--------------------------------|-----------------------------|
| PC = POINT OF CURVATURE        | PL = PROPERTY LINE          |
| PT = POINT OF TANGENCY         | POB = POINT OF BEGINNING    |
| Δ = CENTRAL ANGLE              | POC = POINT OF COMMENCEMENT |
| R = RADIUS                     | SEC. = SECTION              |
| L = ARC LENGTH                 | TWP. = TOWNSHIP             |
| CH = CHORD DISTANCE            | RGE. = RANGE                |
| CB = CHORD BEARING             | PGS. = PAGES                |
| O.R.B. = OFFICIAL RECORDS BOOK | NT = NON-TANGENT            |
| R/W = RIGHT OF WAY             | ID = IDENTIFICATION         |
| P.B. = PLAT BOOK               | STA = STATION               |
| LB = LICENSED BUSINESS         | RT. = RIGHT                 |
| DOC = DOCUMENT                 |                             |

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
		Revision: 12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PG. 2821

CARTER DARYL M TR  
 PARCEL ID  
 #15-24-28-7774-00-024  
 DOC#20160653171

N89°27'15"E  
 203.99'

N89°27'15"E  
 23.22'

NORTH LINE SW  
 1/4, SEC.  
 14-24-28

18.00'

"PALM PARKWAY TO  
 APOPKA-VINELAND  
 CONNECTOR ROAD"

PALM PARKWAY  
 130.00' RIGHT OF WAY  
 O.R.B. 5138, PAGE 1988  
 TRACT "B"-LANDSCAPING,  
 UTILITY, PEDESTRIAN AND  
 DRAINAGE TRACT, P.B. 67,  
 PGS. 42-48

106



1" = 50'  
 GRAPHIC SCALE

0 25 50 100

THIS IS NOT A SURVEY.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

Drawing No: 51599095  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

Revision: 06/2017

Address Comments

Revision: 02/15-4/17

Orange County comments CBvG-Parcel Owners

Revision: 12/2014

Orange County comments CBvG

MATCHLINE SEE SHEET 2 OF 3

133.50'

PROPOSED SOUTHERLY R/W LINE  
 N51°21'11"W 172.72'

N49°21'48"W 61.02'  
 N06°21'11"W 88.85'  
 65.88'

R=2165.00'  
 L=57.94'  
 Δ=01°32'00"  
 CB=S37°51'33"W  
 CH=57.94'

20.00'

PROPOSED NORTHERLY R/W LINE

S51°21'11"E 131.46'

N83°37'36"E 76.50'

N38°37'33"E 97.14'

290.19'

EXISTING WESTERLY R/W LINE

PROPOSED R/W LINE

EXISTING WESTERLY R/W LINE



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

**DATE:** February 18, 2019

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Monica Hand, Senior Title Examiner *JB for MH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7090

**ACTION REQUESTED:** Approval of Special Warranty Deed, Drainage Easements, Slope Easement, Pedestrian and Landscape Easement, and Transit, Pedestrian and Utility Easement from Hilton Resorts Corporation to Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Palm Parkway Connector  
  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road improvements as a requirement of a road network agreement.

**ITEMS:** Special Warranty Deed  
Cost: Donation  
Size: 4,649 square feet

Drainage Easements (2)  
Cost: Donation  
Total size: 1.04 acres

Slope Easement  
Cost: Donation  
Total size: 22,065 square feet

Pedestrian and Landscape Easement  
Cost: Donation  
Size: 12,006 square feet

Transit, Pedestrian and Utility Easement  
Cost: Donation  
Size: 7,287 square feet

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division  
Transportation Planning Division

**REMARKS:** These conveyances are requirements of the Palm Parkway to Apopka-Vineland Connector Road Agreement approved by the Board on December 6, 2005, as amended and supplemented.

Approval of this item is contingent upon approval of all other Palm Parkway Connector agenda items being processed concurrently by the Real Estate Management Division and upon approval of Petition to Vacate No. 15-12-026 which is being processed concurrently by the Public Works Department.

Grantor to pay all closing costs and prorated taxes.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by [clicking here](#).

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-7744-99-999

PROJECT: PALM PARKWAY CONNECTOR

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made and executed as of the 31 day of Dec, 2018, by **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839 (hereinafter referred to as the "**Grantor**"), to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 (hereinafter referred to as the "**Grantee**").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida, more particularly described as follows (hereinafter referred to as the "**Subject Property**");

See **Exhibit "A"** attached hereto and made a part hereof.

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining:

**TO HAVE AND TO HOLD** the Subject Property in fee simple forever.

**AND** the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

**THE** conveyance made herein, however, is expressly made **SUBJECT TO** ad valorem real property taxes and assessments for the year 2018 and thereafter, and covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.



PROJECT: PALM PARKWAY CONNECTOR

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**"Grantor"**

**HILTON RESORTS CORPORATION**, a  
Delaware corporation

Witness 1 sign: Marie Milian

By: [Signature]

Witness 1 print name: Marie Milian

Print name: MICHAEL ELLIOTT

Witness 2 sign: Rebekah Bowers

Title: SR. VICE PRESIDENT

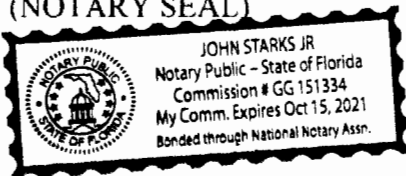
Witness 2 print name: Rebekah Bowers

[corporate seal]

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 2018, by Michael Elliott, as SVP of HILTON RESORTS CORPORATION, a Delaware corporation, on behalf of said corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature

John Starks Jr.  
Typed or Printed Notary Name  
Notary Public - State of Florida  
Commission No. GG 151334  
My Commission Expires: Oct. 15, 2021

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Special Warranty Deed**

**Legal Description**

*(Parcel 104)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 104**  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 104



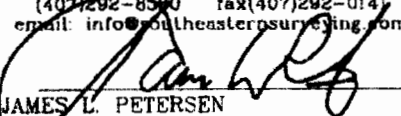
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 359.27 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly line through a central angle of 11°25'08", a distance of 82.71 feet for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 41°59'44" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 36°43'50", a distance of 426.95 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 68°39'25" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of South 44°32'28" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 17°52'48" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to the POINT OF BEGINNING.

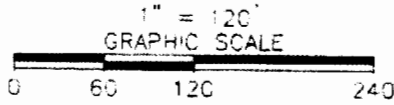
Containing 4,649 square feet more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
2. I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2.

Revision: 06/2017	Address Comments	Revision 02/2015	Orange County comments CBvG
Revision: 09/16-4/17	Revised Sketch BMC-Parcel Ownership S.S.	Revision 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599083	
	Job Number: <b>51599</b>	Scale: <b>1" = 120'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8390 fax(407)292-0141 email: info@southeasternsurveying.com
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEETS 2-2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 104



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD

15' PROGRESS ENERGY DISTRIBUTION EASEMENT, O.R.B. 9226, PG. 0558

RUBY LAKE PLAT BOOK 67, PAGES 42-48 SECTION 15-24-28

LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	359.27'	N00°12'11"W

PROPOSED SOUTHERLY R/W LINE

HILTON RESORTS CORP  
 PARCEL ID# 15-24-28-7744-01-000  
 R/L VACATION SUITES  
 PHASE 1, O.R.B. 8508, PG. 745 BLDG. 1  
 O.R.B. 8508, PG. 745

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'
C2	82.71'	415.00'	11°25'08"	N05°54'47"W	82.57'
C3	426.95'	666.00'	36°43'50"	N41°59'44"W	419.66'
C4	53.77'	415.00'	07°25'24"	S68°39'25"E	53.73'
C5	291.70'	666.00'	25°05'42"	S44°32'28"E	289.38'
C6	90.64'	415.00'	12°30'53"	S17°52'48"E	90.46'

LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT = CERTIFICATION
- P = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- DOC = DOCUMENT
- COR. = CORNER
- STA = STATION
- RT. = RIGHT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 12-13 OF RIGHT OF WAY MAPS

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

CARTER DARYL M TR  
 PARCEL ID # 15-24-28-7774-00-023  
 DOC#2016065317

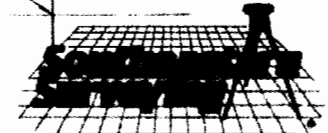
CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-56-001  
 OFFICIAL RECORD BOOK 9657, PAGE 282'

EAST LINE, NE 1/4, SEC. 15-24-28

STA. 518+01.74  
 OFFSET: 50.00 RT

EASTERLY JNE  
 O.R.B. 8508, PG. 745  
 SE COR  
 O.R.B. 8508, PG. 745

POC  
 SE COR.  
 NE 1/4  
 SEC. 15-24-28



SOUTHEASTERN SURVEYING & MAPPING CORP  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email.info@southeasternsurveying.com

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.

Drawing No: 51599083  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 02/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-7744-99-999

PROJECT: PALM PARKWAY CONNECTOR

**DRAINAGE EASEMENT**

**THIS DRAINAGE EASEMENT** is made and entered this 31 day of Dec, 2018, by **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address is 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

**WITNESSETH:**

**THAT GRANTOR**, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to Grantee and its assigns, a nonexclusive easement for drainage purposes (the "**Drainage Easement**"), as depicted on that certain set of "Construction Plans For Palm Parkway To Hilton Driveway Connector Road," approved by the Manager of the Engineering Division of the Orange County Utilities Department on December 15, 2017, and approved by the Orange County Engineer on January 12, 2018 (the "**Construction Plans**"), with full authority to enter upon, construct and maintain, as Grantee and its assigns may deem necessary, a drainage ditch, pipe, or facility (the "**Drainage Facilities**") over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A"** (the "**Easement Area**")

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

Grantee and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantor, its heirs, successors, and assigns agree 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 ditch, pipe, or facility.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

HILTON RESORTS CORPORATION, a Delaware corporation

Witness 1 sign: Marie Miliam

By: [Signature]

Witness 1 print name: Marie Miliam

Print name: MICHAEL ELLIOTT

Witness 2 sign: Rebekah Bowers

Title: SR. VICE PRESIDENT

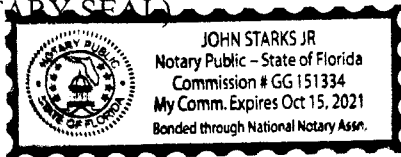
Witness 2 print name: Rebekah Bowers

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 2018, by Michael Elliott, as SVP of HILTON RESORTS CORPORATION, a Delaware corporation, on behalf of said corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]

Notary Public Signature

John Starks Jr.

Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. GG 151334

My Commission Expires: Oct. 15, 2021

**Exhibit "A"**

**to Drainage Easement**

**Legal Description of Easement Area**

*(Parcels 804E and 804F)*

*[See attached Sketch and Legal Descriptions]*



**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 804E**  
 ESTATE: Perpetual Easement  
 PURPOSE: 20' Drainage Easement

PARCEL 804E

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


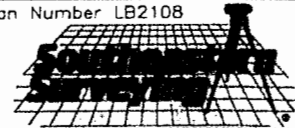
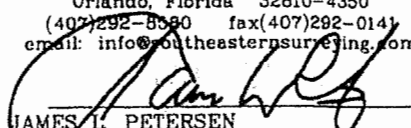
Commence at the Northeast corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1564.16 feet along the East line of said Northeast quarter of Section 15 to a point; thence departing said East line, North 89°59'25" West, a distance of 198.57 feet to the POINT OF BEGINNING; thence South 47°03'29" West, a distance of 107.02 feet; thence North 56°55'42" West, a distance of 281.79 feet; thence North 77°03'57" West, a distance of 173.56 feet; thence South 24°16'58" West, a distance of 165.35 feet; thence South 16°46'13" West, a distance of 260.19 feet; thence South 13°34'27" West, a distance of 141.57 feet; thence North 76°25'33" West, a distance of 20.00 feet; thence North 13°34'27" East, a distance of 142.13 feet; thence North 16°46'13" East, a distance of 262.06 feet; thence North 24°16'58" East, a distance of 183.05 feet; thence South 77°03'57" East, a distance of 193.50 feet; thence South 56°55'42" East, a distance of 269.71 feet; thence North 47°03'29" East, a distance of 92.31 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of South 40°19'05" East; thence Southeasterly along the arc of said curve, through a central angle of 01°43'20", a distance of 20.02 feet to the POINT OF BEGINNING.

Containing 0.522 acres, more or less.

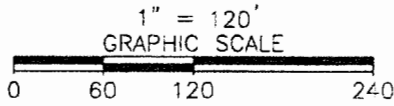
**SURVEYORS REPORT**

1. Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
2. I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR 	Date:	<b>June 23, 2014 CBvG</b>	Certification Number LB2108	51599127
	Job Number:	51599	Scale:	1" = 120'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com   <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4781	
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH				

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 804E



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	20.02'	666.00'	01°43'20"	S40°19'05"E	20.02'

S 88°55'03" E

NORTH LINE NE 1/4  
 SEC. 15-24-28

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

SCHOOL BOARD OF ORANGE  
 COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

N.E. COR. SEC. 15

PROPOSED R/W LINE

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

PROPOSED R/W LINE

PROPOSED R/W LINE

CARTER DARTL M TR  
 PARCEL ID #15-24-28-7774-00-023  
 DOC#20160653171

EAST LINE NE 1/4  
 SEC. 15-24-28  
 S 00°00'35" W

L8  
 L9  
 L5  
 L6  
 L7

L10  
 L4  
 L11

L3  
 L12

L2  
 L13

L1

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 O.R.B. 9129, PG. 1091  
 O.R.B. 8508, PG. 745

HILTON RESORTS CORP.  
 PARCEL ID # 15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129, PG. 1091  
 O.R.B. 8508, PG. 745

15'  
 PROGRESS  
 ENERGY  
 DISTRIBUTION  
 EASEMENT,  
 O.R.B. 9226  
 PG. 0558

804E

N 89°59'25" W  
 198.57'

POB  
 STA: 516+03.96  
 OFFSET: 50.00 RT.

PROPOSED R/W LINE

PROPOSED  
 R/W LINE

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- ℙ = PROPERTY LINE
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- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
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- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- DOC = DOCUMENT
- COR. = CORNER
- STA = STATION
- RT. = RIGHT

LINE TABLE		
LINE	LENGTH	BEARING
L1	107.02'	S47°03'29"W
L2	281.79'	N56°55'42"W
L3	173.56'	N77°03'57"W
L4	165.35'	S24°16'58"W
L5	260.19'	S16°46'13"W
L6	141.57'	S13°34'27"W
L7	20.00'	N76°25'33"W
L8	142.13'	N13°34'27"E
L9	262.06'	N16°46'13"E
L10	183.05'	N24°16'58"E
L11	193.50'	S77°03'57"E
L12	269.71'	S56°55'42"E
L13	92.31'	N47°03'29"E

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1
- SEE SHEETS 11-13, 18 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599127  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
02/15-4/17	Orange County comments CBvG-Parcel Owners
12/2014	Orange County comments CBvG

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 804F  
 ESTATE: Perpetual Easement  
 PURPOSE: 20' Drainage Easement

PARCEL 804F

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence North 89°18'29" West, a distance of 971.29 feet along the North line of said Southeast quarter of the Northeast quarter; thence leaving said North line, run South 00°41'31" West, a distance of 4.32 feet; thence South 68°54'12" West, a distance of 125.84 feet; thence South 01°14'43" West, a distance of 0.67 feet to a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida for a POINT OF BEGINNING; thence leaving said Northerly line, South 01°14'43" West, a distance of 299.95 feet; thence South 04°24'29" West, a distance of 181.79 feet; thence South 25°11'21" East, a distance of 125.65 feet; thence South 64°48'39" West, a distance of 20.00 feet; thence North 25°11'21" West, a distance of 130.93 feet; thence North 04°24'29" East, a distance of 186.52 feet; thence North 01°14'43" East, a distance of 299.81 feet to the aforementioned Northerly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745; thence South 87°33'39" East, a distance of 20.00 feet along said Northerly line to the POINT OF BEGINNING.

Containing 12,247 square feet more or less.

**SURVEYORS REPORT**

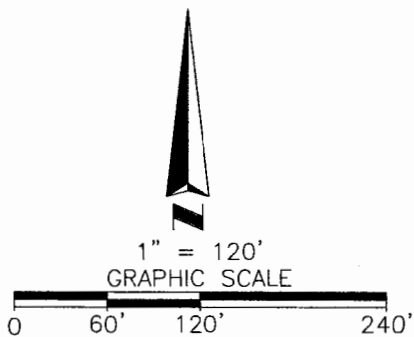
1. Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
2. I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  FOR 	Date: June 23, 2014 CBvG	Certification Number: B2108... 51599128
	Job Number: 51599	Scale: 1" = 120'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <p align="center"><b>THIS IS NOT A SURVEY.</b></p>	
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 804F

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



POC  
 NE CORNER, NE 1/4  
 SEC. 15-24-28

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

SCHOOL BOARD OF ORANGE  
 COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

S 88°55'03" E  
 NORTH LINE NE 1/4  
 SEC. 15-24-28

PROPOSED R/W LINE

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

NORTH LINE SE 1/4,  
 NE 1/4, SEC. 15-24-28

PROPOSED R/W LINE

PROPOSED R/W LINE

EAST LINE NE 1/4,  
 NE 1/4, SEC. 15-24-28

NE CORNER,  
 SE 1/4, NE 1/4,  
 SEC. 15-24-28

HILTON RESORTS CORP.  
 PARCEL ID# 15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129, PG. 1091  
 O.R.B. 8508, PG. 745

POB  
 STA: 505+97.71  
 OFFSET: 97.47 RT.

15' PROGRESS  
 ENERGY  
 DISTRIBUTION  
 EASEMENT,  
 O.R.B.  
 9226, PG.  
 0558

15' PROGRESS  
 ENERGY  
 DISTRIBUTION  
 EASEMENT,  
 O.R.B. 9226  
 PG. 0558

EAST LINE NE 1/4  
 SEC. 15-24-28

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-00-021  
 RUBY LAKE, P.B. 67, PGS. 42-48  
 O.R.B. 9129, PG. 1091

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
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- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- DOC = DOCUMENT
- STA = STATION
- RT. = RIGHT

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 10, 18 OF RIGHT OF WAY MAPS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	971.29'	N89°18'29"W
L3	4.32'	S00°41'31"W
L4	125.84'	S68°54'12"W
L5	0.67'	S01°14'43"W
L6	299.95'	S01°14'43"W
L7	181.79'	S04°24'29"W
L8	125.65'	S25°11'21"E
L9	20.00'	S64°48'39"W
L10	130.93'	N25°11'21"W
L11	186.52'	N04°24'29"E
L12	299.81'	N01°14'43"E
L13	20.00'	S87°33'39"E



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599128  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address	Comments
Revision: 06/2017		
Revision: 09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S.
Revision: 06/2016		Revised per construction plan changes EC
Revision: 02/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-7744-99-999  
PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

**DRAINAGE EASEMENT**

**THIS DRAINAGE EASEMENT** is made and entered this 7<sup>TH</sup> day of February, 2019, by **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address is 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

**W I T N E S S E T H:**

**THAT GRANTOR**, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to Grantee and its assigns, a nonexclusive easement for drainage purposes (the "**Drainage Easement**"), as depicted on that certain set of "Construction Plans For Palm Parkway To Hilton Driveway Connector Road," approved by the Manager of the Engineering Division of the Orange County Utilities Department on December 15, 2017, and approved by the Orange County Engineer on January 12, 2018 (the "**Construction Plans**"), with full authority to enter upon, construct and maintain, as Grantee and its assigns may deem necessary for the implementation of the Construction Plans, a drainage ditch, pipe, or facility (the "**Drainage Facilities**") over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A" (the "**Easement Area**")**

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

Grantee and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantor, its heirs, successors, and assigns agree 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 ditch, pipe, or facility.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

HILTON RESORTS CORPORATION, a Delaware corporation

Witness 1 sign: [Signature]

By: [Signature]

Witness 1 print name: Thomas A. Goodson

Print name: Kelly Lodde

Title: Asst Secretary

Witness 2 sign: [Signature]

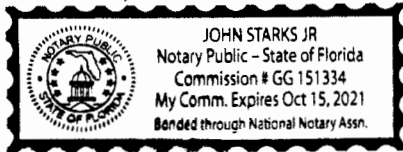
Witness 2 print name: Lena Black

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February, 2019, by Kelly Lodde, as Assistant Secretary of and on behalf of HILTON RESORTS CORPORATION, a Delaware corporation. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature

John Starks Jr  
Typed or Printed Notary Name

Notary Public - State of Florida

Commission No. GG151334

My Commission Expires: Oct. 15, 2021

**Exhibit "A"**

**to Drainage Easement**

**Legal Description of Easement Area**

*(Parcel 804D)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 804D**  
 ESTATE: Perpetual Easement  
 PURPOSE: 20' Drainage Easement

**PARCEL 804D**

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



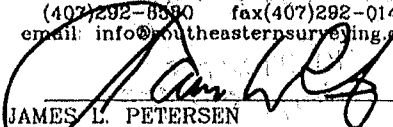
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 31°49'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 01°44'49", a distance of 17.84 feet for the POINT OF BEGINNING; thence leaving said Easterly line, run North 89°55'53" West, a distance of 198.84 feet; thence North 63°05'55" West, a distance of 198.21 feet; thence South 81°22'32" West, a distance of 100.17 feet; thence South 59°50'18" West, a distance of 18.44 feet to a point on the Westerly line of the aforesaid parcel of land, said Westerly line being a non-tangent curve concave Southwesterly, having a radius of 500.00 feet and a chord bearing of North 40°03'54" West; thence Northwesterly along the arc of said curve and said Westerly line, through a central angle of 02°19'36", a distance of 20.30 feet; thence North 59°50'18" East, a distance of 25.73 feet; thence North 81°22'32" East, a distance of 110.38 feet; thence South 63°05'55" East, a distance of 199.84 feet; thence South 89°55'53" East, a distance of 182.57 feet to a point on the aforesaid Easterly line; said Easterly line being a non-tangent curve concave Northeasterly, having a radius of 585.00 feet, and a chord bearing of South 29°49'16" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 02°15'34", a distance of 23.07 feet to the POINT OF BEGINNING.

Containing 10,339 square feet more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2.

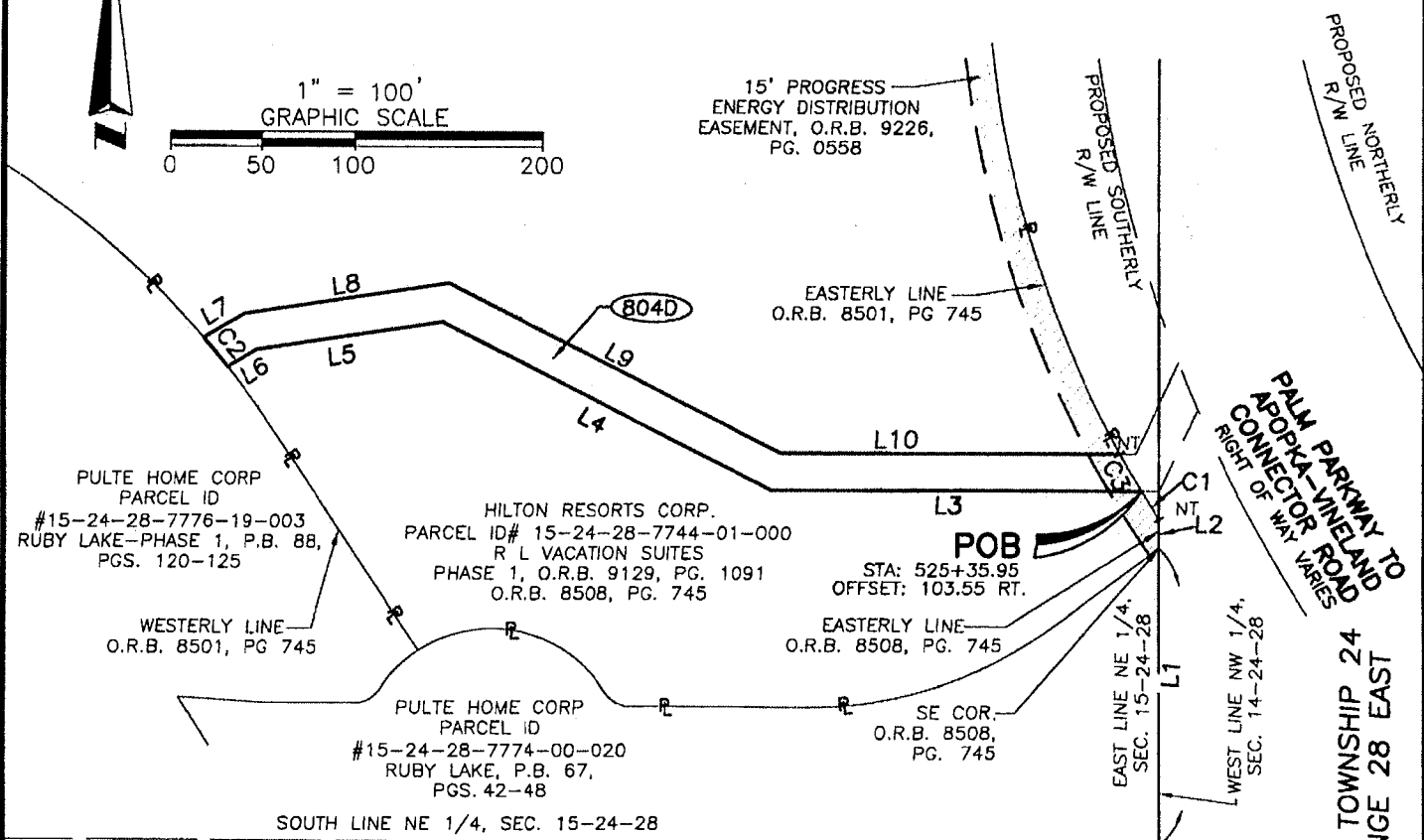
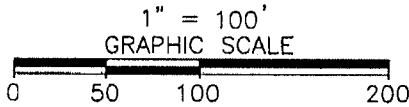
Revision: 06/2017	Address Comments	Revision: 02/2015	Orange County comments CBvG
Revision: 01/17-4/17	Comments BMD- Parcel Ownership S.S.	Revision: 12/2014	Orange County comments CBvG

	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599126  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida, 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH			



SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 804D

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

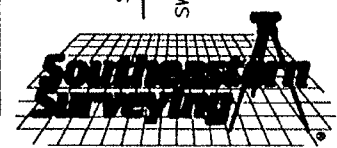


LEGEND

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- C1 = CURVE NUMBER
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- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- COR. = CORNER
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- RT. = RIGHT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 15, 19 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email:info@southeasternsurveying.com

Revision:	Address Comments
06/2017	
01/17-4/17	Comments BMD- Parcel Ownership S.S.
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

Drawing No: 51599126  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-7744-99-999

PROJECT: PALM PARKWAY CONNECTOR

**SLOPE EASEMENT**  
*(804B and 804C)*

12 THIS SLOPE EASEMENT AGREEMENT (this "Agreement") is made and entered this DEC day of DEC, 2018, by and between **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address is 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 ("**Grantee**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

**Section 2.** Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

**Section 3.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

**Section 4.** The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining property owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

**Section 5.** The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

**Section 6.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

**Section 7.** With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

**Section 8.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

HILTON RESORTS CORPORATION, a Delaware corporation

Witness 1 sign: Marie Milian

By: [Signature]

Witness 1 print name: Marie Milian

Print name: MICHAEL ELLIOTT

Witness 2 sign: Rebekah Bowers

Title: SR VICE PRESIDENT

Witness 2 print name: Rebekah Bowers

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December, 2018, by Michael Elliott, as SVP of HILTON RESORTS CORPORATION, a Delaware corporation, on behalf of said corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]

Notary Public Signature  
John Starks Jr.

Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. GG 151334

My Commission Expires: Oct. 15, 2021

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

to Slope Easement

Legal Description of Easement Area  
*(Parcels 804B and 804C)*

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 804B

ESTATE: Perpetual Easement  
 PURPOSE: 20' Slope Easement

PARCEL 804B


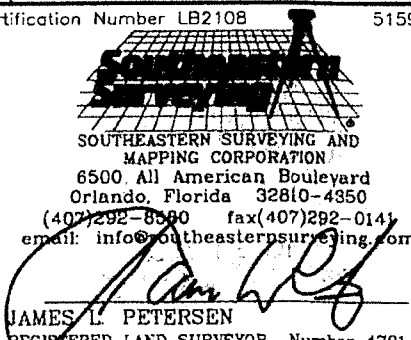
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 359.27 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly line through a central angle of 00°09'23", a distance of 1.13 feet for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 646.00 feet and a chord bearing of North 41°59'44" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 50°31'55", a distance of 569.74 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 78°00'00" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 11°15'46", a distance of 81.58 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of South 41°59'44" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 36°43'50", a distance of 426.95 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 05°59'28" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 11°15'46", a distance of 81.58 feet to the POINT OF BEGINNING.

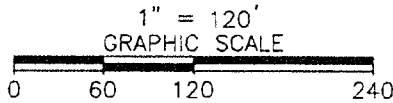
Containing 10,059 square feet more or less.

**SURVEYORS REPORT**

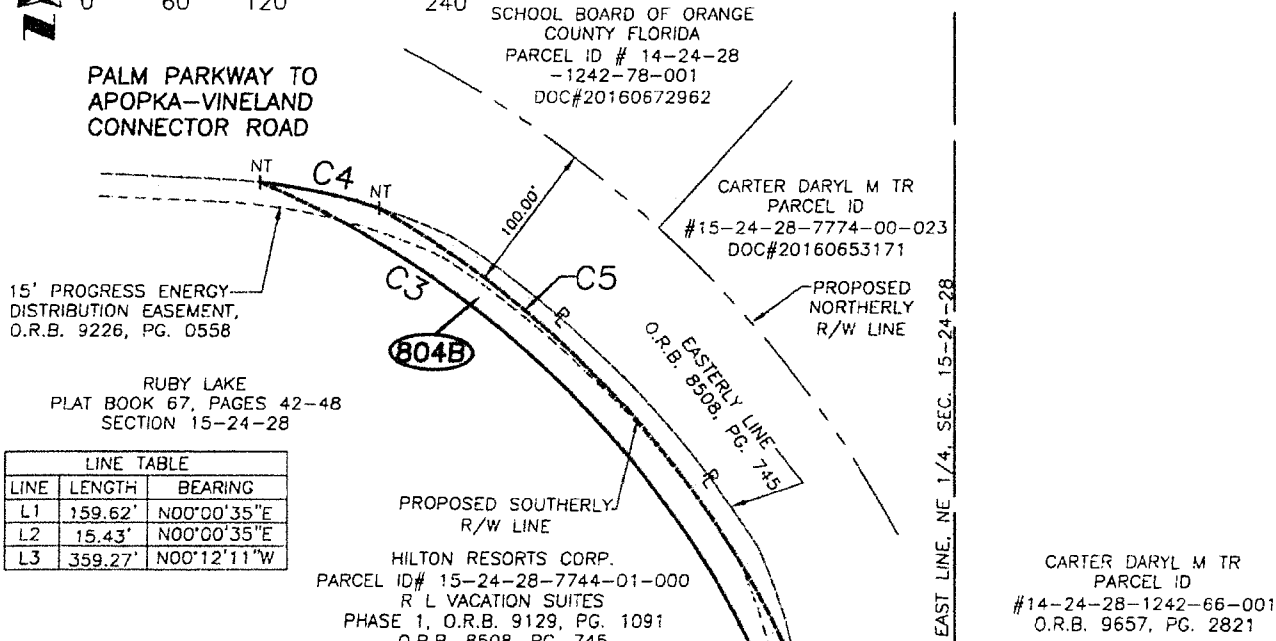
- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2.

Revision: 06/2017		Address Comments		Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014				Orange County comments CBvG	
<b>DESCRIPTION</b>			Date:	Certification Number LB2108 51599124	
			<b>June 23, 2014 CBvG</b>		 <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION                  6500 All American Boulevard                  Orlando, Florida 32810-4350                  (407)292-8500 fax(407)292-0141                  email: info@southeasternsurveying.com</p>
			Job Number:	Scale:	
			51599      1" = 120'		
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>					
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH			JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791		

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 804B



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	359.27'	N00°12'11"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'	
C2	1.13'	415.00'	00°09'23"	N00°16'54"W	1.13'	
C3	569.74'	646.00'	50°31'55"	N41°59'44"W	551.45'	
C4	81.58'	415.00'	11°15'46"	S78°00'00"E	81.45'	
C5	426.95'	666.00'	36°43'50"	S41°59'44"E	419.68'	
C6	81.58'	415.00'	11°15'46"	S05°59'28"E	81.45'	

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
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- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- DOC = DOCUMENT
- COR. = CORNER
- STA = STATION
- RT. = RIGHT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 11-13 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599124  
 Job No: 51599  
 Date: June 23, 2014 CBVG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
02/15-4/17	Orange County comments CBVG-Parcel Owners
12/2014	Orange County comments CBVG

**SCHEDULE "A"**

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 804C

ESTATE: Perpetual Easement

PURPOSE:

20' Pedestrian/Landscape/Slope Easement

PARCEL 804C

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


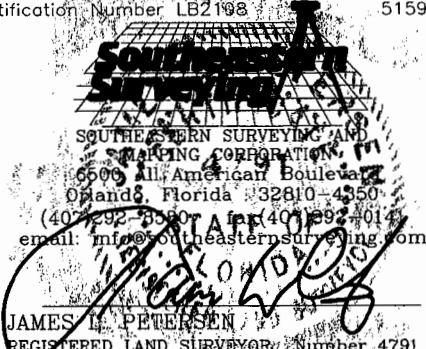
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 297.51 feet along said Easterly line for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 631.00 feet and a chord bearing of North 41°27'11" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 60°24'46", a distance of 665.33 feet to a point on said curve to the aforesaid Easterly line; thence South 87°33'39" East 22.79 feet along said Easterly line to the point of curvature of a curve concave Southerly, having a radius of 415.00 feet; thence Easterly along the arc of said curve and said Easterly line through a central angle of 06°27'06", a distance of 46.73 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 651.00 feet and a chord bearing of South 41°59'44" East; thence leaving said Easterly line, run Southeasterly along the arc of said curve, through a central angle of 47°25'39", a distance of 538.87 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of South 01°32'34" East; thence Southerly along the arc of said curve and said Easterly line, through a central angle of 02°40'42", a distance of 19.40 feet to the point of tangency; thence South 00°12'13" East, a distance of 61.76 feet along said Easterly line to the Point of Beginning.

Containing 12,006 square feet more or less

**SURVEYORS REPORT**

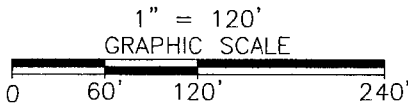
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
2. I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2.

Revision: 06/2017	Address Comments
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/15	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG
Revision: 04/2017	Revised & Parcel Ownership S.S.

	Date: June 23, 2014 CBvG		Certification Number LB2198 51599125  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6509 All American Boulevard Orlando, Florida 32810-4350 (407) 922-3500 (407) 992-4014 email: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 120'	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH			



SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 804C



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

PALM PARKWAY TO  
APOPKA-VINELAND  
CONNECTOR ROAD

SCHOOL BOARD OF ORANGE  
COUNTY FLORIDA  
PARCEL ID # 14-24-28  
-1242-78-001  
DOC#20160672962

CARTER DARYL M TR  
PARCEL ID  
#15-24-28-7774-00-023  
DOC#20160653171

15' PROGRESS ENERGY  
DISTRIBUTION EASEMENT,  
O.R.B. 9226, PG. 0558

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	297.51'	N00°12'11"W
L4	22.79'	S87°33'39"E
L5	61.76'	S00°12'13"E

**804C**  
20' PEDESTRIAN/  
LANDSCAPE/SLOPE  
EASEMENT

PROPOSED NORTHERLY  
R/W LINE  
EASTERLY LINE  
O.R.B. 8508, PG. 745

RUBY LAKE  
PLAT BOOK 67, PAGES 42-48  
SECTION 15-24-28

PROPOSED SOUTHERLY  
R/W LINE  
HILTON RESORTS CORP.  
PARCEL ID# 15-24-28-7744-01-000  
R L VACATION SUITES  
PHASE 1, O.R.B. 9129, PG. 1091  
O.R.B. 8508, PG. 745

CARTER DARYL M TR  
PARCEL ID  
#14-24-28-1242-66-001  
O.R.B. 9657, PG. 2821

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'
C2	665.33'	631.00'	60°24'46"	N41°27'11"W	634.93'
C3	46.73'	415.00'	06°27'06"	S84°20'06"E	46.71'
C4	538.87'	651.00'	47°25'39"	S41°59'44"E	523.62'
C5	19.40'	415.00'	02°40'42"	S01°32'34"E	19.40'

**LEGEND**

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- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
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- RT. = RIGHT

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 11-13 OF RIGHT OF WAY MAPS.

POB  
STA: 519+56.49  
OFFSET: 85.00 RT.

EASTERLY LINE  
O.R.B. 8508, PG. 745  
SE COR.  
O.R.B. 8508, PG. 745

POC  
SE COR.  
NE 1/4  
SEC. 15-24-28



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing Na: 51599125  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 2  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
06/2016	Revised per construction plan changes EC
02/15	Orange County comments CBvG
12/2014	Orange County comments CBvG

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "B"**

to Slope Easement

Legal Description of Benefited Property  
*(Parcels 103 and 104)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**

ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

**PARCEL 103**

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



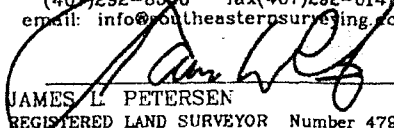
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 58°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

**SURVEYORS REPORT**

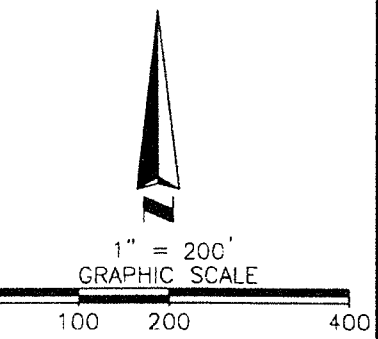
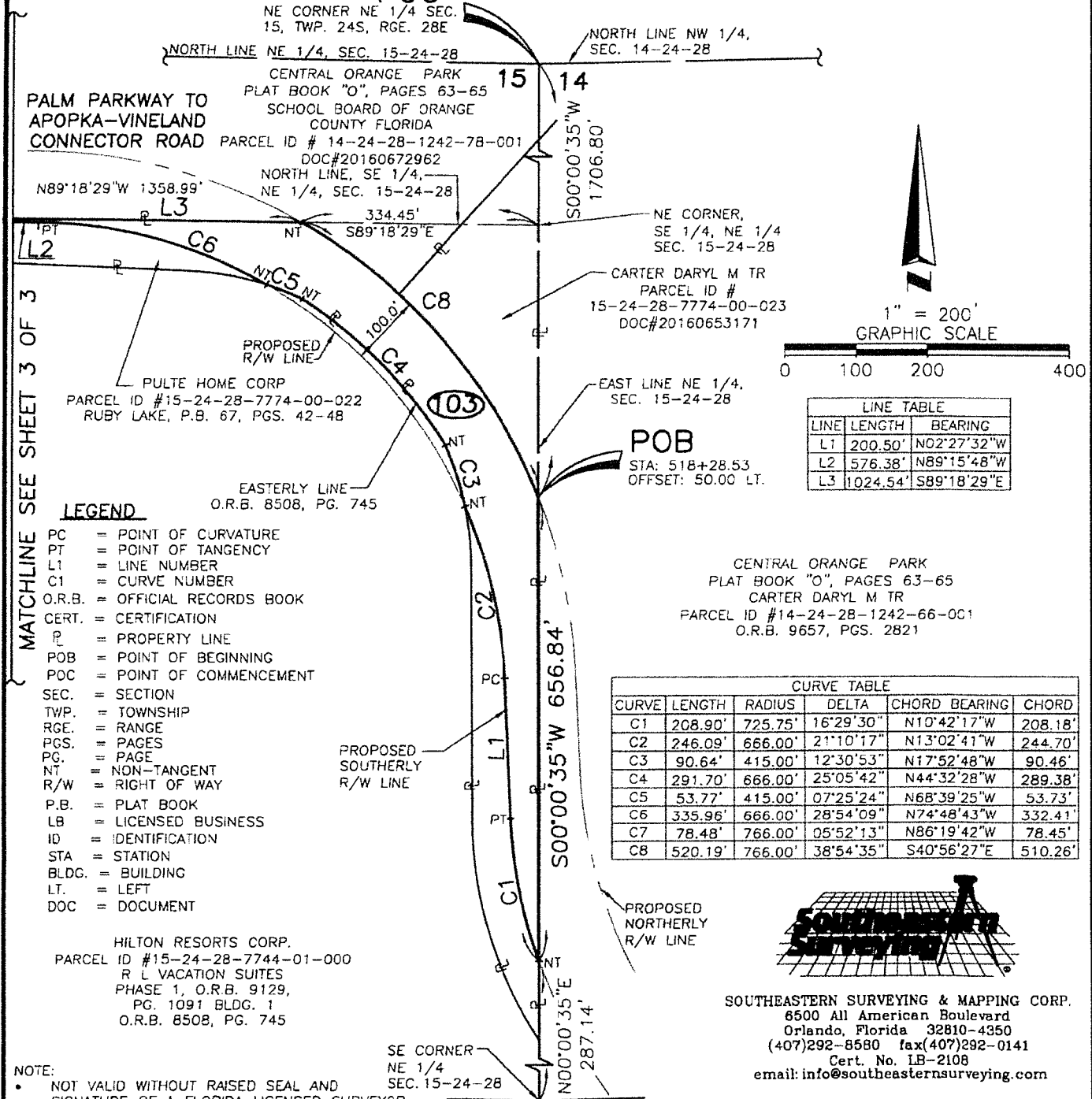
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- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-3

Revision: 06/2017	Address Comments	Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 02/2015		Revision: 02/2015	Orange County comments CBvG
Revision: 09/2016	Revised Sketch BMD	Revision: 12/2014	Orange County comments CBvG

	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599062  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4781	

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO AOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**

**POC SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



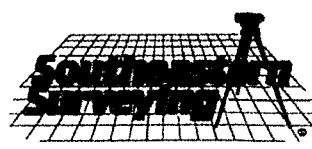
LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - P = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - BLDG. = BUILDING
  - LT. = LEFT
  - DOC = DOCUMENT

HILTON RESORTS CORP.  
 PARCEL ID #15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129,  
 PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65  
 CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242-66-001  
 O.R.B. 9657, PGS. 2821



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1-2 of 3
  - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

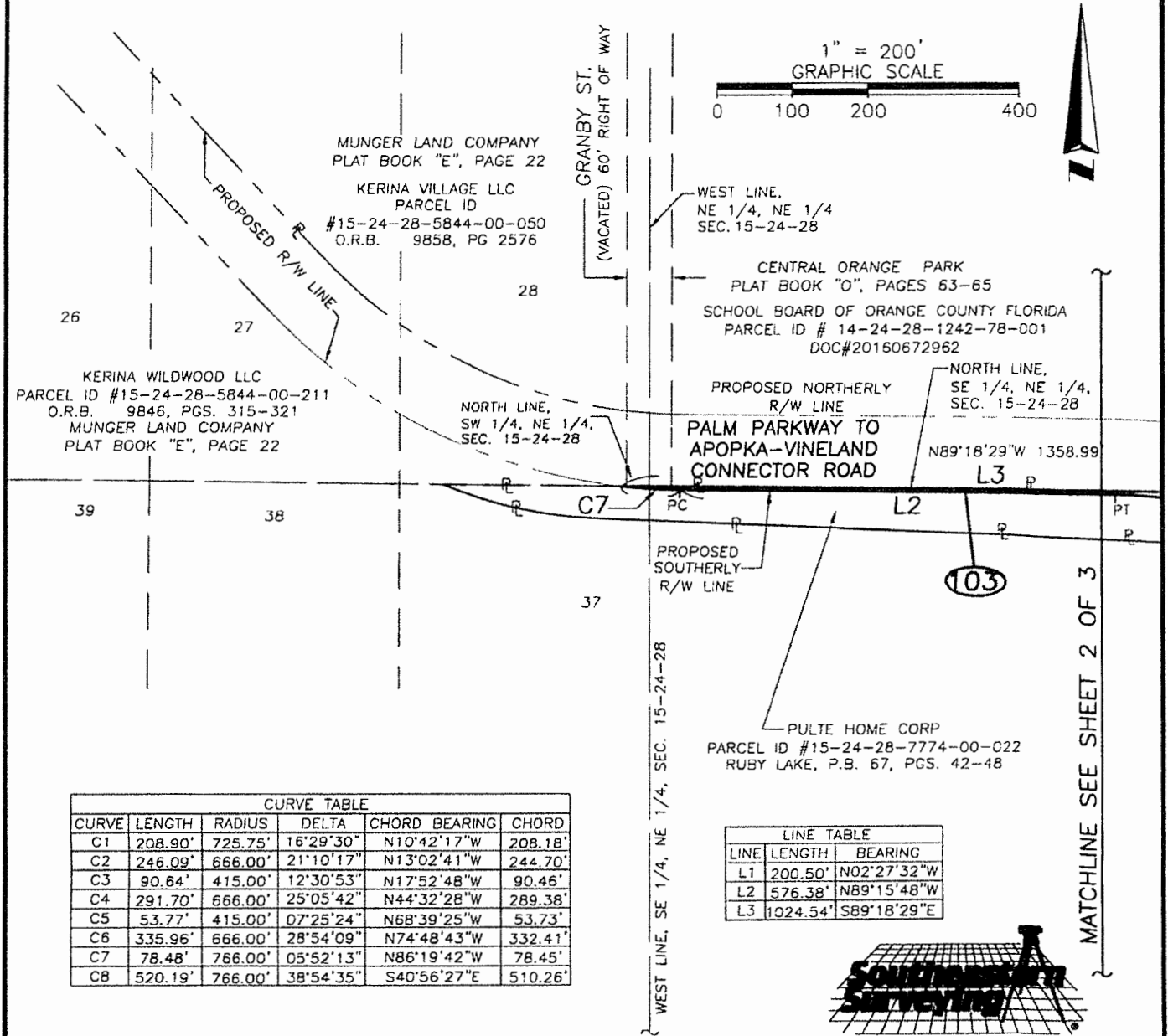
Drawing No: 51599062  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
08/2016	Revised Sketch REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 103**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND.
  - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address	Comments
Revision: 06/2017		
Revision: 09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016		Revised Sketch REJ
Revision: 02/2015		Orange County comments CBvG
Revision: 12/2014		Orange County comments CBvG

MATCHLINE SEE SHEET 2 OF 3

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 104  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 104


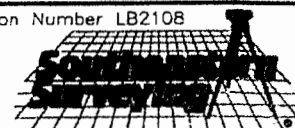
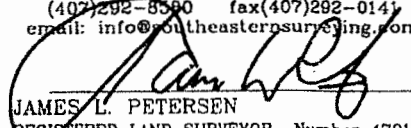
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 359.27 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly line through a central angle of 11°25'08", a distance of 82.71 feet for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 41°59'44" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 36°43'50", a distance of 426.95 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 68°39'25" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of South 44°32'28" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 17°52'48" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to the POINT OF BEGINNING.

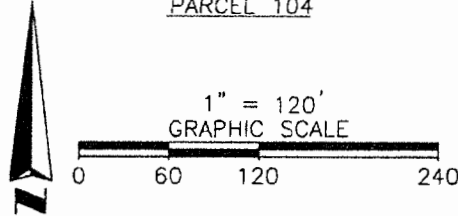
Containing 4,649 square feet more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2.

Revision: 06/2017	Address Comments	Revision: 02/2015	Orange County comments CBvG
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.	Revision: 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>		Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599083
		Job Number: <b>51599</b>	Scale: <b>1" = 120'</b>
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
		SHEET 1 OF 2 SEE SHEETS 2-2 FOR SKETCH	
		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeastersurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 104**



**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

**PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD**

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242  
 -78-001  
 DOC#20160672962

CARTER DARYL M TR  
 PARCEL ID # 15-24-28-7774  
 -00-023  
 DOC#20160653171

15' PROGRESS ENERGY-DISTRIBUTION EASEMENT,  
 O.R.B. 9226, PG. 0558

RUBY LAKE  
 PLAT BOOK 67, PAGES 42-48  
 SECTION 15-24-28

PROPOSED NORTHERLY R/W LINE

CARTER DARYL M TR  
 PARCEL ID #14-24-28-1242  
 -66-001  
 OFFICIAL RECORD BOOK 9657,  
 PAGE 2821

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	359.27'	N00°12'11"W

PROPOSED SOUTHERLY R/W LINE

HILTON RESORTS CORP.  
 PARCEL ID# 15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129, PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'
C2	82.71'	415.00'	11°25'08"	N05°54'47"W	82.57'
C3	426.95'	666.00'	36°43'50"	N41°59'44"W	419.68'
C4	53.77'	415.00'	07°25'24"	S68°39'25"E	53.73'
C5	291.70'	666.00'	25°05'42"	S44°32'28"E	289.38'
C6	90.64'	415.00'	12°30'53"	S17°52'48"E	90.46'

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- DOC = DOCUMENT
- COR. = CORNER
- STA = STATION
- RT. = RIGHT

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 12-13 OF RIGHT OF WAY MAPS.

EASTERLY LINE  
 O.R.B. 8508, PG. 745  
 SE COR.  
 O.R.B. 8508, PG. 745

POC  
 SE COR.  
 NE 1/4  
 SEC. 15-24-28



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email:info@southeasternsurveying.com

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.

Revision: 02/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

Drawing No: 51599083  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-7744-99-999

PROJECT: PALM PARKWAY CONNECTOR

**PEDESTRIAN AND LANDSCAPE EASEMENT**  
(804C)

**THIS INDENTURE**, made and executed this 31 day of Dec, 2018, by **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address is 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the **GRANTOR**, in consideration of the sum of \$1.00 and other valuable considerations, paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does hereby give and grant to the **GRANTEE**, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the **GRANTEE** and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of the **GRANTOR** situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the **GRANTORS** and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the **GRANTEE'S** intended use of the granted easement that will not adversely affect the operation.



maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

HILTON RESORTS CORPORATION, a Delaware corporation

Witness 1 sign: Marie Milian

Witness 1 print name: Marie Milian

Witness 2 sign: Rebekah Bowers

Witness 2 print name: Rebekah Bowers

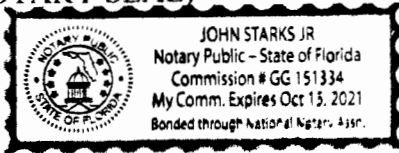
(Signature of TWO witnesses required by Florida law)

By: [Signature]  
Print name: MICHAEL ELLIOTT  
Title: SR. VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 31 day of December, 2018 by Michael Elliott, as SVP of HILTON RESORTS CORPORATION, a Delaware corporation, on behalf of said corporation. He/She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature  
John Starks Jr  
Typed or Printed Notary Name  
Notary Public - State of Florida  
Commission No. GG 151334  
My Commission Expires: Oct. 15, 2021

**Schedule "A"**

**to Pedestrian and Landscape Easement**

**Legal Description of the Easement Area**

*(Parcel 804C)*

**SCHEDULE "A"**

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 804C

ESTATE: Perpetual Easement

PURPOSE:

20' Pedestrian/Landscape/Slope Easement

PARCEL 804C

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


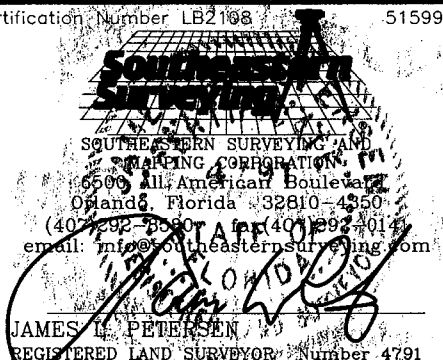
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 297.51 feet along said Easterly line for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 631.00 feet and a chord bearing of North 41°27'11" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 60°24'46", a distance of 665.33 feet to a point on said curve to the aforesaid Easterly line; thence South 87°33'39" East 22.79 feet along said Easterly line to the point of curvature of a curve concave Southerly, having a radius of 415.00 feet; thence Easterly along the arc of said curve and said Easterly line through a central angle of 06°27'06", a distance of 46.73 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 651.00 feet and a chord bearing of South 41°59'44" East; thence leaving said Easterly line, run Southeasterly along the arc of said curve, through a central angle of 47°25'39", a distance of 538.87 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of South 01°32'34" East; thence Southerly along the arc of said curve and said Easterly line, through a central angle of 02°40'42", a distance of 19.40 feet to the point of tangency; thence South 00°12'13" East, a distance of 61.76 feet along said Easterly line to the Point of Beginning.

Containing 12,006 square feet more or less

**SURVEYORS REPORT**

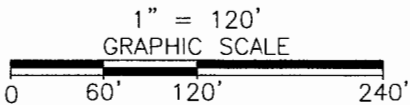
- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2.

Revision: 06/2017	Address Comments
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/15	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG
Revision: 04/2017	Revised & Parcel Ownership S.S.

<p align="center"><b>DESCRIPTION</b></p> <p align="center">FOR</p> 	Date:	June 23, 2014 CBvG	<p>Certification Number LB2108 51599125</p>  <p><b>SOUTHERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 92-8500 Fax (407) 92-8014 email: info@southeasternsurveying.com</p> <p><b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791</p>
	Job Number:	51599	
	Scale:	1" = 120'	
<p>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</p> <p align="center"><b>THIS IS NOT A SURVEY.</b></p>			
<p align="center">SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH</p>			

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD  
PARCEL 804C



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

PALM PARKWAY TO  
APOPKA-VINELAND  
CONNECTOR ROAD

SCHOOL BOARD OF ORANGE  
COUNTY FLORIDA  
PARCEL ID # 14-24-28  
-1242-78-001  
DOC#20160672962

CARTER DARYL M TR  
PARCEL ID  
#15-24-28-7774-00-023  
DOC#20160653171

15' PROGRESS ENERGY  
DISTRIBUTION EASEMENT,  
O.R.B. 9226, PG. 0558

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	297.51'	N00°12'11"W
L4	22.79'	S87°33'39"E
L5	61.76'	S00°12'13"E

**804C**  
20' PEDESTRIAN/  
LANDSCAPE/SLOPE  
EASEMENT

PROPOSED SOUTHERLY  
R/W LINE

PROPOSED  
NORTHERLY  
R/W LINE

EASTERLY LINE  
O.R.B. 8508, PG. 745

RUBY LAKE  
PLAT BOOK 67, PAGES 42-48  
SECTION 15-24-28

HILTON RESORTS CORP.  
PARCEL ID# 15-24-28-7744-01-000  
R L VACATION SUITES  
PHASE 1, O.R.B. 9129, PG. 1091  
O.R.B. 8508, PG. 745

CARTER DARYL M TR  
PARCEL ID  
#14-24-28-1242-66-001  
O.R.B. 9657, PG. 2821

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'
C2	665.33'	631.00'	60°24'46"	N41°27'11"W	634.93'
C3	46.73'	415.00'	06°27'06"	S84°20'06"E	46.71'
C4	538.87'	651.00'	47°25'39"	S41°59'44"E	523.62'
C5	19.40'	415.00'	02°40'42"	S01°32'34"E	19.40'

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- DOC = DOCUMENT
- COR. = CORNER
- STA = STATION
- RT. = RIGHT

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 11-13 OF RIGHT OF WAY MAPS.

**POB**  
STA: 519+56.49  
OFFSET: 85.00 RT.

EASTERLY LINE  
O.R.B. 8508, PG. 745  
SE COR.  
O.R.B. 8508, PG. 745

**POC**  
SE COR.  
NE 1/4  
SEC. 15-24-28

Drawing No: 51599125  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 2  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
06/2016	Revised per construction plan changes EC
02/15	Orange County comments CBvG
12/2014	Orange County comments CBvG



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-7744-99-999

PROJECT: PALM PARKWAY CONNECTOR

**TRANSIT, PEDESTRIAN AND UTILITY EASEMENT**

**THIS INDENTURE**, made this 31 day of Dec, 2018, between **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address is 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

HILTON RESORTS CORPORATION, a Delaware corporation

Witness 1 sign: Marie Milián

By: [Signature]

Witness 1 print name: Marie Milián

Print name: MICHAEL ELLIOTT

Witness 2 sign: Rebekah Bowers

Title: SR. VICE PRESIDENT

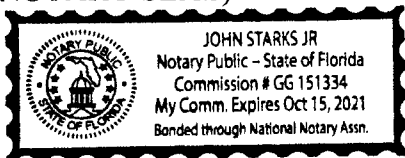
Witness 2 print name: Rebekah Bowers

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 31<sup>st</sup> day of December, 2018, before me personally appeared Michael Elliott, as SUP of HILTON RESORTS CORPORATION, a Delaware corporation, on behalf of said corporation, to me known to be, or who produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized, and that the official seal of said company is duly affixed thereto, and the said conveyance is the act and deed of said company. He/She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]

Notary Public Signature

John Starks Jr

Typed or Printed Notary Name

Notary Public - State of Florida

Commission No. GG 151334

My Commission Expires: Oct. 15, 2021

**Schedule "A"**

**to Transit, Pedestrian and Utility Easement**

**Legal Description of the Easement Area**  
*(Parcel 804A).*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 804A

ESTATE: Perpetual Easement  
 PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 804A




A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 359.27 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly line through a central angle of 02°40'42", a distance of 19.40 feet for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 651.00 feet and a chord bearing of North 41°59'44" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 47°25'39", a distance of 538.87 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 76°44'20" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 08°44'26", a distance of 63.31 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of South 41°59'44" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 36°43'50", a distance of 426.95 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 07°15'08" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 08°44'26", a distance of 63.31 feet to the POINT OF BEGINNING.

Containing 7,287 square feet more or less.

**SURVEYORS REPORT**

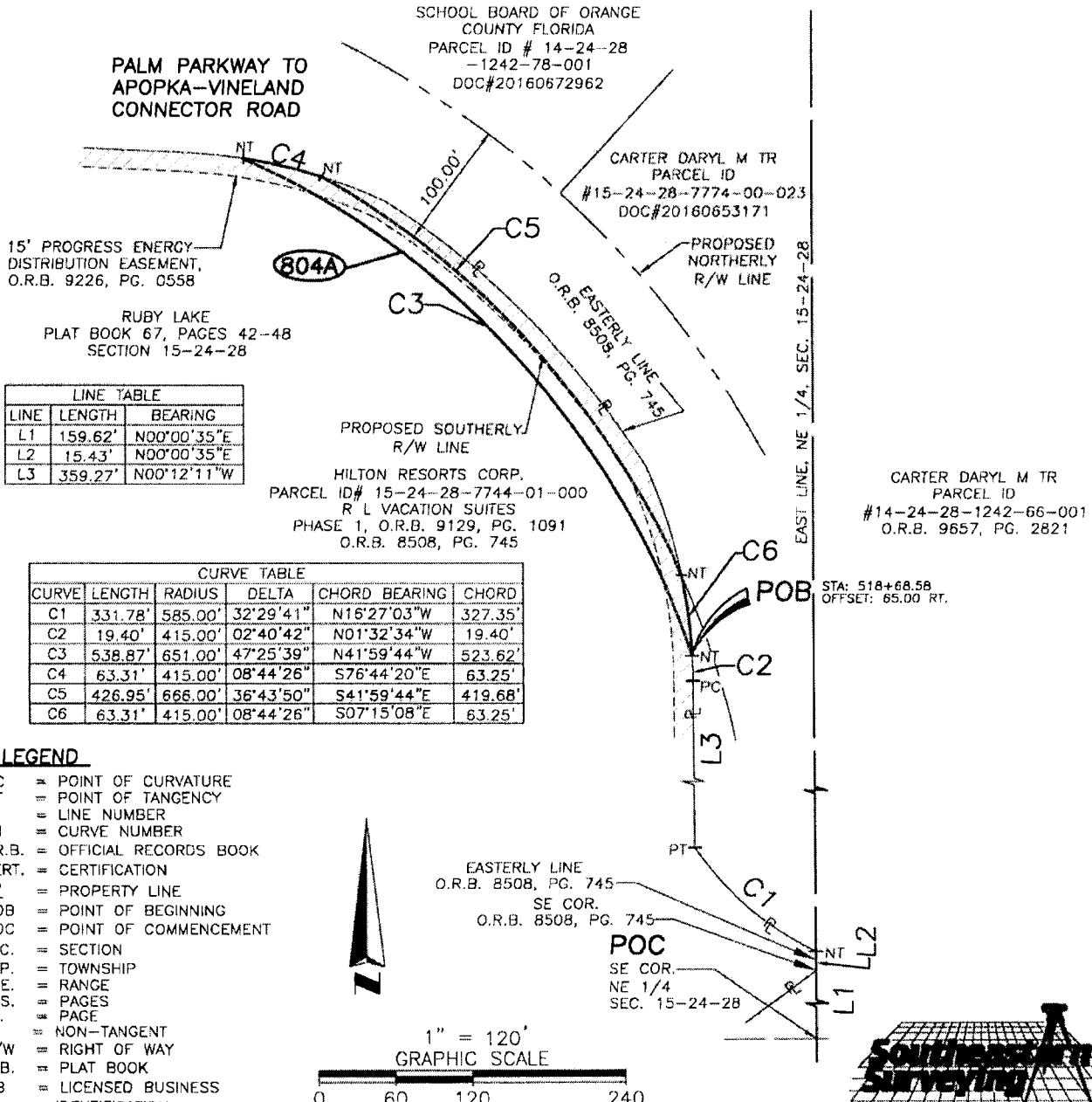
- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 04/2017		Parcel Ownership S.S.	
Revision: 02/2015		Orange County comments CBvG	
Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>  FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599123	
	Job Number: <b>51599</b>	Scale: <b>1" = 120'</b>	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8500 fax(407)292-0141 email: info@southeasternsurveying.com
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4701	



**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 804A**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**



**LINE TABLE**

LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	359.27'	N00°12'11"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'
C2	19.40'	415.00'	02°40'42"	N01°32'34"W	19.40'
C3	538.87'	651.00'	47°25'39"	N41°59'44"W	523.62'
C4	63.31'	415.00'	08°44'26"	S76°44'20"E	63.25'
C5	426.95'	666.00'	36°43'50"	S41°59'44"E	419.68'
C6	63.31'	415.00'	08°44'26"	S07°15'08"E	63.25'

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - DOC = DOCUMENT
  - COR. = CORNER
  - STA = STATION
  - RT. = RIGHT

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 11-13 OF RIGHT OF WAY MAPS.

**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599123  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	Parcel Ownership S.S.
04/2017	Orange County comments CBvG
12/2014	



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

**DATE:** February 18, 2019

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Monica Hand, Senior Title Examiner *JB for MH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7090

**ACTION REQUESTED:** Approval of Special Warranty Deed from Kerina, Inc. to Orange County, Special Warranty Deed, Utility Easement, Drainage Easement, Slope Easement, Pedestrian and Landscape Easement, Transit, Pedestrian and Utility Easement, and Temporary Construction Easement from Kerina Wildwood, LLC to Orange County, and Slope Easement, Pedestrian and Landscape Easement, Transit, Pedestrian and Utility Easement, Temporary Drainage Easement, and Temporary Construction Easement from Kerina Village, LLC to Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Palm Parkway Connector  
  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road improvements as a requirement of a road network agreement.

**ITEMS:** Special Warranty Deed (Parcel 108)  
Cost: Donation  
Size: 6.392 acres  
  
Special Warranty Deed (Parcel 101)  
Cost: Donation  
Size: 4,714 square feet

Utility Easement (Parcel 801)

Cost: Donation

Size: 2,381 square feet

Drainage Easement (Parcel 802D)

Cost: Donation

Size: 5.691 acres

Slope Easement (Parcel 802B)

Cost: Donation

Size: 1.190 acres

Pedestrian and Landscape Easement (Parcel 802C)

Cost: Donation

Size: 1.164 acres

Transit, Pedestrian and Utility Easement (Parcel 802A)

Cost: Donation

Size: 39,029 square feet

Temporary Construction Easement (Parcels 701, 702A & 702B)

Cost: Donation

Total size: 15,075 square feet

Term: Seven years, or until completion of construction

Slope Easement (Parcel 807B)

Cost: Donation

Size: 1.243 acres

Pedestrian and Landscape Easement (Parcel 807C)

Cost: Donation

Size: 1.245 acres

Transit, Pedestrian and Utility Easement (Parcel 807A)

Cost: Donation

Size: 40,597 square feet

Temporary Drainage Easement (Parcel 707C)

Cost: Donation

Size: 29,620 square feet

Term: Until the underlying lands are platted

Temporary Construction Easement (Parcels 707A and 707B)  
Cost: Donation  
Total size: 19,478 square feet  
Term: Seven years, or until completion of construction

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division  
Transportation Planning Division

**REMARKS:** These conveyances are requirements of the Palm Parkway to Apopka-Vineland Connector Road Agreement approved by the Board on December 6, 2005, as amended and supplemented.

Approval of this item is contingent upon approval of all other Palm Parkway Connector agenda items being processed concurrently by the Real Estate Management Division and upon approval of Petition to Vacate No. 15-12-026 which is being processed concurrently by the Public Works Department.

Grantors to pay all closing costs and prorated taxes.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by **[clicking here](#)**.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: 15-24-28-5844-00-071  
PROJECT: PALM PARKWAY CONNECTOR

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**SPECIAL WARRANTY DEED**  
(Parcel 108)

**THIS SPECIAL WARRANTY DEED** is made and executed as of the 11<sup>th</sup> day of December, 2018, by **KERINA, INC.**, a Delaware corporation, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 (hereinafter referred to as the "**Grantor**"), to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 (hereinafter referred to as the "**Grantee**").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida, more particularly described as follows (hereinafter referred to as the "**Subject Property**"):

**See Exhibit "A" attached hereto and made a part hereof.**

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

**TO HAVE AND TO HOLD** the Subject Property in fee simple forever.

**AND** the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

**THE** conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2018 and thereafter, and covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

“Grantor”

KERINA, INC., a Delaware corporation

By: *Miranda Fitzgerald*

Print name: Miranda F. Fitzgerald

Title: Vice President

Witness 1 sign: *KS*

Witness 1 print name: Kathryn Smith

Witness 2 sign: *Cristina Ruiz*

Witness 2 print name: Cristina Ruiz

[corporate seal]

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of December, 2018, by Miranda F. Fitzgerald, as Vice President of KERINA, INC., a Delaware corporation, on behalf of said corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

*KS*  
Notary Public Signature

Kathryn Smith  
Typed or Printed Notary Name

Notary Public – State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Special Warranty Deed**

**Legal Description**

*(Parcel 108)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 108**

ESTATE: Fee Simple  
PURPOSE: Road Right of Way

PARCEL 108

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 320.44 feet along said East right of way line for a POINT OF BEGINNING, said Point of Beginning being a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida; thence departing said East right of way line run along said Southerly line with the following seven (7) courses: South 45°19'49" East, a distance of 20.29 feet; thence North 89°40'11" East, a distance of 548.84 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 397.89 feet to the point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°27'13", a distance of 493.48 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence leaving said Southerly line run South 00°10'40" West, a distance of 97.26 feet along said East line to the Southeast corner of the Northwest quarter of the Northeast quarter; thence leaving said East line run North 89°18'29" West, a distance of 37.62 feet along the South line of said Northwest quarter of the Northeast quarter to the Easterly most corner of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida, said Easterly most corner being a point on a non-tangent curve concave Northeasterly, having a radius of 766.00 feet and a chord bearing of North 63°18'28" West; thence run Northwesterly along the arc of said curve and the Northerly line of said parcel of land, through a central angle of 40°10'16", a distance of 537.06 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet along said Northerly line to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve and said Northerly line through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 89°40'11" West, a distance of 987.13 feet along said Northerly line; thence South 44°40'11" West, a distance of 35.00 feet along said Northerly line to the aforesaid East right of way line of Apopka Vineland Road; thence leaving said Northerly line run North 00°01'47" West, a distance of 151.10 feet along said East right of way line to the POINT OF BEGINNING.


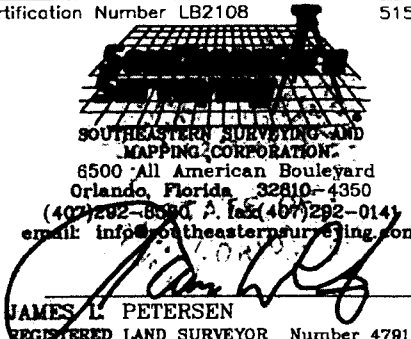
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 6.392 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(423), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2 & 3

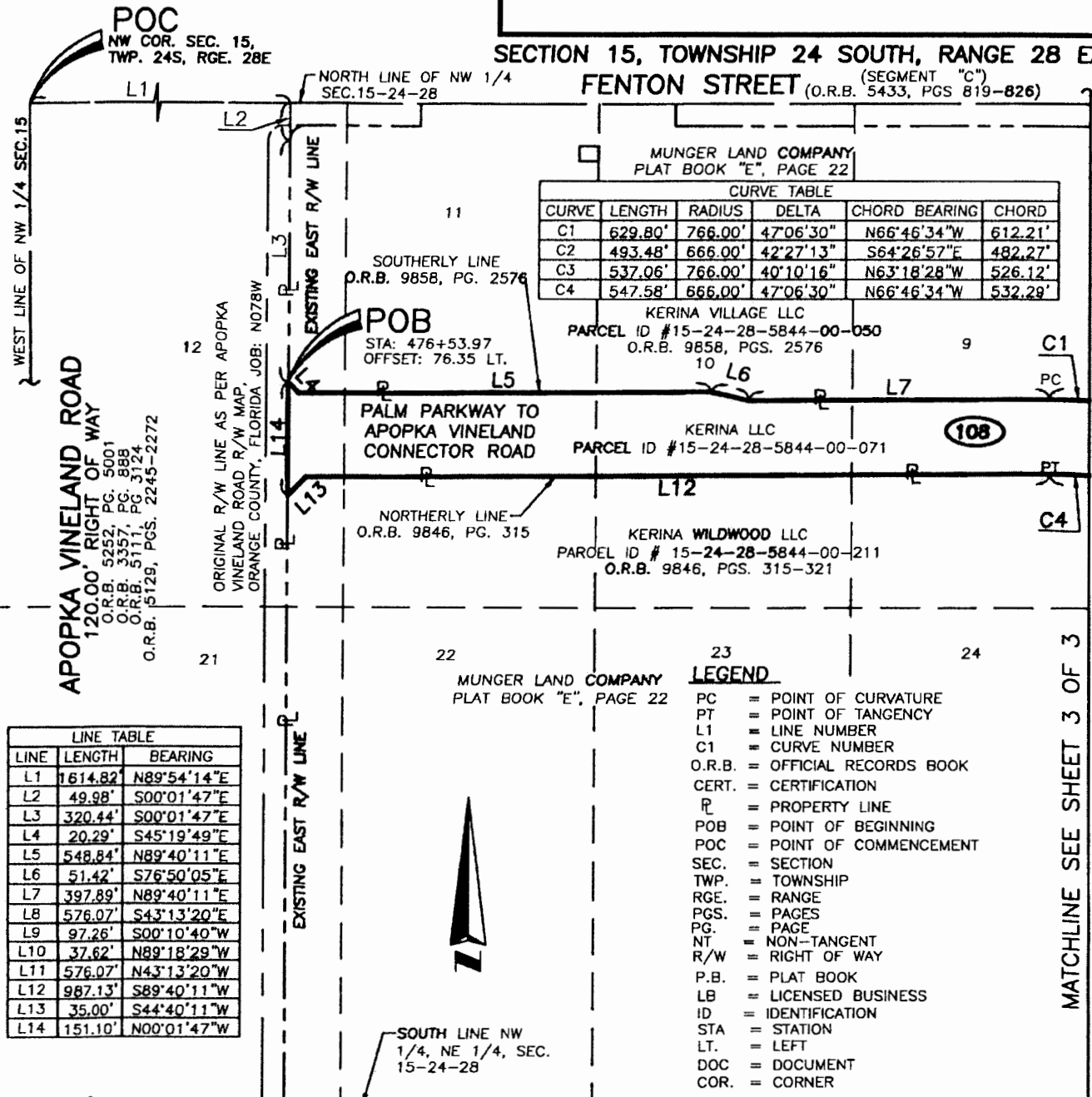
Revision: 06/17-5/18	Address Comments-Revised description S.S.
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

<p align="center"><b>DESCRIPTION</b></p> <p align="center">FOR</p> 	Date: <b>June 23, 2014 CBvG</b>		<p>Certification Number LB2108 51599048</p>  <p><b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b>  6500 All American Boulevard  Orlando, Florida 32810-4350  (407)292-8800 A. fax (407)292-0141  email: info@theeasternsurveying.com</p> <p><b>JAMES L. PETERSEN</b>  REGISTERED LAND SURVEYOR Number 4791</p>
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	
	<p>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</p> <p align="center"><b>THIS IS NOT A SURVEY.</b></p>		
<p align="center">SHEET 1 OF 3  SEE SHEET 2-3 FOR SKETCH</p>			



SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 108

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS 819-826)



MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	866.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	866.00'	47°06'30"	N66°46'34"W	532.29'

AOPKA VINELAND ROAD  
120.00' RIGHT OF WAY  
O.R.B. 5252, PG. 5001  
O.R.B. 3357, PG. 888  
O.R.B. 5111, PG. 3124  
O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA  
VINELAND ROAD R/W MAP,  
ORANGE COUNTY, FLORIDA JOB: N078W

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

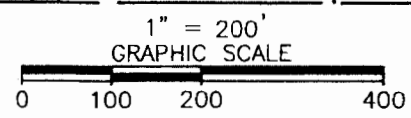
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576

KERINA LLC  
PARCEL ID #15-24-28-5844-00-071

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - P = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



**THIS IS NOT A SURVEY.**

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 3 OF 3
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599048  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 3  
See Sheet 1 for Description

Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 12/2014	Orange County comments CBvG

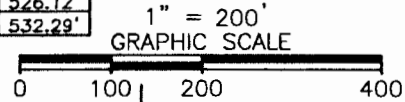
MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 108

FENTON STREET  
 (SEGMENT "C")  
 (O.R. 5433, PAGES 819-826)

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 NORTH LINE OF NE 1/4 SEC. 15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'



LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

MATCHLINE SEE SHEET 2 OF 3

WEST LINE, NE 1/4, SEC. 15-24-28

25

26

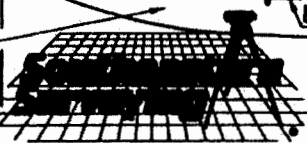
27

NORTHERLY LINE  
 O.R.B. 9846, PG. 315

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

PULTE HOME CORP  
 PARCEL ID # 15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48



NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2 OF 3
- SEE SHEET 2 OF 3 FOR LEGEND
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599048  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-130

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).**

**SPECIAL WARRANTY DEED**  
*(Parcel 101)*

**THIS SPECIAL WARRANTY DEED** is made and executed as of the 4<sup>TH</sup> day of January, 2019, by **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 (hereinafter referred to as the "**Grantor**"), to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 (hereinafter referred to as the "**Grantee**").

**W I T N E S S E T H:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida, more particularly described as follows (hereinafter referred to as the "**Subject Property**"):

**See Exhibit "A" attached hereto and made a part hereof.**

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

**TO HAVE AND TO HOLD** the Subject Property in fee simple forever.

**AND** the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

**THE** conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2018 and thereafter, and covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

“Grantor”

KERINA WILDWOOD, LLC, a Florida limited liability company

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

Witness 1 sign: Cristina Ruiz

Witness 1 print name: Cristina Ruiz

Witness 2 sign: KS

Witness 2 print name: Kathryn Smith

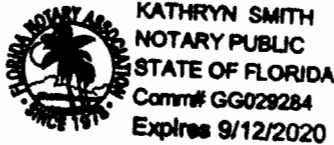
STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019, by Kathleen Keller, as Manager of Kerina Wildwood, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Special Warranty Deed**

**Legal Description**

*(Parcel 101)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 101  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 101


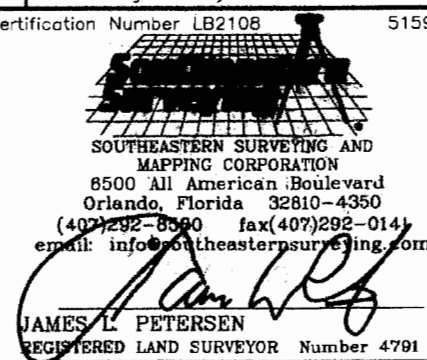
A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1464.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 50.02 feet to the West right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 322.38 feet along said West right of way line for a POINT OF BEGINNING; thence continue along said West right of way line, South 00°01'47" East, a distance of 160.37 feet; thence departing said West right of way line, North 44°59'18" West, a distance of 55.04 feet; thence North 00°06'23" East, a distance of 82.64 feet; thence North 44°54'40" East, a distance of 54.78 feet to the POINT OF BEGINNING.

Containing 4714 square feet more or less.

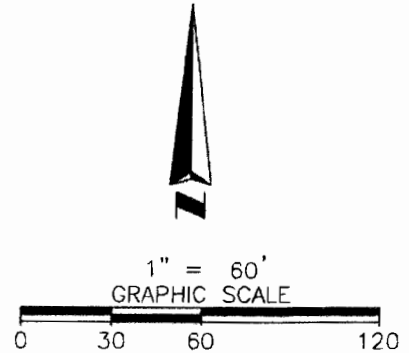
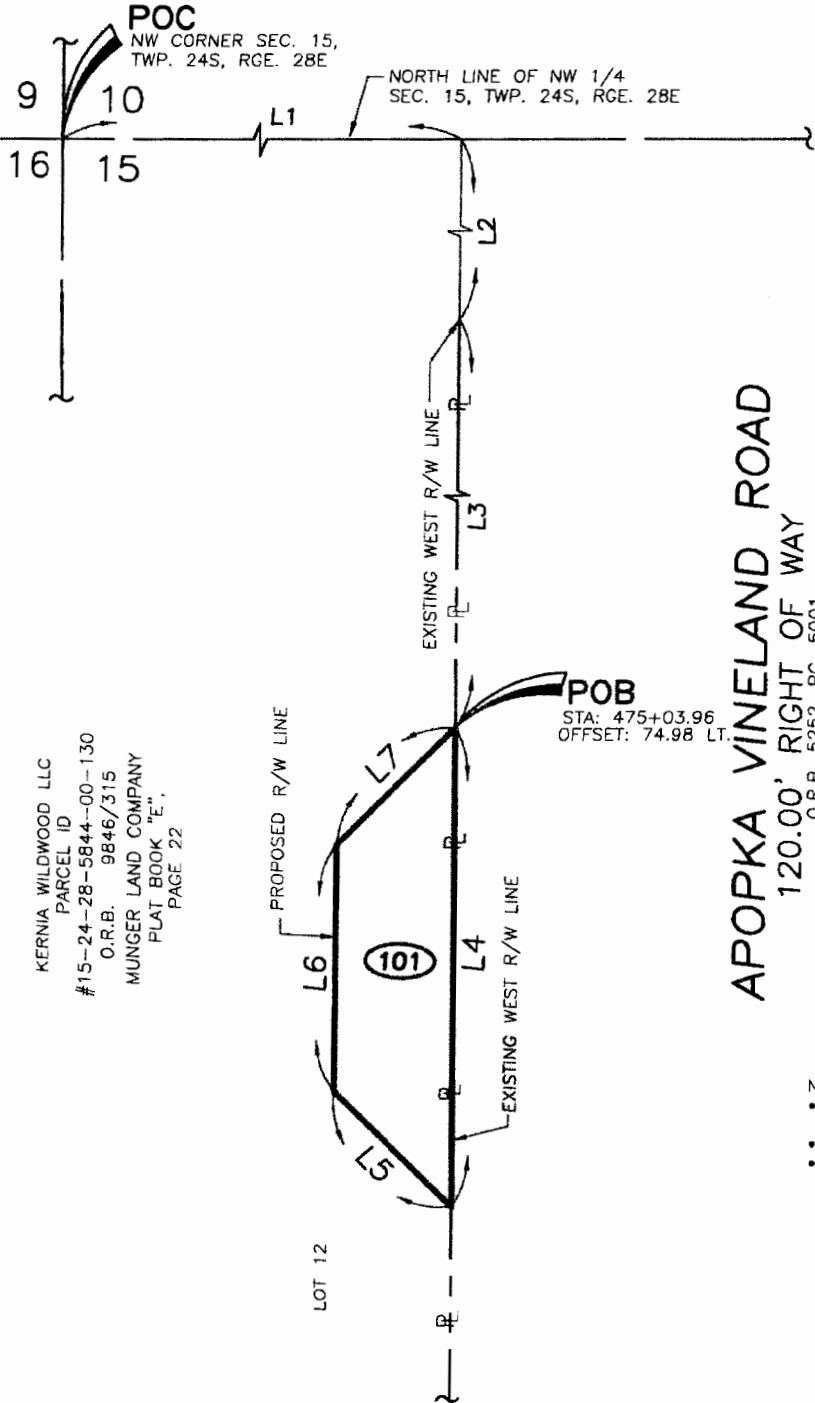
**SURVEYORS REPORT**

1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
2. I have reviewed the First American title search report #2037-3170(349-423), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
 Not valid without sheet 2

		Revision: 01/2015	Orange County comments CBvG
Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599104	
	Job Number: <b>51599</b>	Scale: <b>1" = 60'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8500 fax(407)292-014 email: info@seasurveysurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 101

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	1464.82'	N89°54'14"E
L2	50.02'	S00°01'47"E
L3	322.38'	S00°01'47"E
L4	160.37'	S00°01'47"E
L5	55.04'	N44°59'18"W
L6	82.64'	N00°06'23"E
L7	54.78'	N44°54'40"E

**LEGEND**

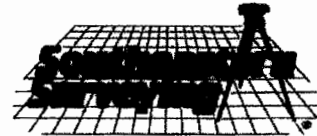
- ⊥ = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- ID = IDENTIFICATION
- L1 = LINE TABLE
- PG. = PAGE
- CERT. = CERTIFICATION
- LB = LICENSED BUSINESS
- STA = STATION
- LT. = LEFT

APOPKA VINELAND ROAD  
 120.00' RIGHT OF WAY  
 O.R.B. 5252, PG. 5001  
 O.R.B. 3357, PG. 888  
 O.R.B. 5111, PG. 3124  
 O.R.B. 5129, PGS. 2245-2272

KERNIA WILDWOOD LLC  
 PARCEL ID  
 #15-24-28-5844-00-130  
 O.R.B. 9846/315  
 MUNGER LAND COMPANY  
 PLAT BOOK "E",  
 PAGE 22

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1 OF 2
- SEE SHEET 5 OF RIGHT OF WAY MAPS



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599104  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 01/2015

Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-130

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**UTILITY EASEMENT**  
(Parcel 801)

**THIS INDENTURE**, made this 4<sup>th</sup> day of January, 2019, between **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for utility purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, utilities and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the utilities and appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the utilities and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the utilities and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

[SIGNATURES APPEAR ON FOLLOWING PAGE]



PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA WILDWOOD, LLC, a Florida limited liability company

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

Witness 1 sign: Cristina Ruiz

Witness 1 print name: Cristina Ruiz

Witness 2 sign: KS

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 4<sup>th</sup> day of January, 2019, before me personally appeared Kathleen Keller, as Manager of **KERINA WILDWOOD, LLC**, a Florida limited liability company, to me known to be, or who produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized, and that the official seal of said company is duly affixed thereto, and the said conveyance is the act and deed of said company. She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Schedule "A"**

**to Utility Easement**

Legal Description of the Easement Area  
(Parcel 801)

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 801**  
 ESTATE: Perpetual Easement  
 PURPOSE: Utility Easement

PARCEL 801


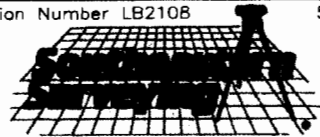
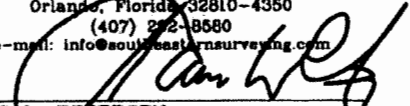
A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1464.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 50.02 feet to the West right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 482.75 feet along said West right of way line; thence departing said West right of way line, North 44°59'18" West, a distance of 28.65 feet to the POINT OF BEGINNING; thence South 89°40'11" West, a distance of 38.69 feet; thence North 00°06'23" East, a distance of 108.88 feet; thence North 89°41'43" East, a distance of 27.46 feet; thence South 44°54'40" West, a distance of 10.59 feet; thence South 00°06'23" West, a distance of 82.64 feet; thence South 44°59'18" East, a distance of 26.39 feet to the POINT OF BEGINNING.

Containing 2381 square feet, more or less.

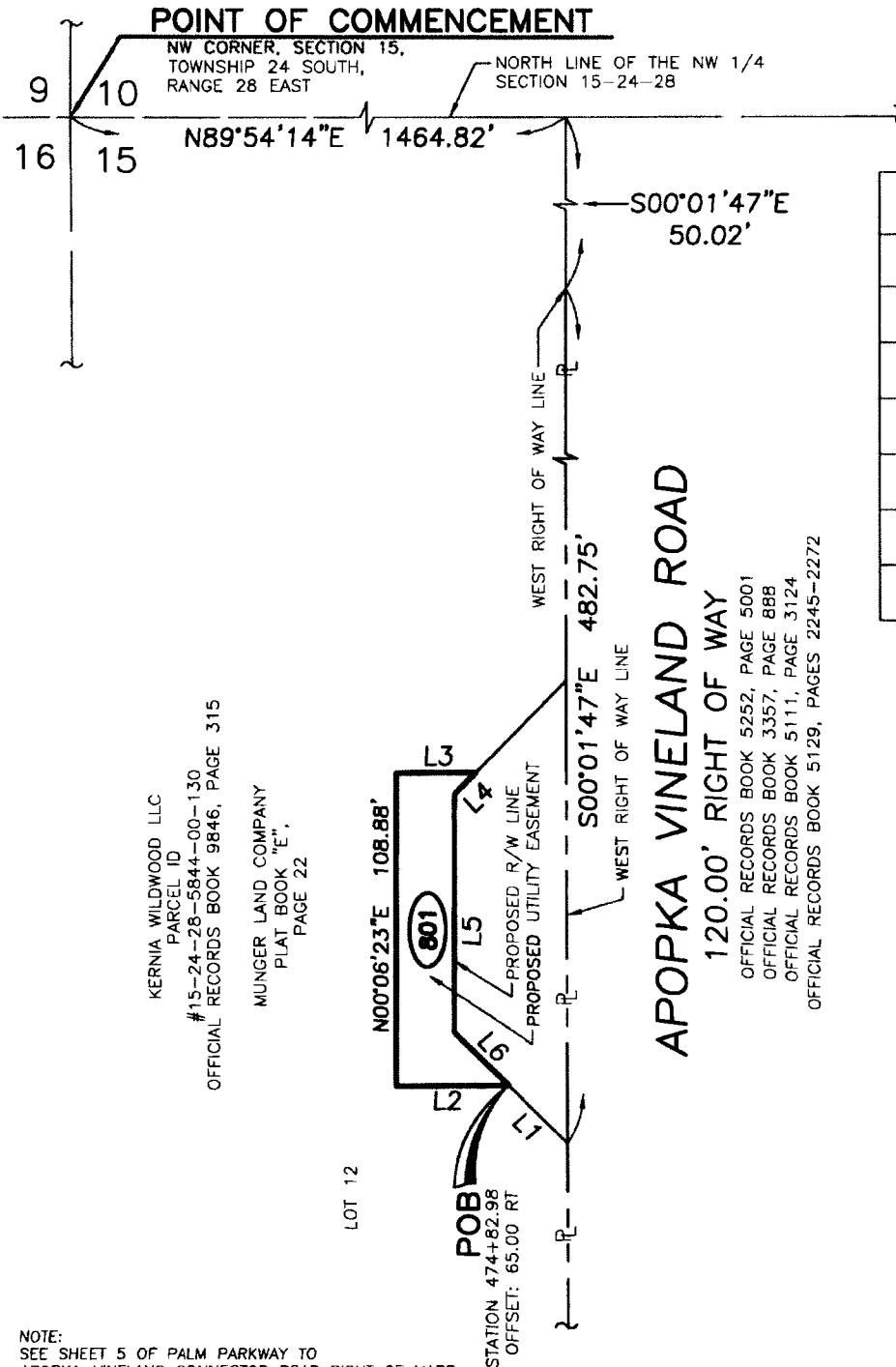
**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

<p><b>Sketch &amp; Description</b></p>	<p>Date: 05/11/2017 S.S.</p>	<p>Certification Number LB210B 51599139</p>
 <p>FOR <b>ORANGE COUNTY</b> GOVERNMENT FLORIDA</p>	<p>Job Number: 51599      Scale: 1" = 60'</p>	 <p><b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b>          6500 All American Boulevard          Orlando, Florida 32810-4350          (407) 272-8580          e-mail: info@southeasternsurveying.com</p>  <p><b>JAMES L. PETERSEN</b>          REGISTERED LAND SURVEYOR Number 4791</p>
	<p>Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that  <b>THIS IS NOT A SURVEY.</b>          REVISED: 05/30/2018</p>	
	<p>SHEET 1 OF 2          SEE SHEET 2 FOR SKETCH</p>	

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 801

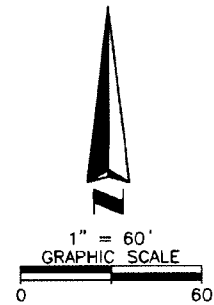
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°59'18\"W	28.65'
L2	S89°40'11\"W	38.69'
L3	N89°41'43\"E	27.46'
L4	S44°54'40\"W	10.59'
L5	S00°06'23\"W	82.64'
L6	S44°59'18\"E	26.39'

**LEGEND**

- = PROPERTY LINE
- = POINT OF BEGINNING
- = LINE TABLE
- = LICENSED BUSINESS
- = RIGHT
- = STATION
- = IDENTIFICATION
- = DOCUMENT

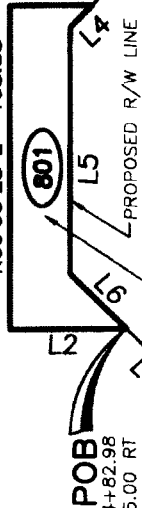


KERNIA WILDWOOD LLC  
 PARCEL ID  
 #15-24-28-5844-00-130  
 OFFICIAL RECORDS BOOK 9846, PAGE 315

MUNGER LAND COMPANY  
 PLAT BOOK "E",  
 PAGE 22

LOT 12

N00°06'23\"E 108.88'



POB  
 STATION 474+82.98  
 OFFSET: 65.00 RT

WEST RIGHT OF WAY LINE  
 482.75'

WEST RIGHT OF WAY LINE  
 500°01'47\"E

APOPKA VINELAND ROAD

120.00' RIGHT OF WAY

OFFICIAL RECORDS BOOK 5252, PAGE 5001  
 OFFICIAL RECORDS BOOK 3357, PAGE 888  
 OFFICIAL RECORDS BOOK 5111, PAGE 3124  
 OFFICIAL RECORDS BOOK 5129, PAGES 2245-2272

NOTE:  
 SEE SHEET 5 OF PALM PARKWAY TO  
 APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599139  
 Job No. 51599  
 Date: 05/11/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2

SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-211

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**DRAINAGE EASEMENT**  
*(Parcel 802D)*

**THIS DRAINAGE EASEMENT** is made and entered this 4<sup>th</sup> day of January, 2019, by **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

**WITNESSETH:**

**THAT GRANTOR**, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to Grantee and its assigns, a nonexclusive easement for drainage purposes (the "**Drainage Easement**"), with full authority to enter upon, construct and maintain, as Grantee and its assigns may deem necessary, a drainage ditch, pipe, or facility (the "**Drainage Facilities**") over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A"** (the "**Easement Area**")

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

Grantee and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantor, its heirs, successors, and assigns agree 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 ditch, pipe, or facility.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA WILDWOOD, LLC, a Florida limited liability company

Witness 1 sign: Cristina Ruiz

By: Kathleen Keller

Witness 1 print name: Cristina Ruiz

Print name: Kathleen Keller

Witness 2 sign: KS

Title: Manager

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

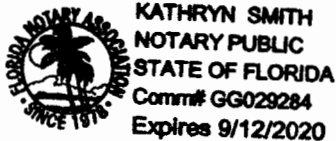
STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019, by Kathleen Keller, as Manager of Kerina Wildwood, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**Exhibit "A"**

**to Drainage Easement**

**Legal Description of Easement Area**

*(Parcels 802D)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 802D**

ESTATE: Perpetual Easement  
PURPOSE: Drainage Easement

PARCEL 802D

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


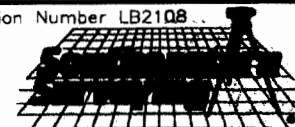
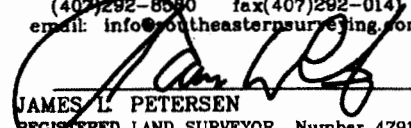
Commence at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°20'41" West, a distance of 1343.30 feet along the West line of said Northeast quarter of Section 15; thence departing said West line, South 89°18'29" East, a distance of 305.49 feet for a POINT OF BEGINNING, said Point of Beginning being the Southwest corner of the East 25.00 feet of Lot 25 as shown on MUNGER LAND COMPANY as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence North 00°18'02" East, a distance of 25.00 feet along the West line of said East 25.00 feet to a point on a line parallel with and 25.00 feet North of, when measured perpendicular to the South line of said Lot 25; thence South 89°18'29" East, a distance of 152.71 feet along said parallel line; thence departing said parallel line South 00°41'31" West, a distance of 5.00 feet; thence South 89°18'29" East, a distance of 148.96 feet; thence North 56°22'01" West, a distance of 22.36 feet; thence North 32°23'39" East, a distance of 20.00 feet; thence South 56°22'01" East, a distance of 34.59 feet; thence North 56°42'56" East, a distance of 8.80 feet; thence North 08°23'53" West, a distance of 61.07 feet; thence North 13°08'34" East, a distance of 32.13 feet; thence North 00°27'47" East, a distance of 63.60 feet; thence North 12°02'14" East, a distance of 58.78 feet; thence North 33°51'55" West; a distance of 4.52 feet to the point of curvature of a non-tangent curve concave Southeasterly, having a radius of 44.00 feet, a central angle of 130°29'06" and a chord bearing of North 71°31'49" East; thence run Northeasterly a distance of 100.21 feet to a point on a line parallel with and 35.00 feet Southwesterly of, when measured perpendicular to, the Northerly boundary of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence along said parallel line South 43°13'20" East, a distance of 19.63 feet; thence leaving said parallel line North 24°00'52" East, a distance of 37.96 feet to a point on the aforesaid Northerly line; thence along said Northerly line South 43°13'20" East, a distance of 91.90 feet; thence departing said Northerly line South 46°46'40" West, a distance of 35.00 feet; thence South 43°13'20" East, a distance of 2.81 feet to the point of curvature of a tangent curve concave Northeasterly, having a radius of 801.00 feet; thence Southeasterly along the arc of said curve through a central angle of 14°15'21", a distance of 199.30 feet to a point of curvature of a reverse curve concave Westerly, having a radius of 44.00 feet; thence Southerly along the arc of said curve through a central angle 148°09'46", a distance of 113.78 feet to a point on the South line Lot 27 as shown on the aforesaid MUNGER LAND COMPANY; thence North 89°18'29" West, a distance of 586.57 feet along said South line of Lots 27 and 26 to the Southwest corner of said Lot 26; thence departing said South line South 00°18'02" West, a distance of 1047.39 feet along the East line of Lots 40 and 57 as shown on said MUNGER LAND COMPANY; thence departing said East line South 53°00'17" West, a distance of 190.08 feet to the point of curvature of a curve concave Northeasterly, having a radius of 40.00 feet; thence Northwesterly along the arc of said curve through a central angle of 127°20'08", a distance of 88.90 feet to a point on the West line of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence North 00°20'25" East, a distance of 773.90 feet along said West line; thence departing said West line South 88°46'50" East, a distance of 24.36 feet; thence North 82°51'10" East, a distance of 25.33 feet; thence South 89°38'32" East, a distance of 140.45 feet to a point on the aforesaid West line of the East 25.00 feet of Lot 40; thence North 00°18'02" East, a distance of 354.23 feet to the POINT OF BEGINNING.

Containing 5.691 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the West line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°20'41" West.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.
- Not valid without sheets 2-5

Revision: 06/2017	Address Comments	Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ	Revision: 02/2015	Orange County comments CBvG
Revision: 04/21/2015	Engineering revision CBvG	Revision: 12/2014	Orange County comments CBvG

	<b>DESCRIPTION</b> Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 . 51599055  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8890 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b> Scale: <b>1" = 100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 5 SEE SHEETS 2-5 FOR SKETCH		



SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802D

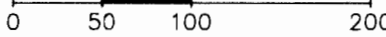
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

POC  
 NW COR. NE 1/4  
 SEC. 15, TWP. 24S,  
 RGE. 28E

NORTH LINE OF NE 1/4 SEC.15-24-28

PALM PARKWAY TO  
 APOPKA VINELAND  
 CONNECTOR ROAD

1" = 100'  
 GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	1343.30'	S00°20'41"W
L2	305.49'	S89°18'29"E
L3	25.00'	N00°18'02"E
L4	152.71'	S89°18'29"E
L5	5.00'	S00°41'31"W
L6	148.96'	S89°18'29"E
L7	22.36'	N56°22'01"W
L8	20.00'	N32°23'39"E
L9	34.59'	S56°22'01"E
L10	8.80'	N56°42'56"E
L11	61.07'	N08°23'53"W
L12	32.13'	N13°08'34"E
L13	63.60'	N00°27'47"E
L14	58.78'	N12°02'14"E
L15	4.52'	N33°51'55"W
L16	19.63'	S43°13'20"E
L17	37.96'	N24°00'52"E
L18	91.90'	S43°13'20"E
L19	35.00'	S46°46'40"W
L20	2.81'	S43°13'20"E
L21	586.57'	N89°18'29"W
L22	1047.39'	S00°18'02"W
L23	190.08'	S53°00'17"W
L24	773.90'	N00°20'25"E
L25	24.36'	S88°46'50"E
L26	25.33'	N82°51'10"E
L27	140.45'	S89°38'32"E
L28	354.23'	N00°18'02"E

LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT
- BLDG. = BUILDING
- ID = IDENTIFICATION
- PRC = POINT OF REVERSE CURVE
- COR. = CORNER

PROPOSED 35.0'  
 PERPETUAL EASEMENT

NORTHERLY LINE  
 O.R.B. 9846, PG 315

LOT 26

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

WEST LINE OF NE 1/4  
 SECTION 15-24-28

MATCHLINE SEE SHEET 3 OF 5

POB  
 SW COR.  
 EAST 25.00'  
 LOT 25  
 STA: 496+45.42  
 OFFSET: 574.05 RT.

SOUTH LINE  
 LOT 25

SOUTH LINE LOT 26 & 27

SW COR.  
 LOT 26

BVC PARTNERS I LLC  
 PARCEL ID  
 #15-24-28-7774-00-010  
 RUBY LAKE  
 PLAT BOOK 67, PAGE 42

LOT 40

WEST LINE,  
 EAST 25.00', LOT 40

802D

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22  
 HILTON RESORTS CORP.  
 PARCEL ID # 15-24-28-7744-01-000  
 R L VACATION SUITES  
 PHASE 1, O.R.B. 9129, PG. 1091 BLDG. 1  
 O.R.B. 8508, PG. 745  
 LOT 39

MATCHLINE SEE SHEET 4 OF 5

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.21'	44.00'	130°29'06"	N71°31'49"E	79.91'
C2	199.30'	801.00'	14°15'21"	S50°21'00"E	198.78'
C3	113.78'	44.00'	148°09'46"	S16°36'23"W	84.62'
C4	88.90'	40.00'	127°20'08"	N63°19'39"W	71.70'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3-5 OF 5
  - SEE SHEETS 9-10 & 20-22 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING  
 & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599055  
 Job No: 51599  
 Date: June 23, 2014 CBVg  
 SHEET 2 OF 5  
 See Sheet 1 for Description



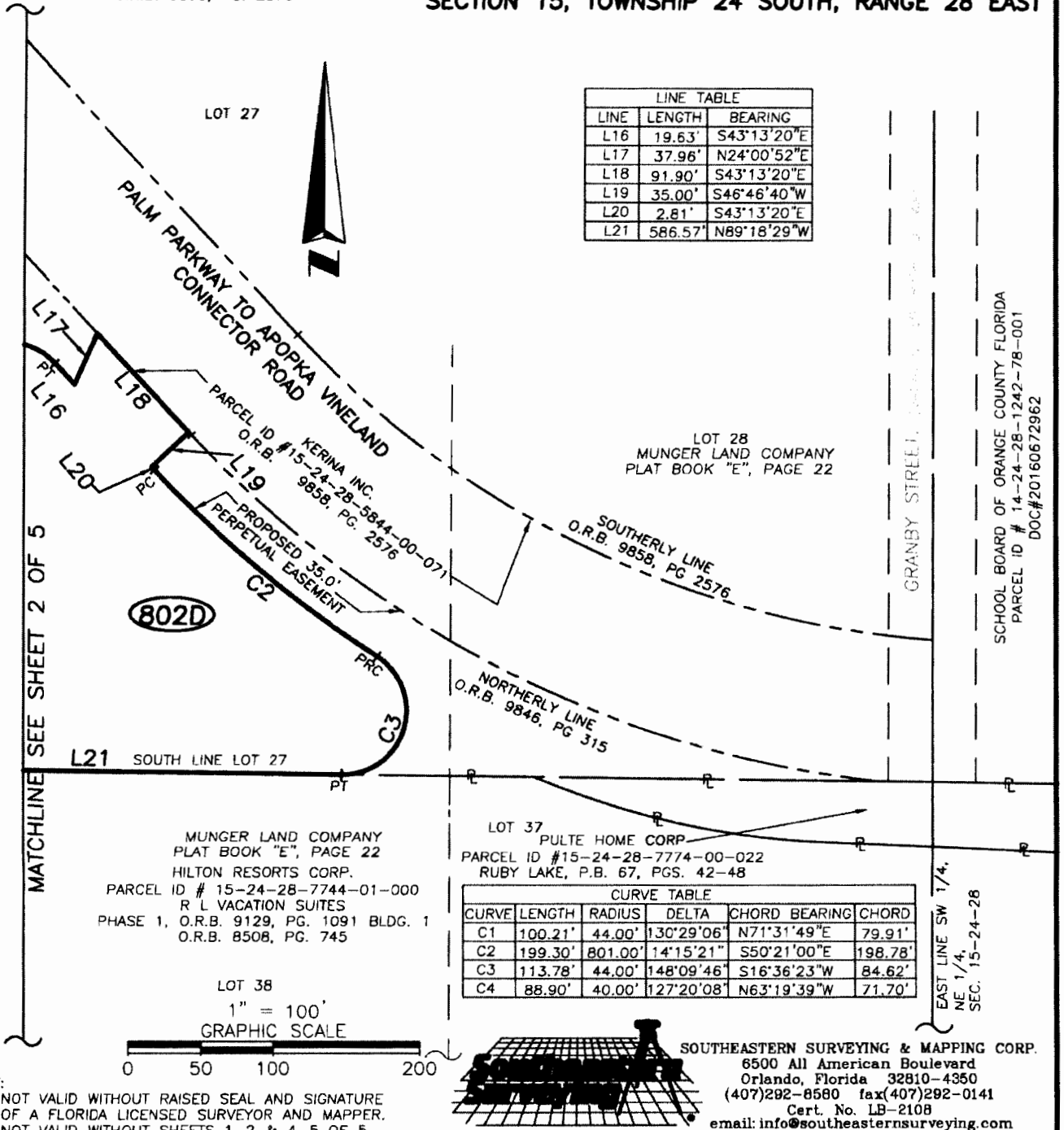
THIS IS NOT A SURVEY.

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 04/21/2015	Engineering revision CBVg
Revision: 02/2015	Orange County comments CBVg
Revision: 12/2014	Orange County comments CBVg

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802D

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE	LENGTH	BEARING
L16	19.63'	S43°13'20"E
L17	37.96'	N24°00'52"E
L18	91.90'	S43°13'20"E
L19	35.00'	S46°46'40"W
L20	2.81'	S43°13'20"E
L21	586.57'	N89°18'29"W

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.21'	44.00'	130°29'06"	N71°31'49"E	79.91'
C2	199.30'	801.00'	14°15'21"	S50°21'00"E	198.78'
C3	113.78'	44.00'	148°09'46"	S16°36'23"W	84.62'
C4	88.90'	40.00'	127°20'08"	N63°19'39"W	71.70'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1-2 & 4-5 OF 5.
  - SEE SHEET 2 OF 5 FOR LEGEND.
  - SEE SHEETS 9-10 & 20-22 OF RIGHT OF WAY MAPS.

Drawing No: 51599055  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 5  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 04/21/2015	Engineering revision CBvG
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

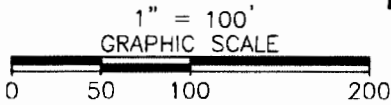
GRANBY STREET  
 SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

EAST LINE SW 1/4,  
 NE 1/4,  
 SEC. 15-24-28

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

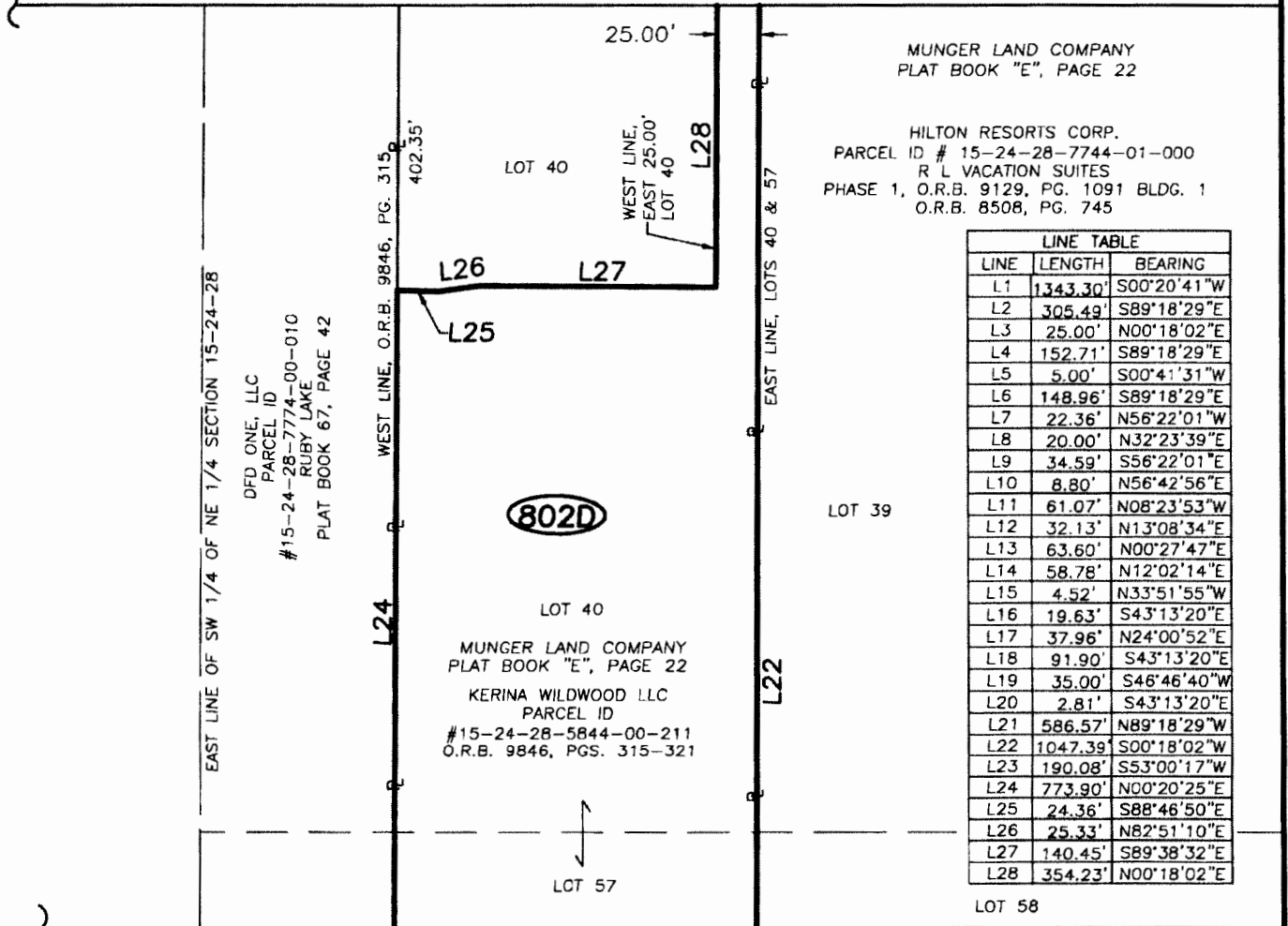
SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802D

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.21'	44.00'	130°29'06"	N71°31'49"E	79.91'
C2	199.30'	801.00'	14°15'21"	S50°21'00"E	198.78'
C3	113.78'	44.00'	148°09'46"	S16°36'23"W	84.62'
C4	88.90'	40.00'	127°20'08"	N63°19'39"W	71.70'

MATCHLINE SEE SHEET 2 OF 5

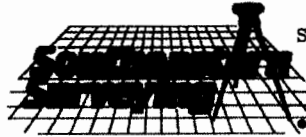


LINE TABLE		
LINE	LENGTH	BEARING
L1	1343.30'	S00°20'41"W
L2	305.49'	S89°18'29"E
L3	25.00'	N00°18'02"E
L4	152.71'	S89°18'29"E
L5	5.00'	S00°41'31"W
L6	148.96'	S89°18'29"E
L7	22.36'	N56°22'01"W
L8	20.00'	N32°23'39"E
L9	34.59'	S56°22'01"E
L10	8.80'	N56°42'56"E
L11	61.07'	N08°23'53"W
L12	32.13'	N13°08'34"E
L13	63.60'	N00°27'47"E
L14	58.78'	N12°02'14"E
L15	4.52'	N33°51'55"W
L16	19.63'	S43°13'20"E
L17	37.96'	N24°00'52"E
L18	91.90'	S43°13'20"E
L19	35.00'	S46°46'40"W
L20	2.81'	S43°13'20"E
L21	586.57'	N89°18'29"W
L22	1047.39'	S00°18'02"W
L23	190.08'	S53°00'17"W
L24	773.90'	N00°20'25"E
L25	24.36'	S88°46'50"E
L26	25.33'	N82°51'10"E
L27	140.45'	S89°38'32"E
L28	354.23'	N00°18'02"E

MATCHLINE SEE SHEET 5 OF 5

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-3 & 5 OF 5.
- SEE SHEET 2 OF 5 FOR LEGEND.
- SEE SHEETS 9-10 & 20-22 OF RIGHT OF WAY MAPS.



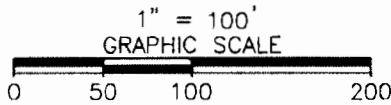
SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599055  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 4 OF 5  
See Sheet 1 for Description

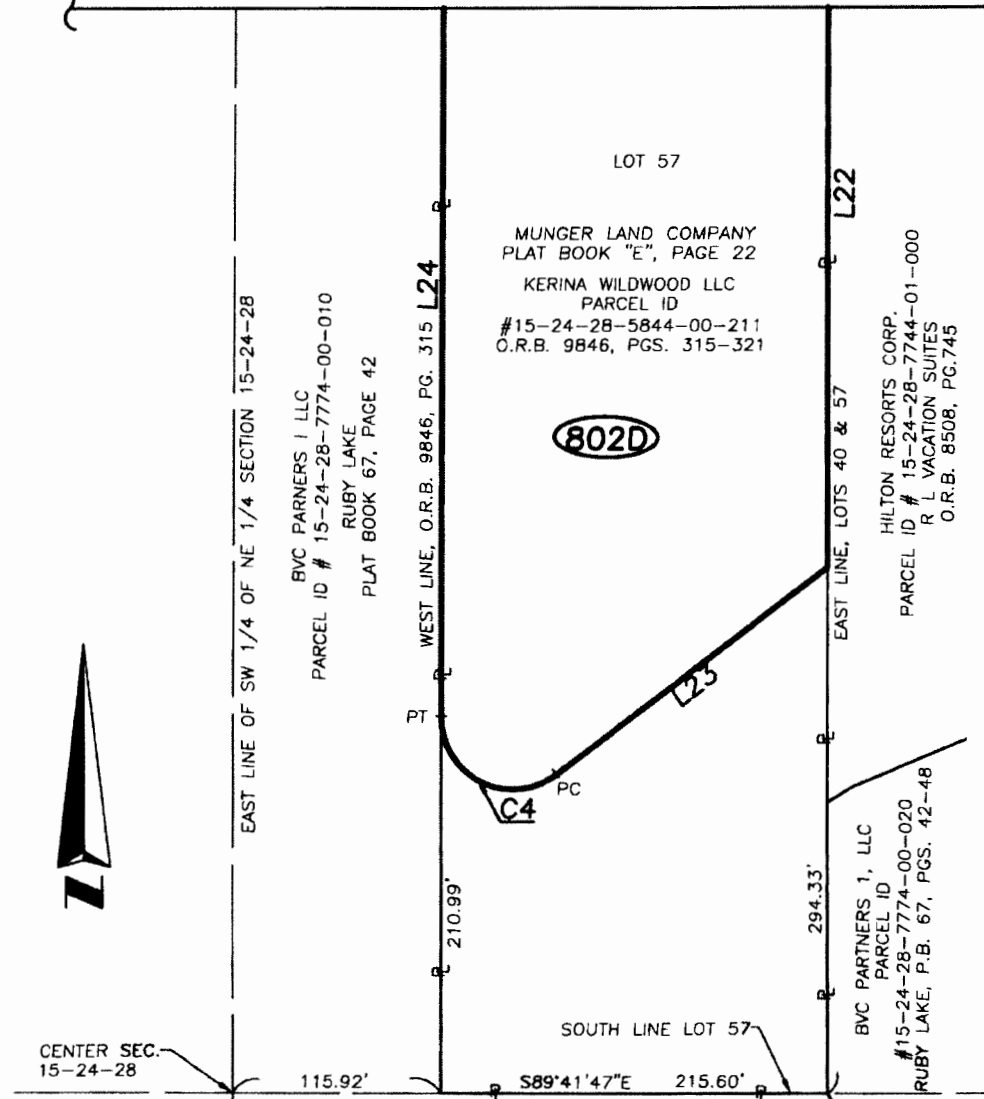
**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 04/21/2015	Engineering revision CBvG
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802D



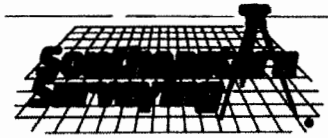
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 MATCHLINE SEE SHEET 4 OF 5



LINE TABLE		
LINE	LENGTH	BEARING
L1	1343.30'	S00°20'41"W
L2	305.49'	S89°18'29"E
L3	25.00'	N00°18'02"E
L4	152.71'	S89°18'29"E
L5	5.00'	S00°41'31"W
L6	148.96'	S89°18'29"E
L7	22.36'	N56°22'01"W
L8	20.00'	N32°23'39"E
L9	34.59'	S56°22'01"E
L10	8.80'	N56°42'56"E
L11	61.07'	N08°23'53"W
L12	32.13'	N13°08'34"E
L13	63.60'	N00°27'47"E
L14	58.78'	N12°02'14"E
L15	4.52'	N33°51'55"W
L16	19.63'	S43°13'20"E
L17	37.96'	N24°00'52"E
L18	91.90'	S43°13'20"E
L19	35.00'	S46°46'40"W
L20	2.81'	S43°13'20"E
L21	586.57'	N89°18'29"W
L22	1047.39'	S00°18'02"W
L23	190.08'	S53°00'17"W
L24	773.90'	N00°20'25"E
L25	24.36'	S88°46'50"E
L26	25.33'	N82°51'10"E
L27	140.45'	S89°38'32"E
L28	354.23'	N00°18'02"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.21'	44.00'	130°29'06"	N71°31'49"E	79.91'
C2	199.30'	801.00'	14°15'21"	S50°21'00"E	198.78'
C3	113.78'	44.00'	148°09'46"	S16°36'23"W	84.62'
C4	88.90'	40.00'	127°20'08"	N63°19'39"W	71.70'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1-4 OF 5.
  - SEE SHEET 2 OF 5 FOR LEGEND.
  - SEE SHEETS 9-10 & 20-22 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599055  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 5 OF 5  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 04/21/2015	Engineering revision CBvG
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

---

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of Parcel 15-24-28-5844-00-211

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**SLOPE EASEMENT**  
*(Parcel 802B)*

**THIS SLOPE EASEMENT AGREEMENT** (this "**Agreement**") is made and entered this 4<sup>th</sup> day of January, 2019, by and between **KERINA WILDWOOD, LLC.**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 ("**Grantee**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

**Section 2.** Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the

Easement Area for the purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

**Section 3.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

**Section 4.** The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining property owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

**Section 5.** The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

**Section 6.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

**Section 7.** With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

**Section 8.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA WILDWOOD, LLC, a Florida limited liability company

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

Witness 1 sign: Cristina Ruiz

Witness 1 print name: Cristina Ruiz

Witness 2 sign: KS

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

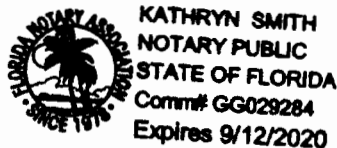
STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2018, by Kathleen Keller, as Manager of **KERINA WILDWOOD, LLC**, a Florida limited liability company, on behalf of said company. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

to Slope Easement

Legal Description of Easement Area

*(Parcel 802B)*



**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 802B**  
 ESTATE: Perpetual Easement  
 PURPOSE: 20' Slope Easement

PARCEL 802B

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


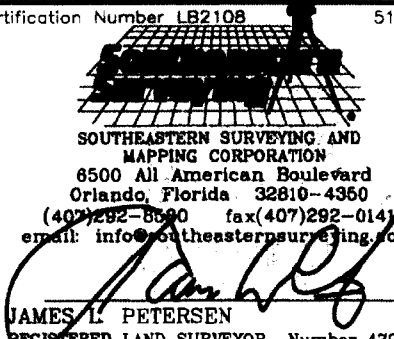
Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 471.54 feet along said East right of way line; thence departing said East right of way line, North 44°40'11" East, a distance of 6.72 feet for a POINT OF BEGINNING; thence continue North 44°40'11" East, a distance of 28.28 feet; thence North 89°40'11" East, a distance of 987.13 feet to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 40°10'16", a distance of 537.06 feet to a point on the South line of Lot 28 as shown on MUNGER LAND COMPANY as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence North 89°18'29" West, a distance of 114.12 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 786.00 feet and a chord bearing of North 59°09'21" West; thence run Northwesterly along the arc of said curve, through a central angle of 31°52'03", a distance of 437.17 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to the point of a curve concave Southwesterly, having a radius of 646.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 531.14 feet to the point of tangency; thence South 89°40'11" West, a distance of 1007.13 feet to the POINT OF BEGINNING.

Containing 1.190 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 01/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>		Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599053
		Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
		SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH	 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791



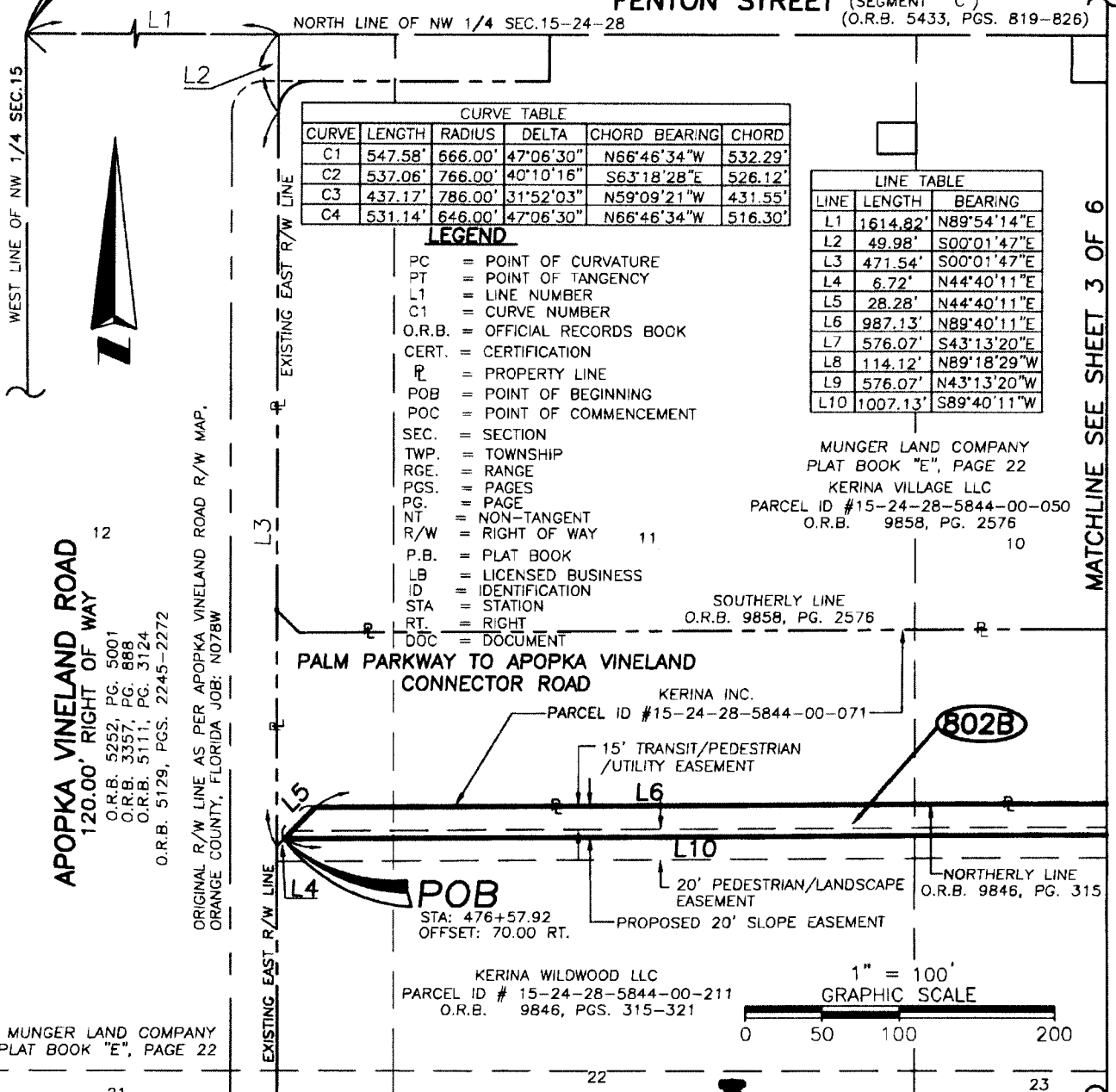
**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8800 fax(407)292-0141  
 email: info@sesteaternsurveying.com

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

POC  
 NW CORNER SEC. 15,  
 TWP. 24S, RGE. 28E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
C3	437.17'	786.00'	31°52'03"	N59°09'21"W	431.55'
C4	531.14'	646.00'	47°06'30"	N66°46'34"W	516.30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
L4	6.72'	N44°40'11"E
L5	28.28'	N44°40'11"E
L6	987.13'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	114.12'	N89°18'29"W
L9	576.07'	N43°13'20"W
L10	1007.13'	S89°40'11"W

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22  
 KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

APOPKA VINELAND ROAD  
 120.00' RIGHT OF WAY  
 O.R.B. 5252, PG. 5001  
 O.R.B. 3357, PG. 888  
 O.R.B. 5111, PG. 3124  
 O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
 ORANGE COUNTY, FLORIDA JOB: N078W

PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD

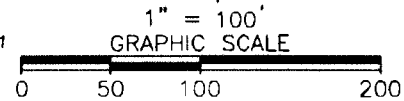
KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT

POB  
 STA: 476+57.92  
 OFFSET: 70.00 RT.

20' PEDESTRIAN/LANDSCAPE  
 EASEMENT  
 PROPOSED 20' SLOPE EASEMENT

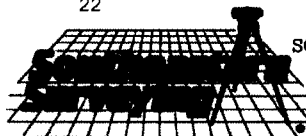
KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321



MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

**NOTE:**

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1 & 3-6 OF 6
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599053  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch REJ

Revision: 01/2015

Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NW CORNER OF NE 1/4  
SEC.15-24-28

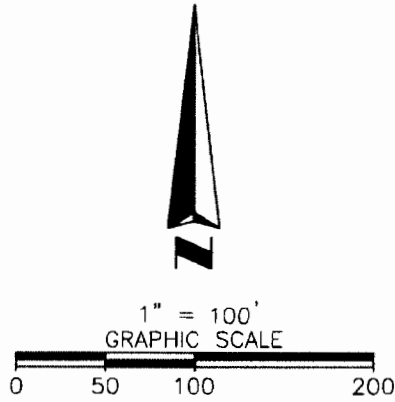
NORTH LINE OF NW 1/4 SEC.15-24-28

NORTH LINE OF NE 1/4  
SEC.15-24-28

MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
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MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
SOUTHERLY LINE  
O.R.B. 9858, PG. 2576

PALM PARKWAY TO APOPKA VINELAND  
CONNECTOR ROAD

KERINA INC.  
PARCEL ID #15-24-28-5844-00-071

NORTHERLY LINE  
O.R.B. 9846, PG. 315

15' TRANSIT/PEDESTRIAN/UTILITY EASEMENT  
PROPOSED 20' SLOPE EASEMENT

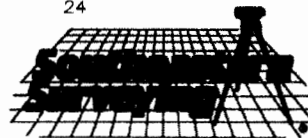
802B

20' PEDESTRIAN/LANDSCAPE  
EASEMENT

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. # 9846, PGS. 315-321

CURVE TABLE					
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MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
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  - NOT VALID WITHOUT SHEET 1-2 & 4-6 OF 6
  - SEE SHEET 2 OF 6 FOR LEGEND.
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599053  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 3 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG

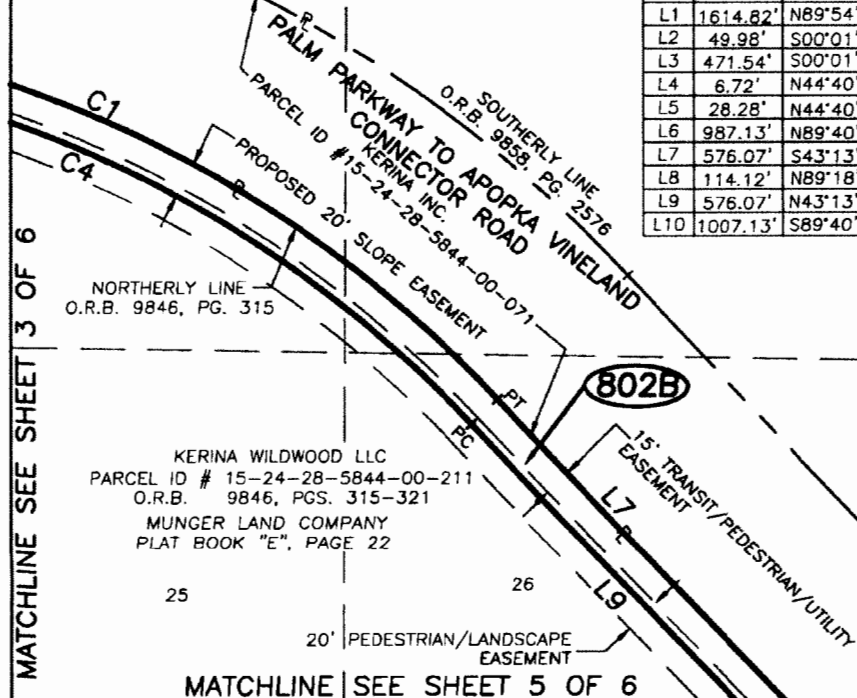
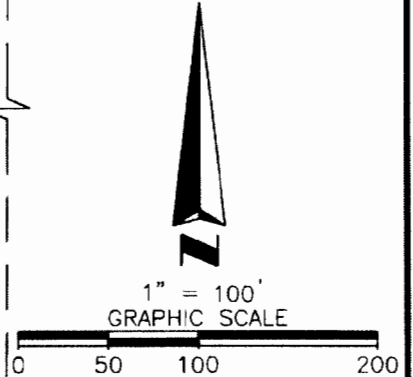
SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
**FENTON STREET** (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28

KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

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C4	531.14'	646.00'	47°06'30"	N66°46'34"W	516.30'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1-3 & 5-6 OF 6
  - SEE SHEET 2 OF 6 FOR LEGEND.
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599053  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 4 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141

email: info@southeasternsurveying.com  
Cert. No. LB-2108

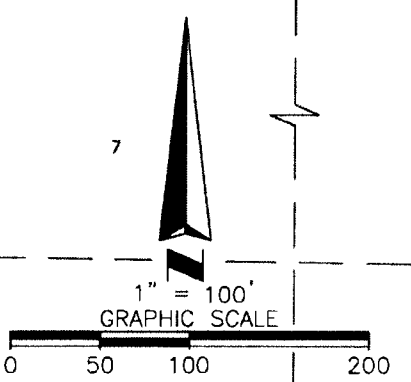
Revision	Date	Comments
Revision: 06/2017		Address Comments
Revision: 09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016		Revised Sketch REJ
Revision: 01/2015		Orange County comments CBvG
Revision: 12/2014		Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

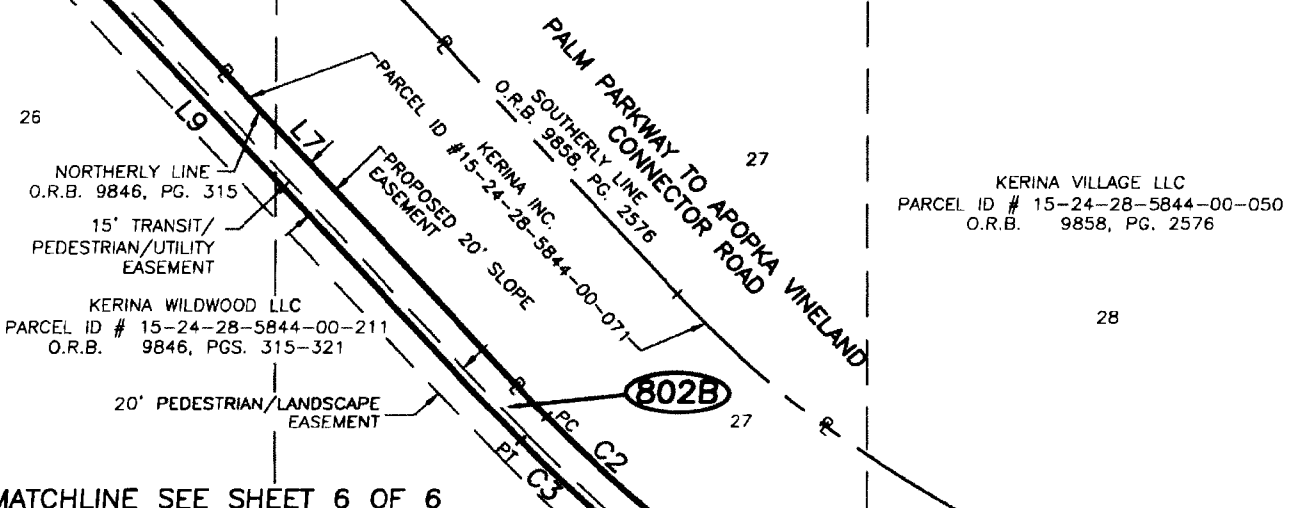
FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)



LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
L4	6.72'	N44°40'11"E
L5	28.28'	N44°40'11"E
L6	987.13'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	114.12'	N89°18'29"W
L9	576.07'	N43°13'20"W
L10	1007.13'	S89°40'11"W

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 4 OF 6

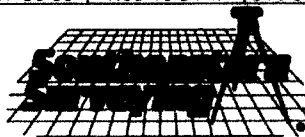


MATCHLINE SEE SHEET 6 OF 6

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
C3	437.17'	786.00'	31°52'03"	N59°09'21"W	431.55'
C4	531.14'	646.00'	47°06'30"	N66°46'34"W	516.30'

NOTE:

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- NOT VALID WITHOUT SHEET 1-4 & 6 OF 6
- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599053  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 5 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

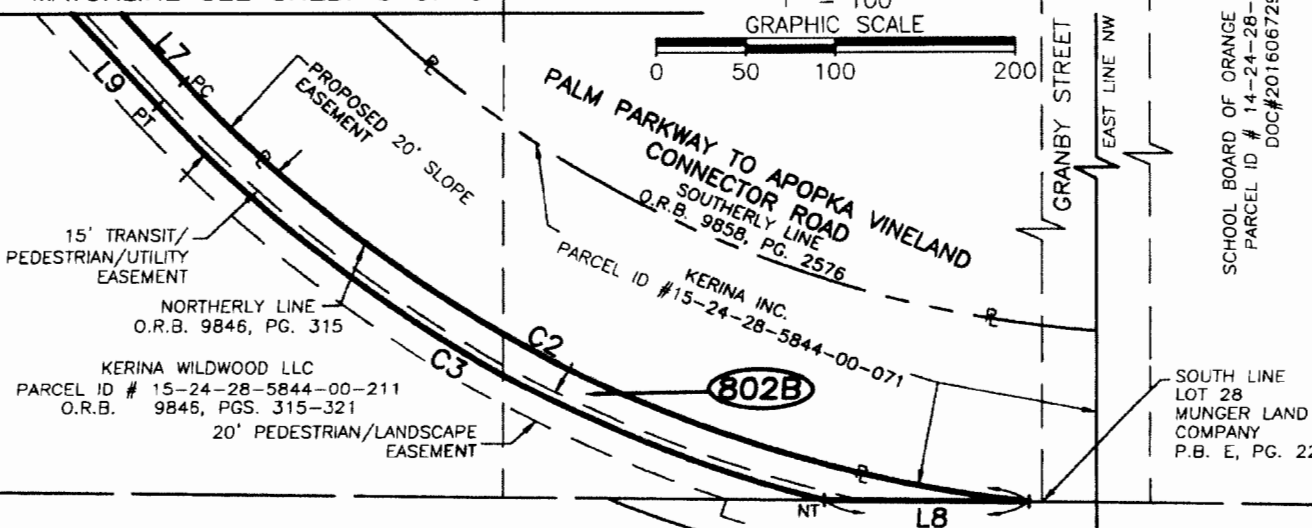
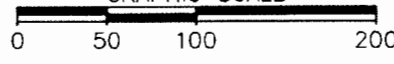
LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
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L8	114.12'	N89°18'29"W
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L10	1007.13'	S89°40'11"W

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6

1" = 100'  
 GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
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- NOTE:
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  - NOT VALID WITHOUT SHEET 1-5 OF 6
  - SEE SHEET 2 OF 6 FOR LEGEND.
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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 email: info@southeasternsurveying.com

Drawing No: 51599053  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 6 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017 Address Comments

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 01/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "B"**

to Slope Easement (*Parcel 802B*)

Legal Description of Benefited Property  
(*Parcel 108*)

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 108**

ESTATE: Fee Simple  
PURPOSE: Road Right of Way

PARCEL 108

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 320.44 feet along said East right of way line for a POINT OF BEGINNING, said Point of Beginning being a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida; thence departing said East right of way line run along said Southerly line with the following seven (7) courses: South 45°19'49" East, a distance of 20.29 feet; thence North 89°40'11" East, a distance of 548.84 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 397.89 feet to the point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°27'13", a distance of 493.48 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence leaving said Southerly line run South 00°10'40" West, a distance of 97.26 feet along said East line to the Southeast corner of the Northwest quarter of the Northeast quarter; thence leaving said East line run North 89°18'29" West, a distance of 37.62 feet along the South line of said Northwest quarter of the Northeast quarter to the Easterly most corner of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida, said Easterly most corner being a point on a non-tangent curve concave Northeasterly, having a radius of 766.00 feet and a chord bearing of North 63°18'28" West; thence run Northwesterly along the arc of said curve and the Northerly line of said parcel of land, through a central angle of 40°10'16", a distance of 537.06 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet along said Northerly line to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve and said Northerly line through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 89°40'11" West, a distance of 987.13 feet along said Northerly line; thence South 44°40'11" West, a distance of 35.00 feet along said Northerly line to the aforesaid East right of way line of Apopka Vineland Road; thence leaving said Northerly line run North 00°01'47" West, a distance of 151.10 feet along said East right of way line to the POINT OF BEGINNING.


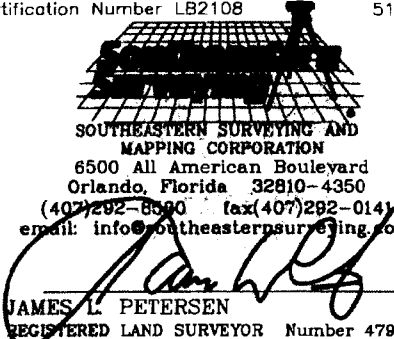
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 6.392 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(423), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2 & 3

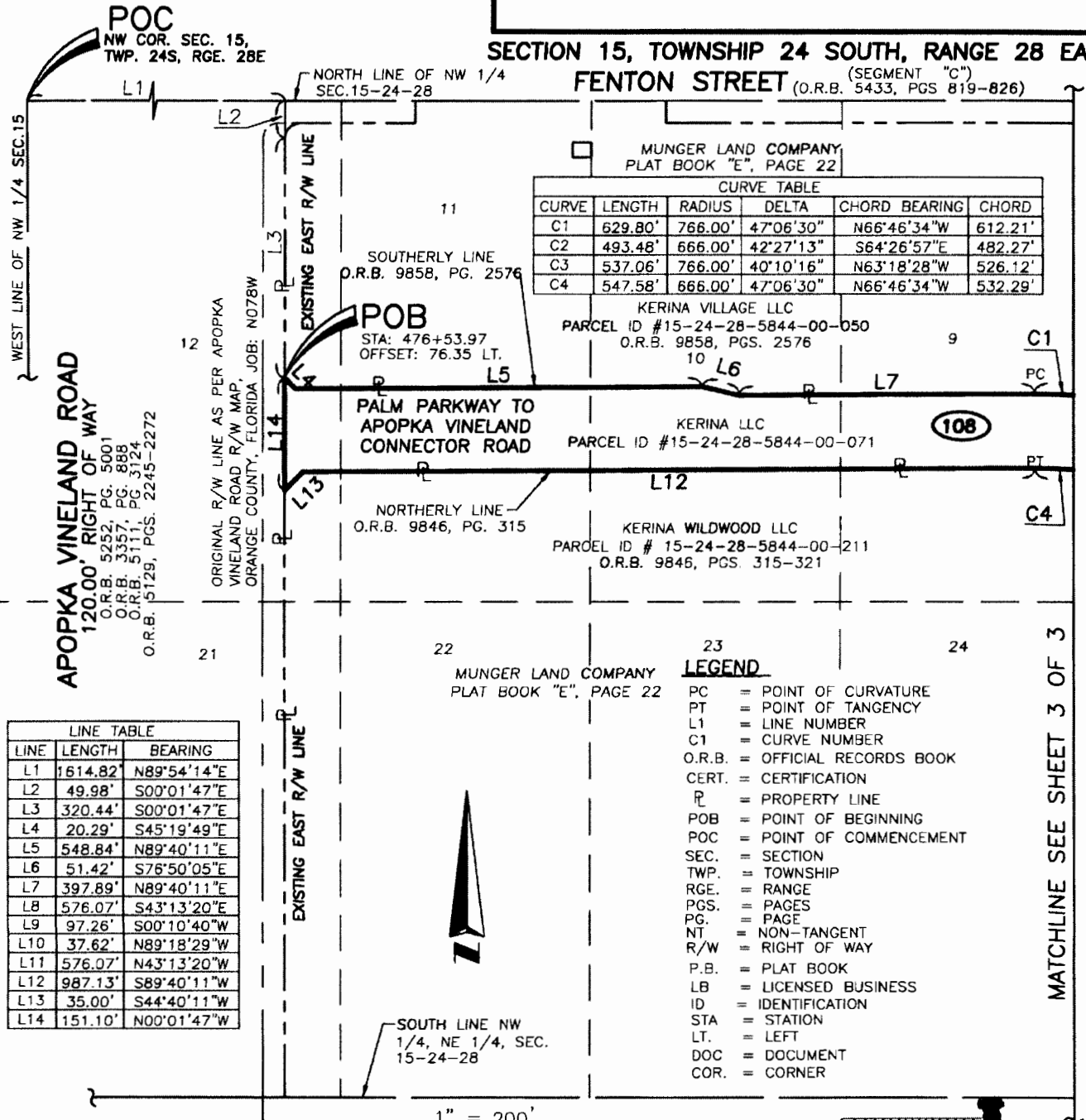
Revision: 06/17-5/18	Address Comments-Revised description S.S.
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599048
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8500 fax (407)292-0141 email: info@seasternsurveying.com <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791



SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 108

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS 819-826)



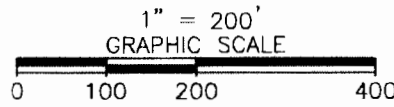
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'

LINE TABLE

LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
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L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

- LEGEND
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - P = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



**THIS IS NOT A SURVEY.**

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3 OF 3
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

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Orlando, Florida 32810-4350  
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Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599048  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 3  
See Sheet 1 for Description

Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 12/2014	Orange County comments CBvG

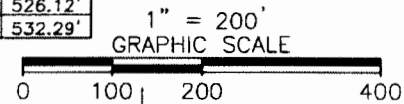
MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 108

FENTON STREET  
 (SEGMENT "C")  
 (O.R. 5433, PAGES 819-826)

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 NORTH LINE OF NE 1/4 SEC. 15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
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L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

MATCHLINE SEE SHEET 2 OF 3

WEST LINE, NE 1/4, SEC. 15-24-28

GRANBY STREET  
 60' RIGHT OF WAY  
 O.R.B. 715, PG. 549

EAST LINE NW 1/4, NE 1/4, SEC. 15-24-28

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001

DOC#20160672962

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576

NORTHERLY LINE  
 O.R.B. 9846, PG. 315

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

SE COR.  
 NW 1/4, NE 1/4  
 SEC. 15-24-28  
 EASTERLY MOST  
 COR. OF  
 O.R.B. 9846, PG. 315

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

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 email: info@southeasternsurveying.com

Drawing No: 51599048  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBvG

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-211

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**PEDESTRIAN AND LANDSCAPE EASEMENT**  
*(Parcel 802C)*

**THIS INDENTURE**, made and executed this 4<sup>th</sup> day of January, 2019, by **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities,

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA WILDWOOD, LLC, a Florida limited liability company

Witness 1 sign: Cristina Ruiz

By: Kathleen Keller

Witness 1 print name: Cristina Ruiz

Print name: Kathleen Keller

Witness 2 sign: KS

Title: Manager

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019 by Kathleen Keller, as Manager of **KERINA WILDWOOD, LLC**, a Florida limited liability company, on behalf of said company. She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature



Typed or Printed Notary Name \_\_\_\_\_  
Notary Public – State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Schedule "A"**

**to Pedestrian and Landscape Easement**

**Legal Description of the Easement Area**

*(Parcel 802C)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 802C**

ESTATE: Perpetual Easement  
 PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 802C

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


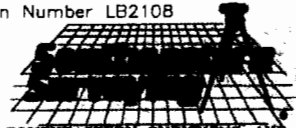
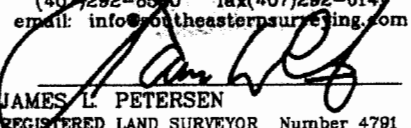
Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 471.54 feet along said East right of way line for a POINT OF BEGINNING; said Point of Beginning being to a point on the Northerly line of that certain parcel of land as described and recarded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence departing said East right of way line along said Northerly line run North 44°40'11" East, a distance of 13.79 feet; thence North 89°40'11" East, a distance of 1002.13 feet to the point of curvature of a curve concave Southwesterly, having a radius of 651.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 535.25 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 781.00 feet; thence Southeasterly along the arc of said curve through a central angle of 33°23'44", a distance of 455.22 feet to a point on the South line of Lot 28 as shown on MUNGER LAND COMPANY as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence North 89°18'29" West, a distance of 75.57 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 801.00 feet and a chord bearing of North 57°16'47" West; thence run Northwesterly along the arc of said curve, through a central angle of 28°06'54", a distance of 393.05 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to the point of a curve concave Southwesterly, having a radius of 631.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 518.81 feet to the point of tangency; thence South 89°40'11" West, a distance of 1011.93 feet to a point on the aforesaid East right of way line of Apopka Vineland Road; thence North 00°01'47" West, a distance of 10.25 feet along said East right of way line for a POINT OF BEGINNING

Containing 1.164 acres, more or less.

**SURVEYORS REPORT**

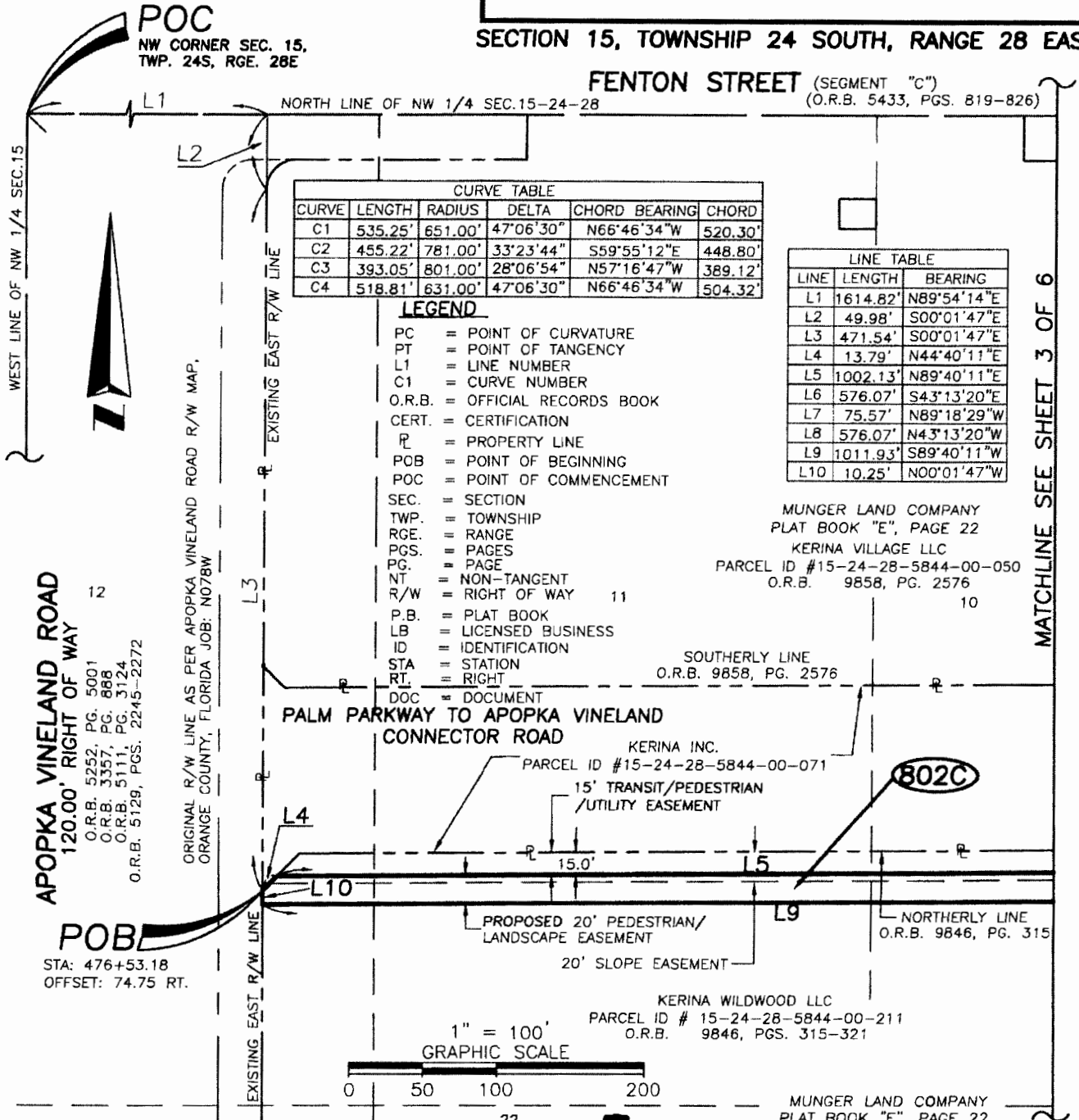
- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 01/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017	Address Comments	Certification Number LB2108	51599054
<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>		Date:	<b>June 23, 2014 CBvG</b>
		Job Number:	<b>51599</b>
		Scale:	<b>1" = 100'</b>
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
		SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH	
		 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida, 32810-4350 (407)292-8680 fax (407)292-0141 email: info@southeasternsurveying.com   <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	535.25'	651.00'	47°06'30"	N66°46'34"W	520.30'
C2	455.22'	781.00'	33°23'44"	S59°55'12"E	448.80'
C3	393.05'	801.00'	28°06'54"	N57°16'47"W	389.12'
C4	518.81'	631.00'	47°06'30"	N66°46'34"W	504.32'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
L4	13.79'	N44°40'11"E
L5	1002.13'	N89°40'11"E
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L8	576.07'	N43°13'20"W
L9	1011.93'	S89°40'11"W
L10	10.25'	N00°01'47"W

**LEGEND**

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- R = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY 11
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22  
 KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576 10

SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576

PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD  
 KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071  
 15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT

802C

PROPOSED 20' PEDESTRIAN/  
 LANDSCAPE EASEMENT  
 20' SLOPE EASEMENT

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599054  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
		Revision: 08/2016	Revised Sketch REJ
		Revision: 01/2015	Orange County comments CBvG
		Revision: 12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 6

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

NW CORNER OF NE 1/4  
 SEC. 15-24-28

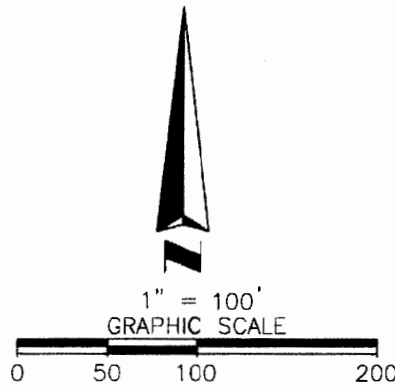
NORTH LINE OF NW 1/4 SEC. 15-24-28

NORTH LINE OF NE 1/4  
 SEC. 15-24-28

MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

LINE TABLE		
LINE	LENGTH	BEARING
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MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22  
 KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576

PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD

KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

15' TRANSIT/PEDESTRIAN  
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PROPOSED 20' PEDESTRIAN/  
 LANDSCAPE EASEMENT

20' SLOPE EASEMENT

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 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

NORTHERLY LINE  
 O.R.B. 9846, PG. 315

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

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Drawing No: 51599054  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 6  
 See Sheet 1 for Description

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Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

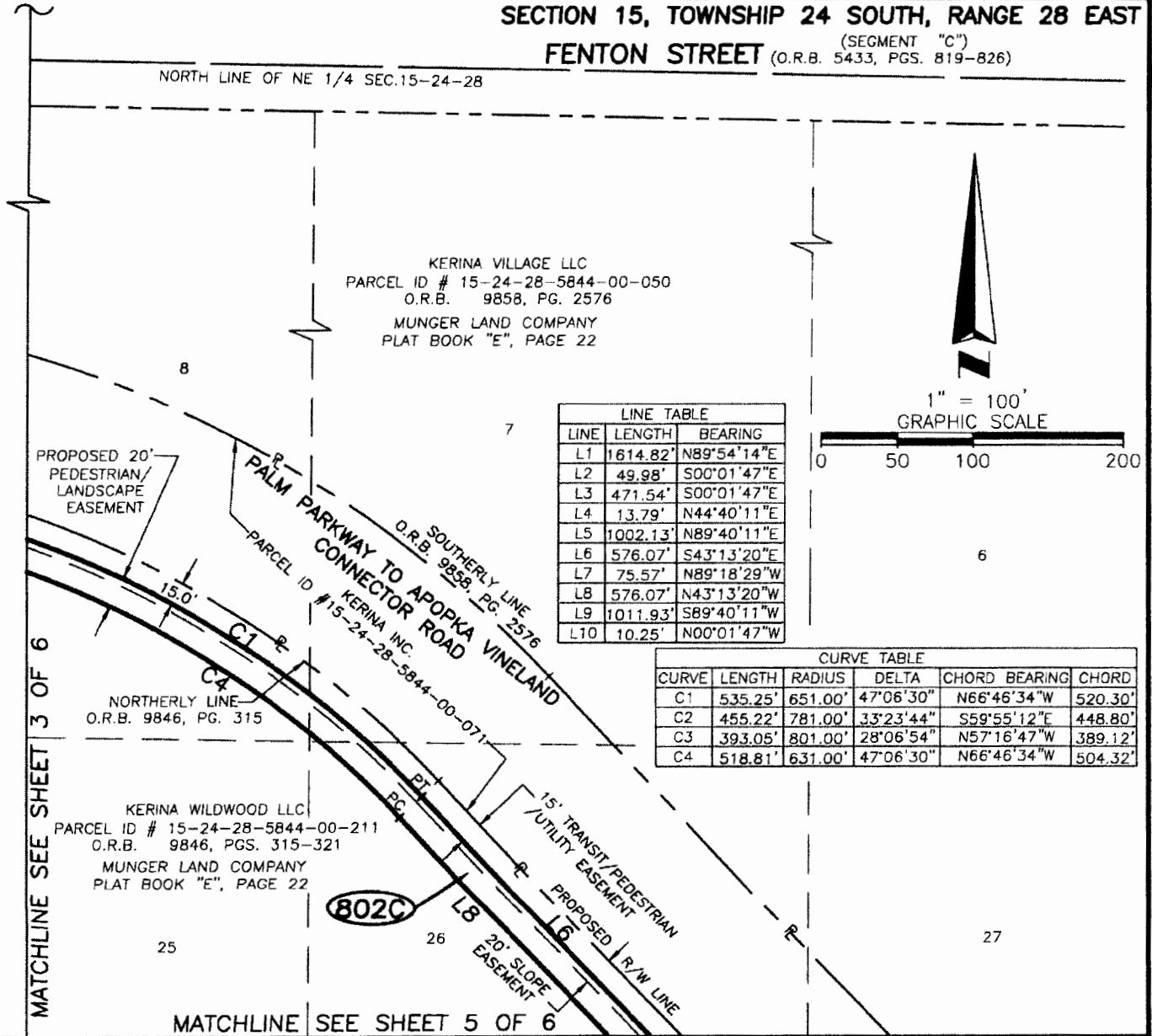
Orange County comments

CBvG

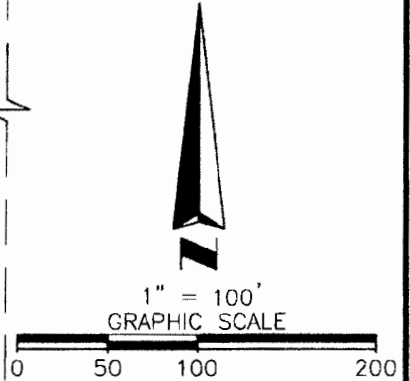


SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)



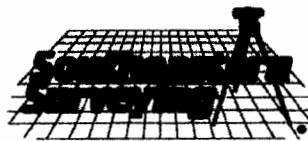
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 email: info@southeasternsurveying.com

Drawing No: 51599054  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 4 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

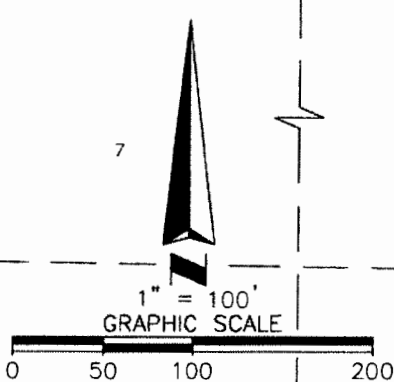
CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

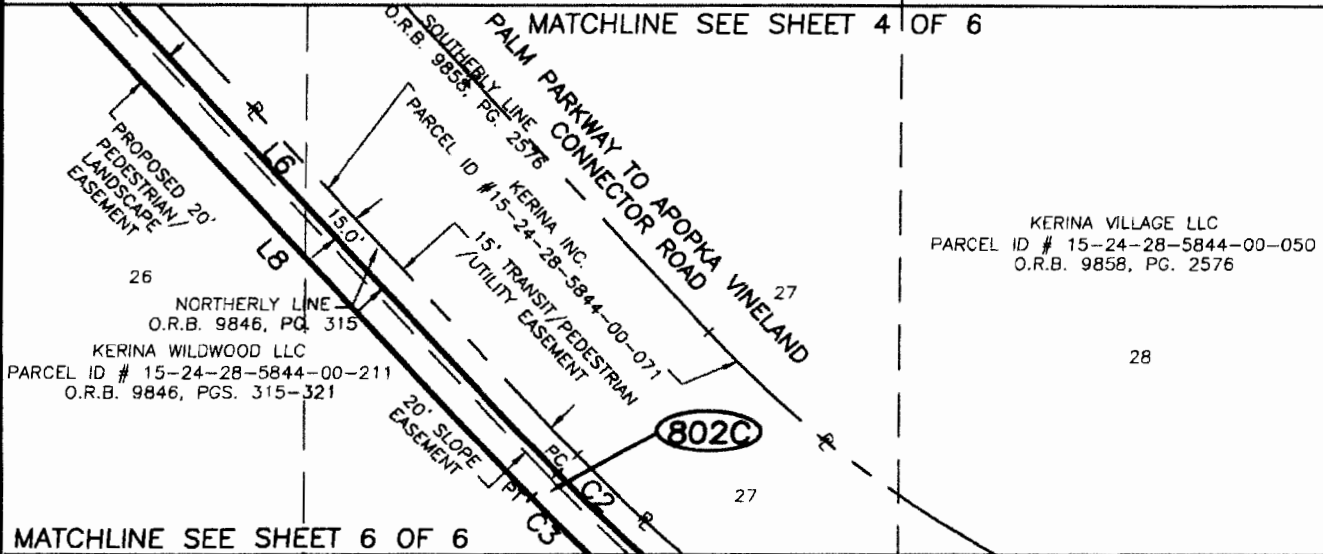
FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)



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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 4 OF 6

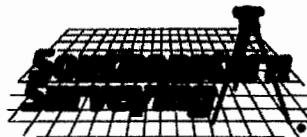


MATCHLINE SEE SHEET 6 OF 6

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Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 5 OF 6  
See Sheet 1 for Description

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Revision: 06/2017

Address Comments

Revision: 09/16-4/17

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Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
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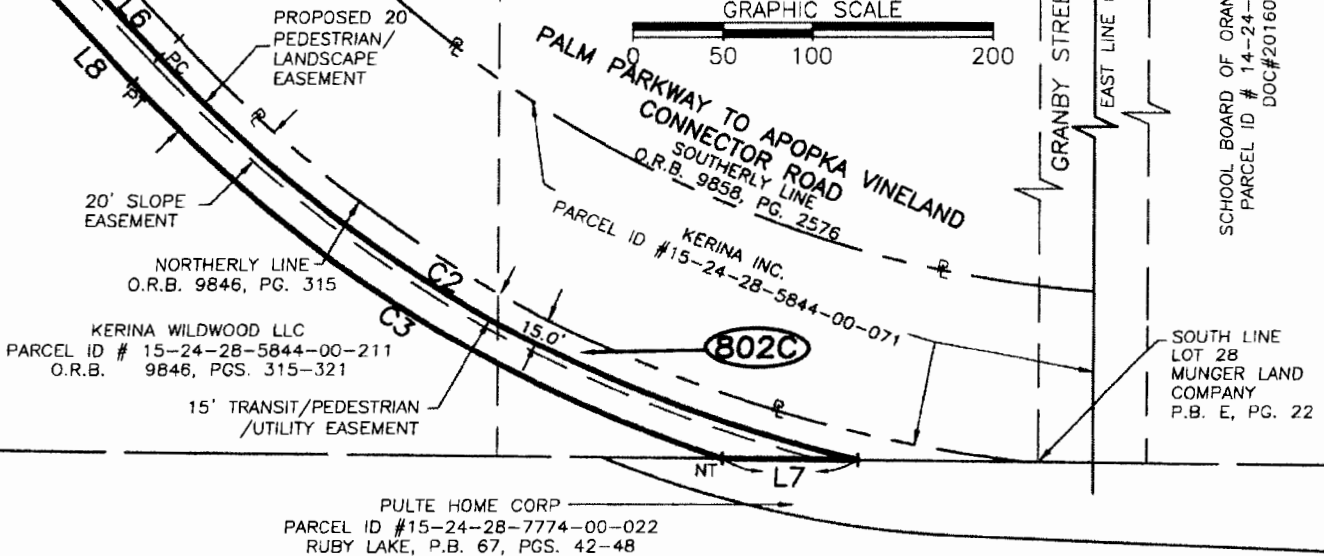
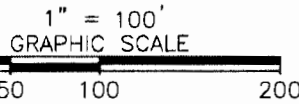
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KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6



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Drawing No: 51599054  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 6 OF 6  
 See Sheet 1 for Description

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Address Comments

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Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch REJ

Revision: 01/2015

Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:  
James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-211

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**TRANSIT, PEDESTRIAN AND UTILITY EASEMENT**

*(Parcel 802A)*

**THIS INDENTURE**, made this 4<sup>th</sup> day of January, 2019, between **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA WILDWOOD, LLC, a Florida limited liability company

Witness 1 sign: Cristina Ruiz

Witness 1 print name: Cristina Ruiz

Witness 2 sign: KS

Witness 2 print name: Kathryn Smith

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 4<sup>th</sup> day of January, 2019, before me personally appeared Kathleen Keller, as Manager of **KERINA WILDWOOD, LLC**, a Florida limited liability company, to me known to be, or who produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized, and that the official seal of said company is duly affixed thereto, and the said conveyance is the act and deed of said company. She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Schedule "A"**

**to Transit, Pedestrian and Utility Easement**

Legal Description of the Easement Area  
*(Parcel 802A)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 802A**

ESTATE: Perpetual Easement  
 PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 802A

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 471.54 feet along said East right of way line to a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence departing said East right of way line run along said Northerly boundary with the following six (6) courses: North 44°40'11" East, a distance of 13.79 feet for a POINT OF BEGINNING; thence continue North 44°40'11" East, a distance of 21.21 feet; thence North 89°40'11" East, a distance of 987.13 feet to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 40°10'16", a distance of 537.06 feet to a point on the South line of Lot 28 as shown on MUNGER LAND COMPANY as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence leaving said Northerly line, run North 89°18'29" West, a distance of 92.63 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 781.00 feet and a chord bearing of North 59°55'12" West; thence run Northwesterly along the arc of said curve, through a central angle of 33°23'44", a distance of 455.22 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to the point of a curve concave Southwesterly, having a radius of 651.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 535.25 feet to the point of tangency; thence South 89°40'11" West, a distance of 1002.13 feet to the POINT OF BEGINNING.

Containing 0.896 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 01/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017	Address Comments	Date: <b>June 23, 2014</b> CBvG	Certification Number LB2108 51599052
		Job Number: <b>51599</b>	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8880 fax(407)292-0141 email: info@southeasternsurveying.com
		Scale: <b>1" = 100'</b>	
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

POC  
NW CORNER SEC. 15,  
TWP. 24S, RGE. 28E

WEST LINE OF NW 1/4 SEC.15

NORTH LINE OF NW 1/4 SEC.15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
C3	455.22'	781.00'	33°23'44"	N59°55'12"W	448.80'
C4	535.25'	651.00'	47°06'30"	N66°46'34"W	520.30'

LINE TABLE		
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L6	987.13'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	92.63'	N89°18'29"W
L9	576.07'	N43°13'20"W
L10	1002.13'	S89°40'11"W

LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576

SOUTHERLY LINE  
O.R.B. 9858, PG. 2576

PALM PARKWAY TO  
APOPKA-VINELAND  
CONNECTOR ROAD

KERINA INC.  
PARCEL ID #15-24-28-5844-00-071

PROPOSED 15' TRANSIT/PEDESTRIAN  
/UTILITY EASEMENT

802A

POB

STA: 476+62.92  
OFFSET: 65.00 RT.

NORTHERLY LINE  
O.R.B. 9846, PG 315

20' SLOPE EASEMENT  
20' PEDESTRIAN/LANDSCAPE  
EASEMENT

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

1" = 100'  
GRAPHIC SCALE

0 50 100 200

APOPKA VINELAND ROAD  
120.00' RIGHT OF WAY

12  
O.R.B. 5252, PG. 5001  
O.R.B. 3357, PG. 888  
O.R.B. 5111, PG. 3124  
O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
ORANGE COUNTY, FLORIDA JOB: N078W

EXISTING EAST R/W LINE

MATCHLINE SEE SHEET 3 OF 6

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599052  
Job No: 51599  
Date: June 23, 2014 CBVG  
SHEET 2 OF 6  
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

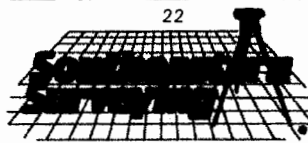
Orange County comments

CBVG

Revision: 12/2014

Orange County comments

CBVG



SOUTHEASTERN SURVEYING & MAPPING CORP.  
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Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com



SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NW CORNER OF NE 1/4  
SEC. 15-24-28

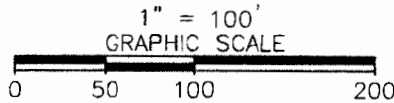
NORTH LINE OF NW 1/4 SEC. 15-24-28

NORTH LINE OF NE 1/4  
SEC. 15-24-28

MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82	N89°54'14"E
L2	49.98'	S00°01'47"E
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MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
SOUTHERLY LINE  
O.R.B. 9858, PG. 2576

PALM PARKWAY TO  
APOPKA-VINELAND  
CONNECTOR ROAD

KERINA INC.  
PARCEL ID #15-24-28-5844-00-071

PROPOSED 15' TRANSIT/PEDESTRIAN  
/UTILITY EASEMENT

PROPOSED R/W LINE

**802A**

NORTHERLY LINE  
O.R.B. 9846, PG 315  
20' SLOPE EASEMENT  
20' PEDESTRIAN/LANDSCAPE  
EASEMENT

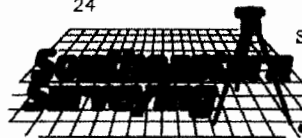
KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

NOTE:

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- NOT VALID WITHOUT SHEETS 1-2 & 4-6 OF 6
- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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Drawing No: 51599052  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 3 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

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Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
**FENTON STREET** (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

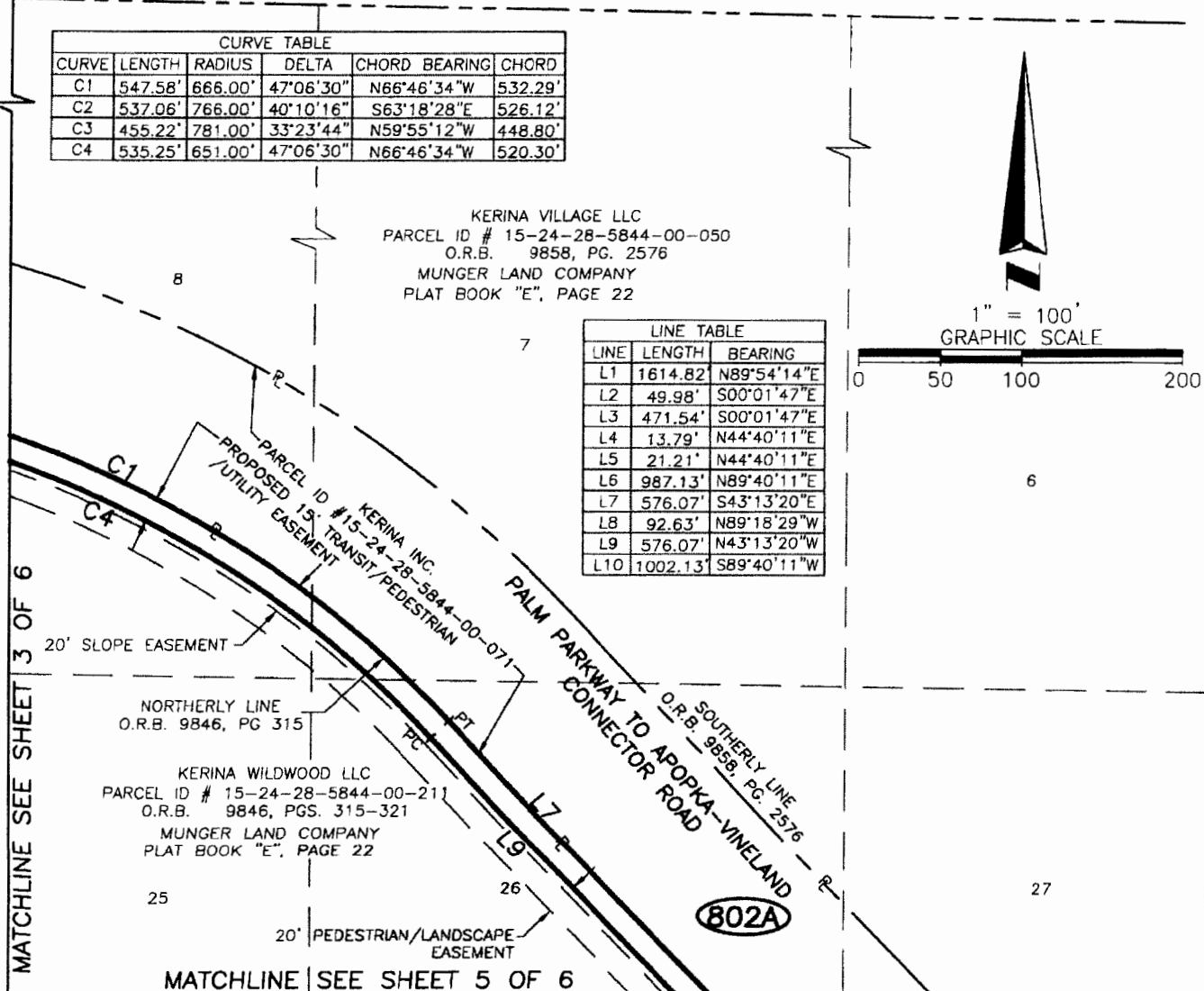
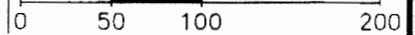
NORTH LINE OF NE 1/4 SEC.15-24-28

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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

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1" = 100'  
GRAPHIC SCALE



- NOTE:
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  - SEE SHEET 2 OF 6 FOR LEGEND.
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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Drawing No: 51599052  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 4 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch REJ

Revision: 01/2015

Orange County comments CBvG

Revision: 12/2014

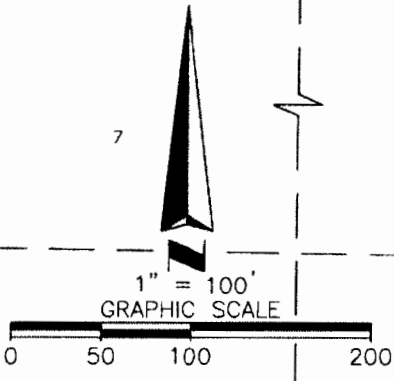
Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

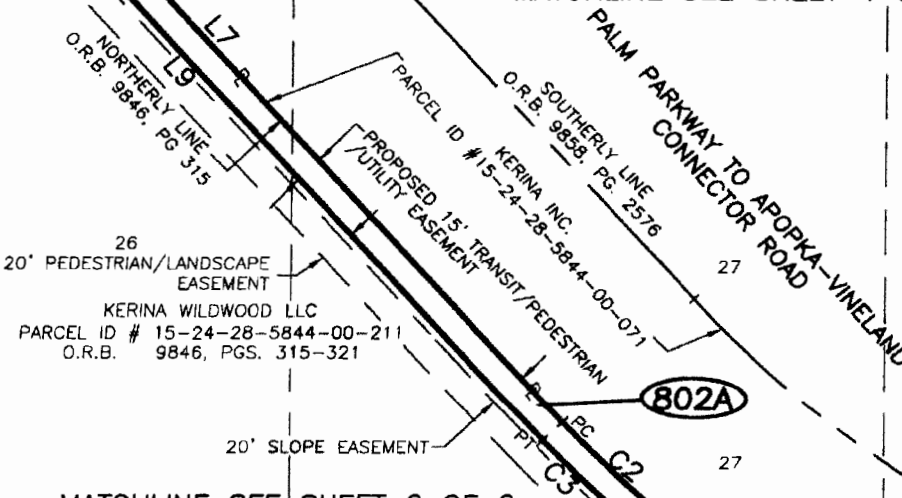
FENTON STREET (SEGMENT "C")  
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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 4 OF 6



KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576

26  
20' PEDESTRIAN/LANDSCAPE EASEMENT  
KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

MATCHLINE SEE SHEET 6 OF 6

CURVE TABLE						
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Drawing No: 51599052  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 5 OF 6  
See Sheet 1 for Description

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Revised Sketch REJ  
Orange County comments CBvG  
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SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

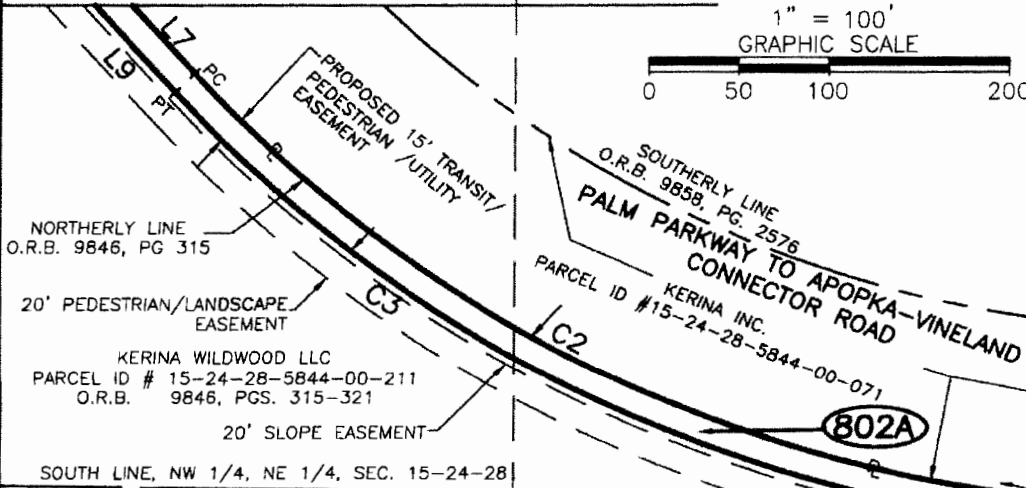
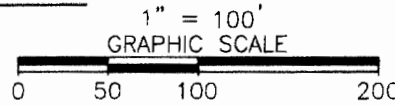
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KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576

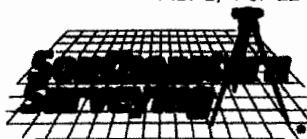
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6



SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
PARCEL ID # 14-24-28-1242-78-001  
DOC#20160672962

- NOTE:
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  - SEE SHEET 2 OF 6 FOR LEGEND.
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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Drawing No: 51599052  
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Date: June 23, 2014 CBvG  
SHEET 6 OF 6  
See Sheet 1 for Description

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Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-130,  
and Portion of 15-24-28-5844-00-211

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**TEMPORARY CONSTRUCTION EASEMENT**

*(Parcels 701, 702A, and 702B)*

**FOR AND IN CONSIDERATION** of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**Grantor**"), does hereby give, grant, bargain and release to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of lands of the Grantor being described as follows:

SEE ATTACHED **EXHIBIT "A"** (the "**Easement Area**").

and to perform such tying in, harmonizing, sloping and grading Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

**THE EASEMENT** is granted upon the condition that all sloping, grading and/or construction activities upon the above land shall not extend beyond the limits outlined, and that all grading, sloping or construction activities shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

**THIS EASEMENT** shall expire upon the completion of the construction of said project, or after seven (7) years, whichever occurs first.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, Grantor has executed this Temporary Construction Easement on the day and year first written above.

Signed, sealed and delivered in the presence of "Grantor" the following witnesses:

**KERINA WILDWOOD, LLC**, a Florida limited liability company

By: Kathleen Keller

Printed Name: Kathleen Keller

Title: Manager

Cristina Ruiz  
Witness 1 Sign

Cristina Ruiz  
Witness 1 Printed Name

Kathryn Smith  
Witness 2 Sign

KS  
Witness 2 Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019, by Kathleen Keller, as Manager of Kerina Wildwood, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me, or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

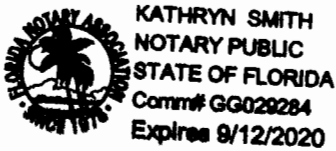
KS  
Notary Public Signature

Kathryn Smith  
Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Temporary Construction Easement**

Legal Description of the Easement Area  
*(Parcel 701, 702A, and 702B)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 701**

ESTATE: Temporary Construction Easement  
PURPOSE: Temporary Construction

PARCEL 701



A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1464.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 50.02 feet to the West right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 482.75 feet along said West right of way line; thence departing said West right of way line, North 44°59'18" West, a distance of 28.65 feet; thence South 89°40'11" West, a distance of 38.69 feet to the POINT OF BEGINNING; thence South 00°06'23" West, a distance of 2.50 feet; thence South 89°40'11" West, a distance of 39.94 feet; thence North 00°19'49" West, a distance of 20.00 feet; thence North 89°40'11" East, a distance of 40.09 feet; thence South 00°06'23" West, a distance of 17.50 feet to the POINT OF BEGINNING.

Containing 800 square feet, more or less.

**SURVEYOR'S REPORT:**

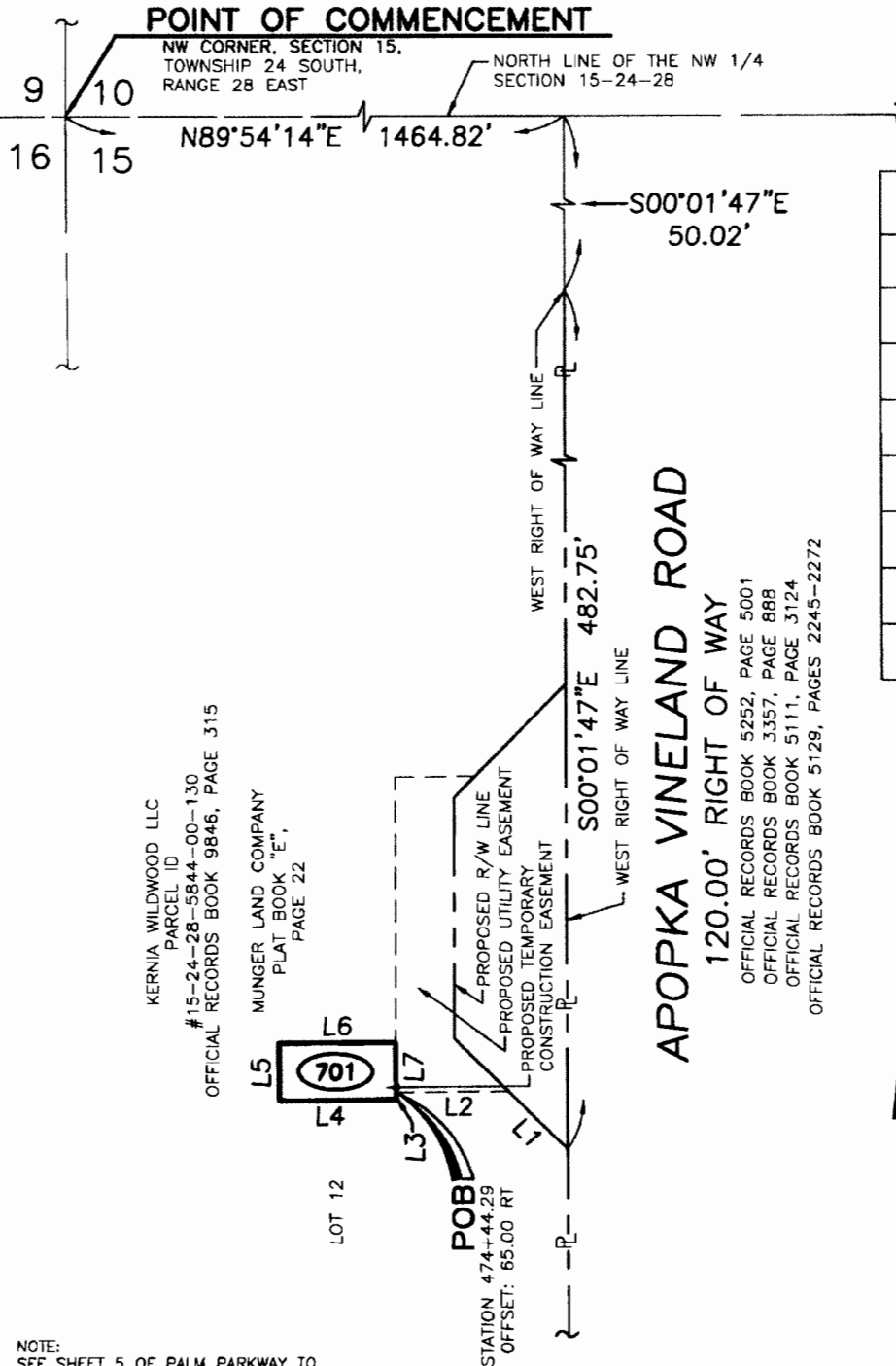
1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

<b>Sketch &amp; Description</b>	Date: 05/11/2017 S.S.	Certification Number LB2108 51599140	
 <p>FOR <b>ORANGE COUNTY GOVERNMENT</b> FLORIDA</p>	Job Number: 51599 Scale: 1" = 60'	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 224-8580 e-mail: info@southeasternsurveying.com <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED: 05/30/2018		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		



SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 701

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°59'18\"W	28.65'
L2	S89°40'11\"W	38.69'
L3	S00°06'23\"W	2.50'
L4	S89°40'11\"W	39.94'
L5	N00°19'49\"W	20.00'
L6	N89°40'11\"E	40.09'
L7	S00°06'23\"W	17.50'

**LEGEND**

- = PROPERTY LINE
- = POINT OF BEGINNING
- = LINE TABLE
- = LICENSED BUSINESS
- = RIGHT
- = STATION
- = IDENTIFICATION

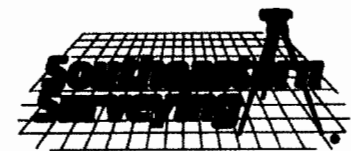
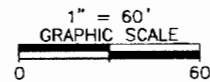
KERNIA WILDWOOD LLC  
 PARCEL ID  
 #15-24-28-5844-00-130  
 OFFICIAL RECORDS BOOK 9846, PAGE 315

MUNGER LAND COMPANY  
 PLAT BOOK "E",  
 PAGE 22

**APOPKA VINELAND ROAD**

120.00' RIGHT OF WAY

OFFICIAL RECORDS BOOK 5252, PAGE 5001  
 OFFICIAL RECORDS BOOK 3357, PAGE 888  
 OFFICIAL RECORDS BOOK 5111, PAGE 3124  
 OFFICIAL RECORDS BOOK 5129, PAGES 2245-2272



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580

Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

NOTE:  
 SEE SHEET 5 OF PALM PARKWAY TO  
 APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599140  
 Job No. 51599  
 Date: 05/11/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 2

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 702A**  
 ESTATE: Temporary Easement  
 PURPOSE: Temporary Construction

PARCEL 702A

A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


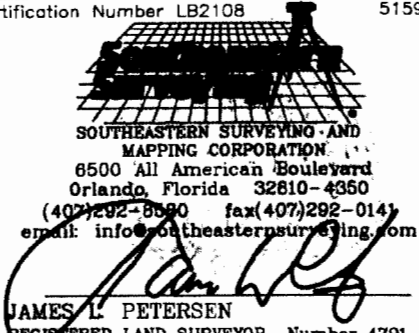
COMMENCE at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 89°54'14" West, a distance of 338.12 feet along the North line of the Northwest 1/4 of said Section 15, to the Northeast corner of Lot 10, MUNGER LAND COMPANY, according to the plat thereof, as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence South 00°13'37" West, a distance of 493.71 feet along the East line of said Lot 10, to a point on the Northerly boundary of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence West along said Northerly line run South 89°40'11" West, a distance of 18.57 feet to the POINT OF BEGINNING; thence departing said line South 00°19'49" East, a distance of 40.25 feet; thence South 89°40'11" West, a distance of 82.82 feet; thence North 00°19'49" West, a distance of 40.25 feet to a point on the aforesaid Northerly boundary; thence along said Northerly boundary run North 89°40'11" East, a distance of 82.82 feet, to the POINT OF BEGINNING.

Containing 3,333 square feet, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being South 89°54'14" West.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Description	REJ
Revision: 01/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments	CBvG
<b>DESCRIPTION</b>		Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599105	
		Job Number: <b>51599</b>	Scale: <b>1" = 40'</b>	
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		
		<b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791		

**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 702A**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

**LEGEND**

- L1 = LINE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- ℙ = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT

**POC**  
 NW CORNER NE 1/4  
 SEC 15-24-28

**S 89°54'14" W**  
**338.12'**

NE COR.  
 LOT 10

NORTH LINE OF NW 1/4  
 SECTION 15-24-28

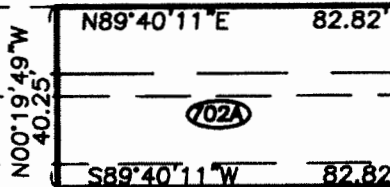
WEST LINE OF NE 1/4  
 SECTION 15-24-28

S 00°13'37" W  
 493.71'

NORTHERLY LINE  
 O.R.B. 9846, PG. 315

**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**

**POB**  
 STA: 483+84.52  
 OFFSET: 50.00 RT.  
 PROPOSED R/W LINE



S89°40'11" W  
 18.57'

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT

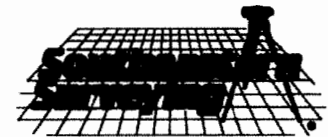
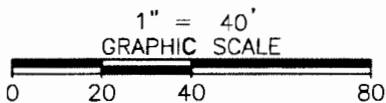
20' PEDESTRIAN/  
 LANDSCAPE  
 EASEMENT

KERINA WILDWOOD LLC  
 PARCEL ID #15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

LOT 9

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

LOT 10  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22



**SOUTHEASTERN SURVEYING**  
**AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 email: info@southeasternsurveying.com  
 Certification Number LB2108

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1 OF 2
  - SEE SHEETS 6-7 OF RIGHT OF WAY MAPS.

Drawing Number 51599105  
 Job Number 51599  
 Date: June 23, 2014 CBvG  
 Sheet 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 05/2017	Address Comments	Revision: 09/2016	Revised Sketch	BMD
		Revision: 08/2016	Revised Description	REJ
		Revision: 01/2015	Orange County comments	CBvG
		Revision: 12/2014	Orange County comments	CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 702B**

ESTATE: Temporary Easement  
PURPOSE: Temporary Construction

**PARCEL 702B**

A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


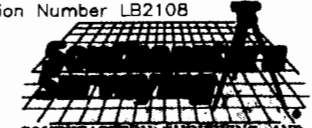
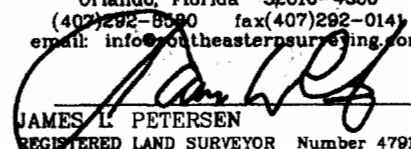
Commence at the Northwest corner of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 643.81 feet along the North line of said Northeast 1/4 of Section 15; thence departing said North line, South 01°04'57" West, a distance of 919.73 feet to the POINT OF BEGINNING; also being a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence South 43°13'20" East, a distance of 112.81 feet along said Northerly line; thence departing said Northerly line, South 46°46'40" West, a distance of 92.36 feet to a point of curvature of a curve concave Northerly, having a radius of 15.00 feet and a central angle of 99°21'25"; thence Westerly along the arc of said curve a distance of 26.01 feet; thence North 33°51'55" West, a distance of 49.68 feet; thence North 17°38'52" West, a distance of 41.93 feet to a point of curvature of a curve concave Easterly, having a radius of 15.00 feet and a central angle of 64°25'32"; thence Northerly along the arc of said curve a distance of 16.87 feet; thence North 46°46'40" East, a distance of 67.45 feet to the POINT OF BEGINNING.

Containing 10,942 square feet, more or less.

**SURVEYORS REPORT**

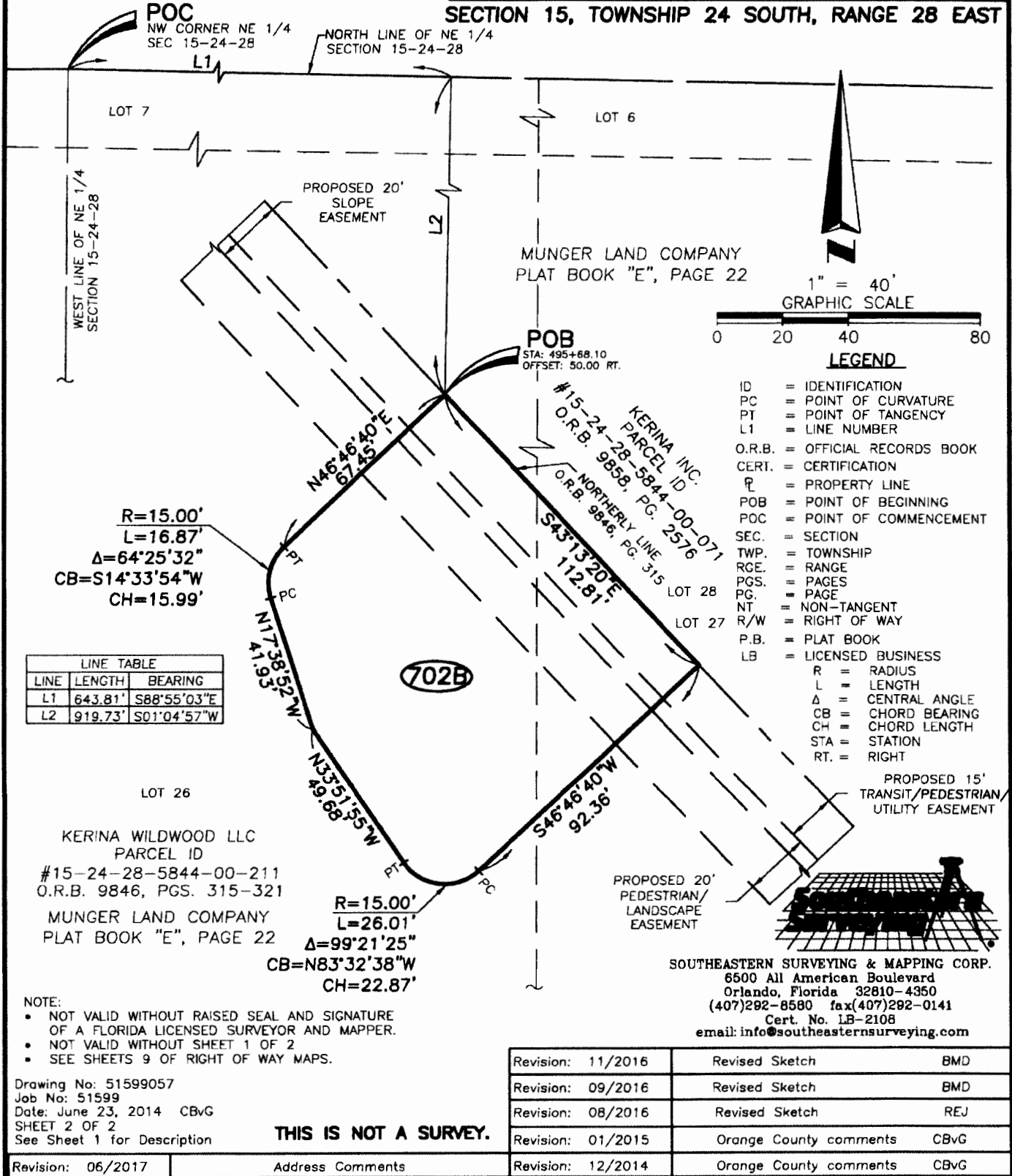
- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 11/2016	Revised Sketch	BMD
Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Sketch	REJ
Revision: 01/2015	Orange County comments	CBvG
Revision: 06/2017	Address Comments	Revision: 12/2014
		Orange County comments
		CBvG

<b>DESCRIPTION</b>		Date:	<b>June 23, 2014</b>	CBvG	Certification Number LB2108	51599057
	FOR	Job Number:	<b>51589</b>	Scale:	<b>1" = 40'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>					
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH					
 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791						

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 702B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	643.81'	S88°55'03"E
L2	919.73'	S01°04'57"W

KERINA WILDWOOD LLC  
 PARCEL ID  
 #15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

R=15.00'  
 L=26.01'  
 Δ=99°21'25"  
 CB=N83°32'38"W  
 CH=22.87'

Drawing No: 51599057  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-050,  
and all of 15-24-28-5844-00-071

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**SLOPE EASEMENT**  
(Parcel 807B)

**THIS SLOPE EASEMENT AGREEMENT** (this "**Agreement**") is made and entered this 4th day of January, 2019, by and between **KERINA VILLAGE, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 ("**Grantee**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

**Section 2.** Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

**Section 3.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

**Section 4.** The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining property owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

**Section 5.** The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

**Section 6.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

**Section 7.** With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

**Section 8.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA VILLAGE, LLC, a Florida limited liability company

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

Witness 1 sign: Cristina Ruiz

Witness 1 print name: Cristina Ruiz

Witness 2 sign: KS

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019, by Kathleen Keller, as Manager of KERINA VILLAGE, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

to Slope Easement

Legal Description of Easement Area  
*(Parcels 807B)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 807B**

ESTATE: Perpetual Easement  
 PURPOSE: 20' Slope Easement

PARCEL 807B

A Portion MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of Public Records of Orange County, Florida, being more particularly described as follows:



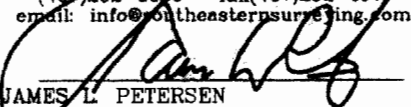
Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, run South 00°01'47" East, a distance of 49.98 feet to the existing East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 314.79 feet along said East right of way line for the POINT OF BEGINNING; thence departing said East right of way line, run North 89°40'11" East, a distance of 565.53 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 395.52 feet to the point of curvature of a curve concave Southwesterly, having a radius of 786.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 646.25 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 646.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°19'30", a distance of 477.21 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence South 00°10'40" West, a distance of 20.05 feet along said East line to a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida, said Southerly line being a non-tangent curve concave Northeasterly and having a radius of 666.00 feet; thence from a chord bearing of North 64°26'57" West, run along said Southerly line for the next seven (7) courses: thence Northwesterly along the arc of said curve, through a central angle of 42°27'13", a distance of 493.48 feet to the point of tangency; thence North 43° 13' 20" West, a distance of 576.07 feet to a point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 89°40'11" West, a distance of 397.89 feet; thence North 76°50'05" West, a distance of 51.42 feet; thence South 89°40'11" West, a distance of 548.84 feet; thence North 45°19'49" West, a distance of 20.29 feet to a point on the aforesaid existing East right of way line of Apopka Vineland Road; thence leaving said Southerly line, run North 00°01'47" West, a distance of 5.65 feet along said East right of way line to the POINT OF BEGINNING.

Containing 1.243 acres, more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
2. I have reviewed the First American title search report #2037-3170(349), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

Revision: 06/2017	Address Comments
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599050  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8880 fax(407)292-0147 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	REVISED 04/17/2017 S.S. SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH		

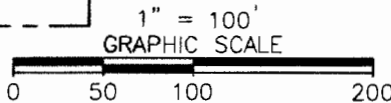
SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

POC  
 NW CORNER SEC. 15,  
 TWP. 24S, RGE. 28E

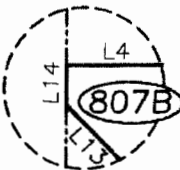
FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

L1 NORTH LINE OF NW 1/4 SEC.15-24-28



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	646.25'	786.00'	47°06'30"	N66°46'34"W	628.20'
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L13	20.29'	N45°19'49"W
L14	5.65'	N00°01'47"W



DETAIL "A"  
 (NOT TO SCALE)

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

POB  
 STA: 476+54  
 OFFSET: 82.00 LT.

SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576

PROPOSED  
 20.0' SLOPE  
 EASEMENT

APOPKA VINELAND ROAD  
 120.00' RIGHT OF WAY

O.R.B. 5252, PG. 5001  
 O.R.B. 3357, PG. 888  
 O.R.B. 5111, PG. 3124  
 O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
 ORANGE COUNTY, FLORIDA JOB: N078W

EXISTING EAST R/W LINE

PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD

KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

PROPOSED SOUTHERLY R/W LINE

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

LEGEND

- |                                |                           |
|--------------------------------|---------------------------|
| PC = POINT OF CURVATURE        | RT = RIGHT IDENTIFICATION |
| PT = POINT OF TANGENCY         | SEC. = SECTION            |
| L1 = LINE NUMBER               | TWP. = TOWNSHIP           |
| C1 = CURVE NUMBER              | RGE. = RANGE              |
| O.R.B. = OFFICIAL RECORDS BOOK | PGS. = PAGES              |
| CERT. = CERTIFICATION          | PG. = PAGE                |
| R = PROPERTY LINE              | NT = NON-TANGENT          |
| POB = POINT OF BEGINNING       | R/W = RIGHT OF WAY        |
| POC = POINT OF COMMENCEMENT    | P.B. = PLAT BOOK          |
| STA = STATION                  | LB = LICENSED BUSINESS    |
| DOC = DOCUMENT                 |                           |

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-5 OF 6
- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141

email: info@southeasternsurveying.com

Drawing No: 51599050  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 6  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 6



SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

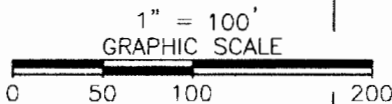
NW CORNER OF NE 1/4  
SEC. 15-24-28

NORTH LINE OF NW 1/4 SEC. 15-24-28

NORTH LINE OF NE 1/4  
SEC. 15-24-28

CURVE TABLE					
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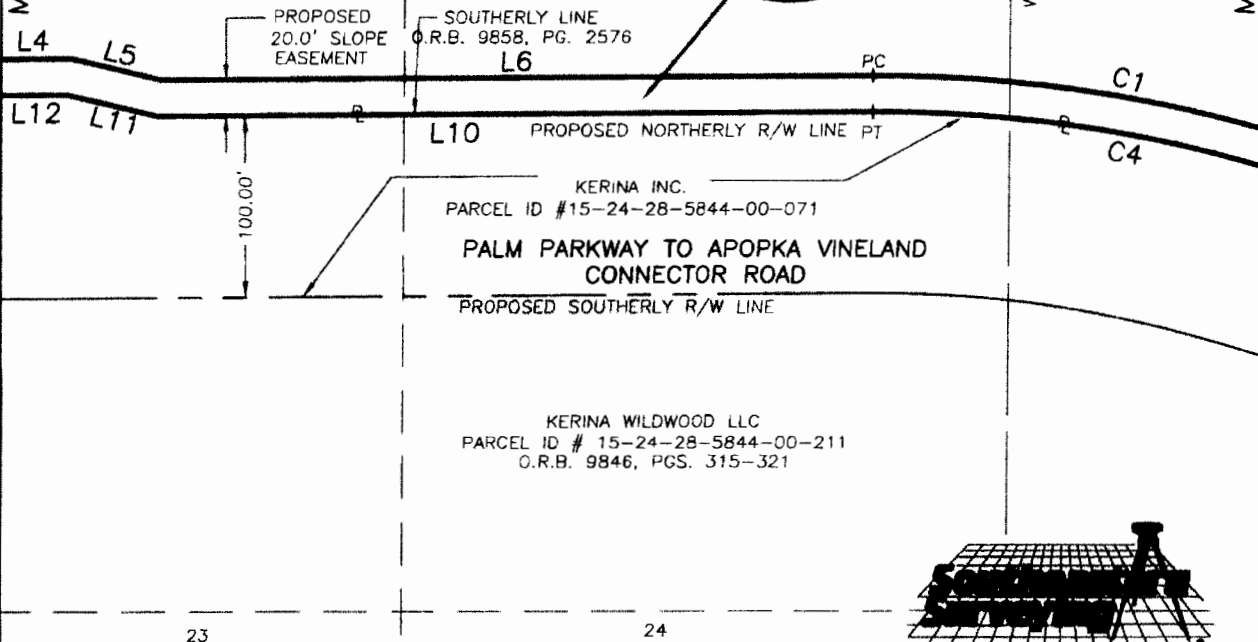


MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576

MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

WEST LINE, NE 1/4, SECTION 15-24-28



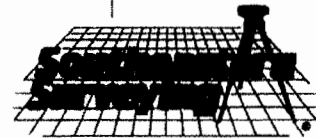
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Orlando, Florida 32810-4360  
(407)292-8580 fax(407)292-0141  
email: info@southeasternsurveying.com

Drawing No: 51599050  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 3 OF 6  
See Sheet 1 for Description

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06/2017	
8/16-4/17	Revised Description REJ-Parcel Ownership S.S
12/2014	Orange County comments CBvG



SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807B

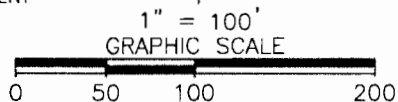
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
**FENTON STREET** (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28

LINE TABLE		
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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22



MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 5 OF 6

CURVE TABLE					
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- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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(407)292-8580 fax(407)292-0141

email: info@southeasternsurveying.com

Drawing No: 51599050  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 4 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

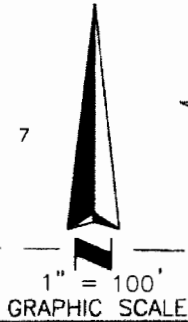
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SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

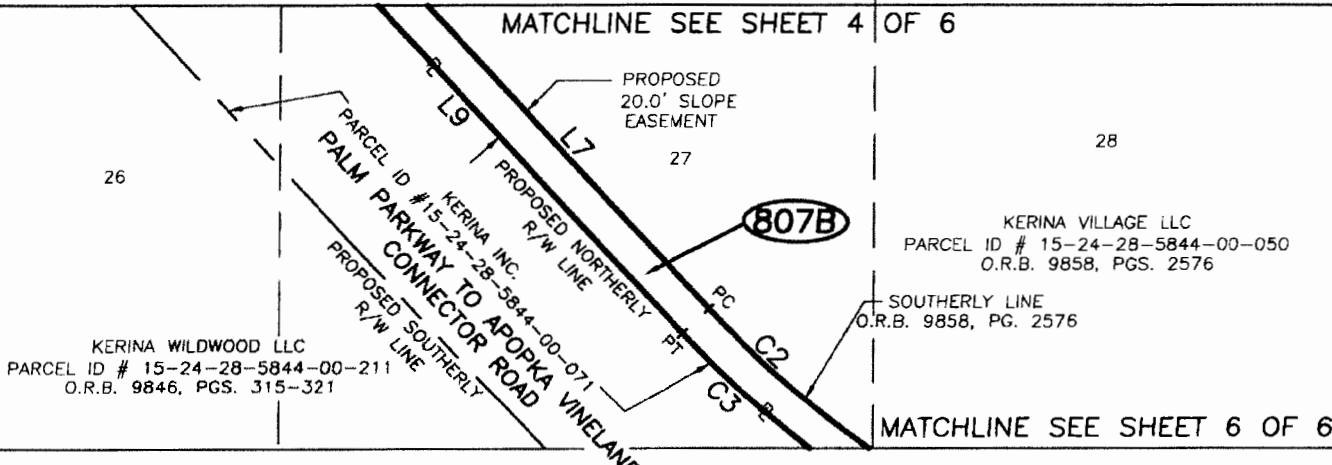
NORTH LINE OF NE 1/4 SEC. 15-24-28



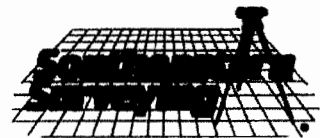
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MUNGER LAND COMPANY  
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MATCHLINE SEE SHEET 4 OF 6



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email: info@southeasternsurveying.com

Drawing No: 51599050  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 5 OF 6  
See Sheet 1 for Description

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Revision: 06/2017	Address Comments
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SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
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KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6



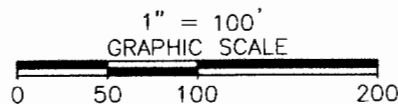
KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
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KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

PALM PARKWAY TO  
 APOPKA VINELAND  
 CONNECTOR ROAD

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 167, PGS. 42-48



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SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599050  
 Job No: 51599  
 Date: June 23, 2014 CBVG  
 SHEET 6 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 12/2014

Orange County comments CBVG

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "B"**

to Slope Easement

Legal Description of Benefited Property  
*(Parcel 108)*



**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 108**

ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 108

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 320.44 feet along said East right of way line for a POINT OF BEGINNING, said Point of Beginning being a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida; thence departing said East right of way line run along said Southerly line with the following seven (7) courses: South 45°19'49" East, a distance of 20.29 feet; thence North 89°40'11" East, a distance of 548.84 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 397.89 feet to the point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°27'13", a distance of 493.48 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence leaving said Southerly line run South 00°10'40" West, a distance of 97.26 feet along said East line to the Southeast corner of the Northwest quarter of the Northeast quarter; thence leaving said East line run North 89°18'29" West, a distance of 37.62 feet along the South line of said Northwest quarter of the Northeast quarter to the Easterly most corner of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida, said Easterly most corner being a point on a non-tangent curve concave Northeasterly, having a radius of 766.00 feet and a chord bearing of North 63°18'28" West; thence run Northwesterly along the arc of said curve and the Northerly line of said parcel of land, through a central angle of 40°10'16", a distance of 537.06 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet along said Northerly line to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve and said Northerly line through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 89°40'11" West, a distance of 987.13 feet along said Northerly line; thence South 44°40'11" West, a distance of 35.00 feet along said Northerly line to the aforesaid East right of way line of Apopka Vineland Road; thence leaving said Northerly line run North 00°01'47" West, a distance of 151.10 feet along said East right of way line to the POINT OF BEGINNING.


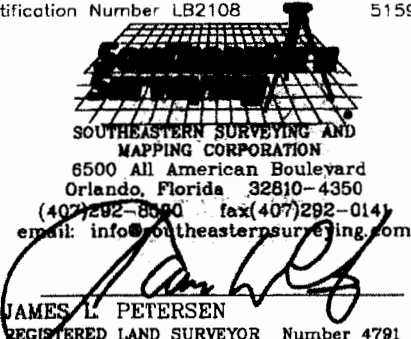
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 6.392 acres, more or less.

**SURVEYORS REPORT**

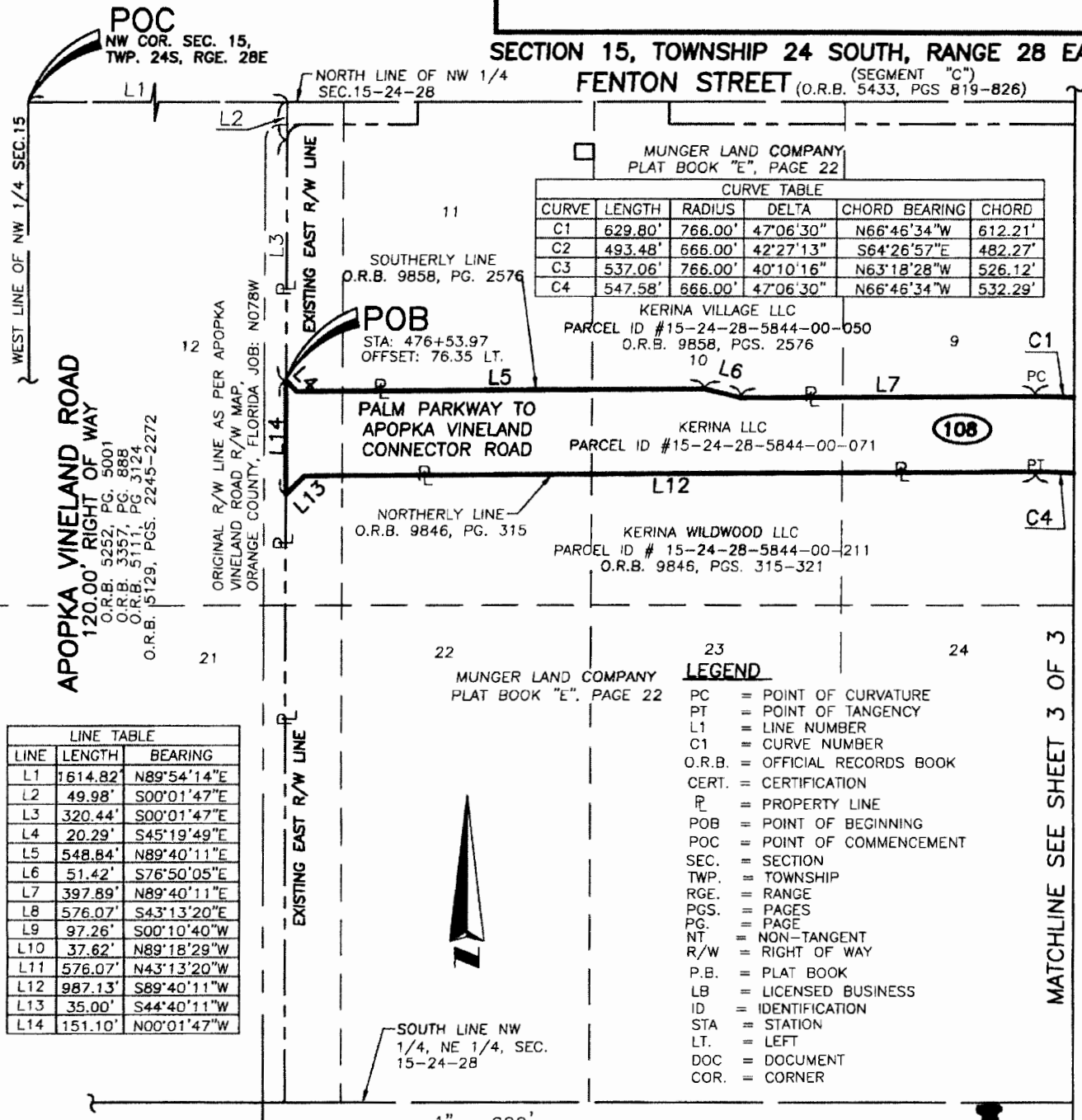
- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(423), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2 & 3

Revision: 06/17-5/18	Address Comments-Revised description S.S.
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599048  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
		SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH	

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 108

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS 819-826)



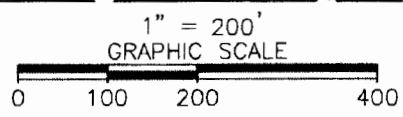
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'

LINE TABLE

LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

- LEGEND
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - P = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



THIS IS NOT A SURVEY.

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3 OF 3
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599048  
 Job No: 51599  
 Date: June 23, 2014 CBVG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 12/2014	Orange County comments CBVG

MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 108

FENTON STREET  
 (SEGMENT "C")

(O.R. 5433, PAGES 819-826)

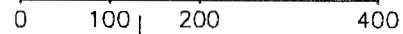
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NW COR. NE 1/4  
 SEC. 15-24-28

NORTH LINE OF NE 1/4 SEC. 15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'

1" = 200'  
 GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

MATCHLINE SEE SHEET 2 OF 3

WEST LINE, NE 1/4, SEC. 15-24-28

WEST LINE, NE 1/4, SEC. 15-24-28

25

26

27

NORTHERLY LINE  
 O.R.B. 9846, PG. 315

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

PULTE HOME CORP  
 PARCEL ID # 15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

SE COR.  
 NW 1/4, NE 1/4  
 SEC. 15-24-28

EASTERLY MOST  
 COR. OF  
 O.R.B. 9846, PG. 315

GRANBY STREET  
 60' RIGHT OF WAY  
 O.R.B. 715, PG. 549

EAST LINE NW 1/4, NE 1/4, SEC. 15-24-28

SCHOOL BOARD OF ORANGE COUNTY, FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001

DOC#20160672962

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2 OF 3
- SEE SHEET 2 OF 3 FOR LEGEND
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599048  
 Job No: 51599  
 Date: June 23, 2014 CBVG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBVG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: 15-24-28-5844-00-050

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**PEDESTRIAN AND LANDSCAPE EASEMENT**  
*(Parcel 807C)*

**THIS INDENTURE**, made and executed this 4th day of January, 2019, by **KERINA VILLAGE, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities,

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA VILLAGE, LLC, a Florida limited liability company

Witness 1 sign: Cristina Ruiz

By: Kathleen Keller

Witness 1 print name: Cristina Ruiz

Print name: Kathleen Keller

Witness 2 sign: KS

Title: Manager

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019 by Kathleen Keller, as Manager of KERINA VILLAGE, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name \_\_\_\_\_

Notary Public – State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



KATHRYN SMITH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG029284  
Expires 9/12/2020

**Schedule "A"**

**to Pedestrian and Landscape Easement**

**Legal Description of the Easement Area**

*(Parcel 807C)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 807C**

ESTATE: Perpetual Easement  
 PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 807C



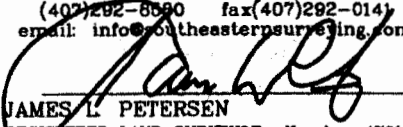
A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, run South 00°01'47" East, a distance of 49.98 feet to the existing East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 299.79 feet along said existing East right of way line for the POINT OF BEGINNING; thence departing said existing East right of way line, run North 89°40'11" East, a distance of 567.22 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 393.75 feet to the point of curvature of a curve concave Southwesterly, having a radius of 801.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 658.58 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 631.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°13'24", a distance of 465.01 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence South 00°10'40" West, a distance of 20.06 feet along said East line to a point on a non-tangent curve concave Northeasterly, having a radius of 651.00 feet and a chord bearing of North 64°24'04" West; thence run Northwesterly along the arc of said curve, through a central angle of 42°21'29", a distance of 481.28 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to a point of curvature of a curve concave Southwesterly, having a radius of 781.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 642.13 feet to the point of tangency; thence South 89°40'11" West, a distance of 396.12 feet; thence North 76°50'05" West, a distance of 51.43 feet; thence South 89°40'11" West, a distance of 564.96 feet; to a point on the aforesaid existing East right of way line of Apopka Vineland Road; thence North 00°01'47" West, a distance of 20.00 feet along said existing East right of way line to the POINT OF BEGINNING.

Containing 1.245 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(349), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

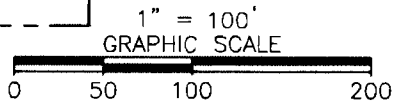
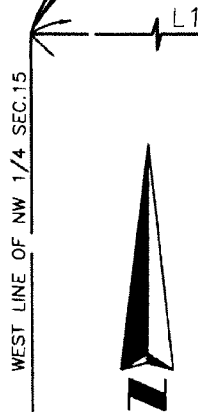
Revision: 06/2017		Address Comments		Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
				Revision: 02/2015	Orange County comments CBvG
				Revision: 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>  FOR  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>			Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599051   <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4360 (407)292-8890 fax(407)292-0141 email: info@southeasternsurveying.com
			Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>	
			SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

POC  
NW CORNER SEC. 15,  
TWP. 24S, RGE. 28E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	658.58'	801.00'	47°06'30"	N66°46'34"W	640.18'
C2	465.01'	631.00'	42°13'24"	S64°20'02"E	454.55'
C3	481.28'	651.00'	42°21'29"	N64°24'04"W	470.39'
C4	642.13'	781.00'	47°06'30"	N66°46'34"W	624.20'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	299.79'	S00°01'47"E
L4	567.22'	N89°40'11"E
L5	51.42'	S76°50'05"E
L6	393.75'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	20.06'	S00°10'40"W
L9	576.07'	N43°13'20"W
L10	396.12'	S89°40'11"W
L11	51.43'	N76°50'05"W
L12	564.96'	S89°40'11"W
L13	20.00'	N00°01'47"W

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576

POB  
STA: 476+54.08  
OFFSET: 97.00' LT.

807C

PROPOSED 20' PEDESTRIAN/  
LANDSCAPE EASEMENT

APOPKA VINELAND ROAD  
120.00' RIGHT OF WAY

O.R.B. 5252, PG. 5001  
O.R.B. 3357, PG. 888  
O.R.B. 3111, PG. 3124  
O.R.B. 5129, PGS. 2245-2272

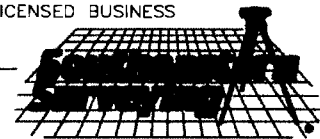
ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
ORANGE COUNTY, FLORIDA JOB: N078W

SOUTHERLY LINE O.R.B. 9846, PG. 274  
PALM PARKWAY TO APOPKA VINELAND  
CONNECTOR ROAD  
KERINA INC.  
PARCEL ID #15-24-28-5844-00-071

PROPOSED SOUTHERLY R/W LINE  
KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

LEGEND

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | ID = IDENTIFICATION    |
| PT = POINT OF TANGENCY         | SEC. = SECTION         |
| L1 = LINE NUMBER               | TWP. = TOWNSHIP        |
| C1 = CURVE NUMBER              | RGE. = RANGE           |
| O.R.B. = OFFICIAL RECORDS BOOK | PGS. = PAGES           |
| CERT. = CERTIFICATION          | PG. = PAGE             |
| R = PROPERTY LINE              | NT = NON-TANGENT       |
| POB = POINT OF BEGINNING       | R/W = RIGHT OF WAY     |
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| LT. = LEFT                     |                        |
| DOC = DOCUMENT                 |                        |



SOUTHEASTERN SURVEYING & MAPPING CORP.  
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Orlando, Florida 32810-4350  
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Cert. No. LB-2108  
email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599051  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 02/2015

Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 6



SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NW CORNER OF NE 1/4  
SEC.15-24-28

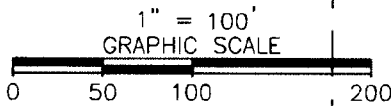
NORTH LINE OF NW 1/4 SEC.15-24-28

NORTH LINE OF NE 1/4  
SEC.15-24-28

MATCHLINE SEE SHEET 2 OF 6

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	658.58'	801.00'	47°06'30"	N66°46'34"W	640.18'
C2	465.01'	631.00'	42°13'24"	S64°20'02"E	454.55'
C3	481.28'	651.00'	42°21'29"	N64°24'04"W	470.39'
C4	642.13'	781.00'	47°06'30"	N66°46'34"W	624.20'

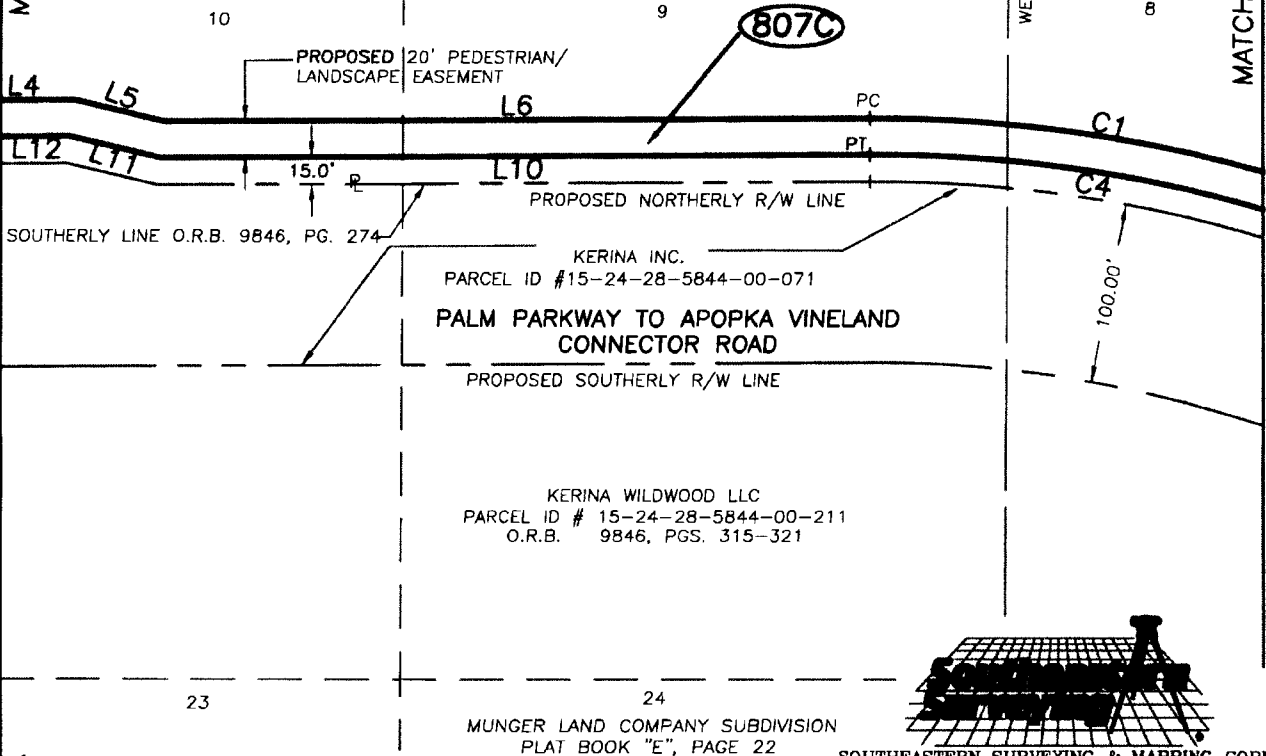
LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	299.79'	S00°01'47"E
L4	567.22'	N89°40'11"E
L5	51.42'	S76°50'05"E
L6	393.75'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	20.06'	S00°10'40"W
L9	576.07'	N43°13'20"W
L10	396.12'	S89°40'11"W
L11	51.43'	N76°50'05"W
L12	564.96'	S89°40'11"W
L13	20.00'	N00°01'47"W



WEST LINE, NE 1/4, SECTION 15-24-28

MATCHLINE SEE SHEET 4 OF 6

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576



- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599051  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 3 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 02/2015

Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807C

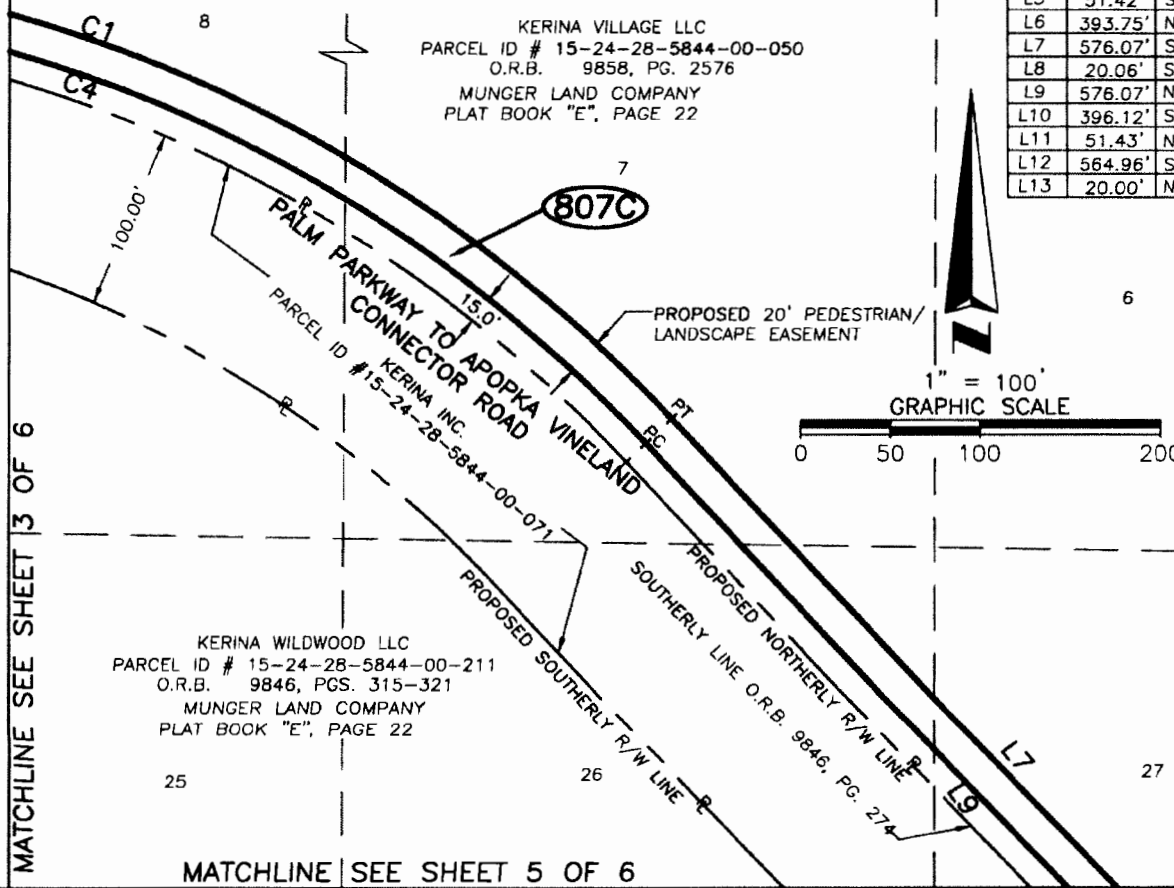
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	658.58'	801.00'	47°06'30"	N66°46'34"W	640.18'
C2	465.01'	631.00'	42°13'24"	S64°20'02"E	454.55'
C3	481.28'	651.00'	42°21'29"	N64°24'04"W	470.39'
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L9	576.07'	N43°13'20"W
L10	396.12'	S89°40'11"W
L11	51.43'	N76°50'05"W
L12	564.96'	S89°40'11"W
L13	20.00'	N00°01'47"W

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22



MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 5 OF 6

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599051  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 4 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

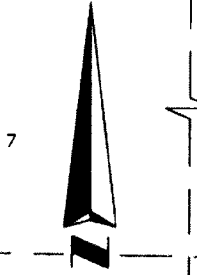
Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 02/2015	Orange County comments CBvG
		Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
 PARCEL 807C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28



1" = 100'  
 GRAPHIC SCALE

0 50 100 200

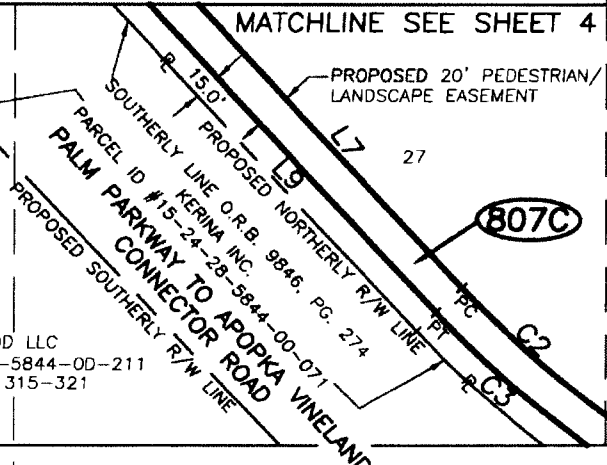
KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

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L11	51.43'	N76°50'05"W
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L13	20.00'	N00°01'47"W

MATCHLINE SEE SHEET 4 OF 6

26

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321



PROPOSED 20' PEDESTRIAN/  
 LANDSCAPE EASEMENT

PROPOSED 15.0' PROPOSED NORTHERLY R/W LINE  
 SOUTHERLY LINE O.R.B. 9846, PG. 274  
 PARCEL ID # 15-24-28-5844-00-071  
 PROPOSED SOUTHERLY R/W LINE

28

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

MATCHLINE SEE SHEET 6 OF 6

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	658.58'	801.00'	47°06'30"	N66°46'34"W	640.18'
C2	465.01'	631.00'	42°13'24"	S64°20'02"E	454.55'
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- NOTE:
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  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599051  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 5 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

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L12	564.96'	S89°40'11"W
L13	20.00'	N00°01'47"W

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

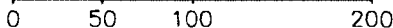
MATCHLINE SEE SHEET 5 OF 6



KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28  
 NORTH LINE SW 1/4, NE 1/4, SEC. 15-24-28

1" = 100'  
 GRAPHIC SCALE



- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599051  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 6 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-5844-00-050  
PROJECT: PALM PARKWAY CONNECTOR

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**TRANSIT, PEDESTRIAN AND UTILITY EASEMENT**  
*(Parcel 807A)*

**THIS INDENTURE**, made this 4th day of January, 2019, between **KERINA VILLAGE, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, **GRANTOR**, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, **GRANTEE**.

**WITNESSETH**, That the GRANTOR, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA VILLAGE, LLC, a Florida limited liability company

Witness 1 sign: Cristina Ruiz

By: Kathleen Keller

Witness 1 print name: Cristina Ruiz

Print name: Kathleen Keller

Witness 2 sign: KS

Title: Manager

Witness 2 print name: Kathryn Smith

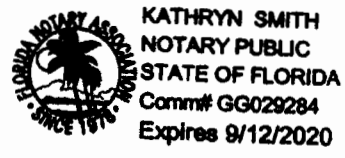
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 4<sup>th</sup> day of January, 2019, before me personally appeared Kathleen Keller, as Manager of KERINA VILLAGE, LLC, a Florida limited liability company, on behalf of said company, to me known to be, or who produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized, and that the official seal of said company is duly affixed thereto, and the said conveyance is the act and deed of said company. She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature



Typed or Printed Notary Name \_\_\_\_\_  
Notary Public – State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

PROJECT: PALM PARKWAY CONNECTOR

**Schedule "A"**

**to Transit, Pedestrian and Utility Easement**

Legal Description of the Easement Area  
*(Parcel 807A)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 807A**

ESTATE: Perpetual Easement  
 PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 807A

A Portion of MUNGER LAND COMPANY, according to Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of Public Records of Orange County, Florida, being more particularly described as follows:



Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, run South 00°01'47" East, a distance of 49.98 feet to the existing East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 319.79 feet along said existing East right of way line for the POINT OF BEGINNING; thence departing said existing East right of way line, run North 89°40'11" East, a distance of 564.96 feet; thence South 76°50'05" East, a distance of 51.43 feet; thence North 89°40'11" East, a distance of 396.12 feet to the point of curvature of a curve concave Southwesterly, having a radius of 781.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 642.13 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 651.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°21'29", a distance of 481.28 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence South 00°10'40" West, a distance of 15.04 feet along said East line to a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida, said Southerly line being a non-tangent curve concave Northeasterly and having a radius of 666.00 feet; thence run along said Southerly line for the next seven (7) courses: thence Northwesterly along the arc of said curve, through a central angle of 42°27'13", a distance of 493.48 feet, and a chord bearing of North 64°26'57" West to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to a point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 89°40'11" West, a distance of 397.89 feet; thence North 76°50'05" West, a distance of 51.42 feet; thence South 89°40'11" West, a distance of 548.84 feet; thence North 45°19'49" West, a distance of 20.29 feet to a point on the aforesaid existing East right of way line of Apopka Vineland Road; thence leaving said Southerly line, run North 00°01'47" West, a distance of 0.65 feet along said existing East right of way line to the POINT OF BEGINNING.

Containing 0.932 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(349), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

Revision: 06/2017	Address Comments	Revision: 08/2016	Revised Description	REJ
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S	Revision: 02/2015	Orange County comments	CBvG
		Revision: 12/2014	Orange County comments	CBvG

	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599049 
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	REVISED 04/17/2017 S.S. SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH		



SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807A

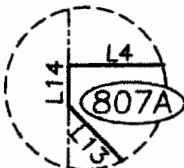
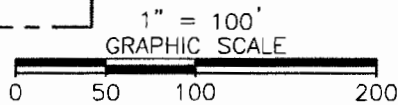
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

POC  
NW CORNER SEC. 15,  
TWP. 24S, RGE. 28E

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS 819-826)

WEST LINE OF NW 1/4 SEC.15

NORTH LINE OF NW 1/4 SEC.15-24-28



DETAIL "A"  
(NOT TO SCALE)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	642.13'	781.00'	47°06'30"	N66°46'34"W	624.20'
C2	481.28'	651.00'	42°21'29"	S64°24'04"E	470.39'
C3	493.48'	666.00'	42°27'13"	N64°26'57"W	482.27'
C4	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'

LINE TABLE		
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L1	1614.82'	N89°54'14"E
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L12	548.84'	S89°40'11"W
L13	20.29'	N45°19'49"W
L14	0.65'	N00°01'47"W

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576

POB  
STA: 476+53.97  
OFFSET: 76.35 LT.



PROPOSED 15' TRANSIT/PEDESTRIAN/  
UTILITY EASEMENT

APOPKA VINELAND ROAD  
120.00' RIGHT OF WAY

O.R.B. 5252, PG. 5001  
O.R.B. 3357, PG. 888  
O.R.B. 5111, PG. 3124  
O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
ORANGE COUNTY, FLORIDA JOB: N078W

EXISTING EAST R/W LINE

SOUTHERLY LINE O.R.B. 9846, PG. 274  
PALM PARKWAY TO APOPKA VINELAND  
CONNECTOR ROAD

KERINA INC.  
PARCEL ID #15-24-28-5844-00-071  
O.R.B. 9858, PGS. 2576

PROPOSED SOUTHERLY R/W LINE  
KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

LEGEND

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | ID = IDENTIFICATION    |
| PT = POINT OF TANGENCY         | SEC. = SECTION         |
| L1 = LINE NUMBER               | TWP. = TOWNSHIP        |
| C1 = CURVE NUMBER              | RGE. = RANGE           |
| O.R.B. = OFFICIAL RECORDS BOOK | PGS. = PAGES           |
| CERT. = CERTIFICATION          | PG. = PAGE             |
| R = PROPERTY LINE              | NT = NON-TANGENT       |
| POB = POINT OF BEGINNING       | R/W = RIGHT OF WAY     |
| POC = POINT OF COMMENCEMENT    | P.B. = PLAT BOOK       |
| DOC = DOCUMENT                 | LB = LICENSED BUSINESS |
|                                | STA = STATION          |
|                                | LT. = RIGHT            |

21  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3-6 OF 6
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599049  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Description REJ

Revision: 02/2015

Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 6

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

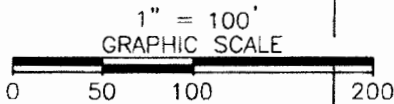
NW CORNER OF NE 1/4  
 SEC.15-24-28

NORTH LINE OF NW 1/4 SEC.15-24-28

NORTH LINE OF NE 1/4  
 SEC.15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	642.13'	781.00'	47°06'30"	N66°46'34"W	624.20'
C2	481.28'	651.00'	42°21'29"	S64°24'04"E	470.39'
C3	493.48'	666.00'	42°27'13"	N64°26'57"W	482.27'
C4	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	319.79'	S00°01'47"E
L4	564.96'	N89°40'11"E
L5	51.43'	S76°50'05"E
L6	396.12'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	15.04'	S00°10'40"W
L9	576.07'	N43°13'20"W
L10	397.89'	S89°40'11"W
L11	51.42'	N76°50'05"W
L12	548.84'	S89°40'11"W
L13	20.29'	N45°19'49"W
L14	0.65'	N00°01'47"W



MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

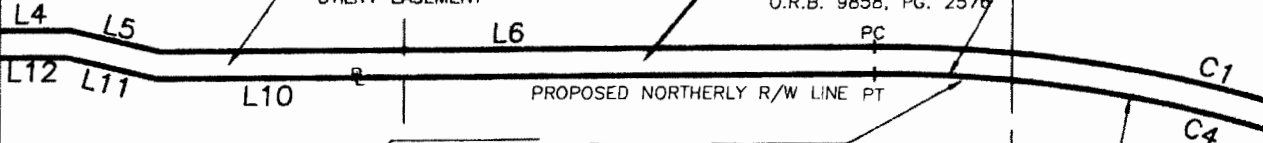
10

9

8

PROPOSED 15' TRANSIT/PEDESTRIAN/  
 UTILITY EASEMENT

807A  
 SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576



KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD

PROPOSED SOUTHERLY R/W LINE

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

23

24

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

NOTE:

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- NOT VALID WITHOUT SHEETS 1-2 & 4-6 OF 6
- SEE SHEET 2 OF 6 FOR LEGEND
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599049  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

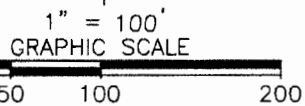
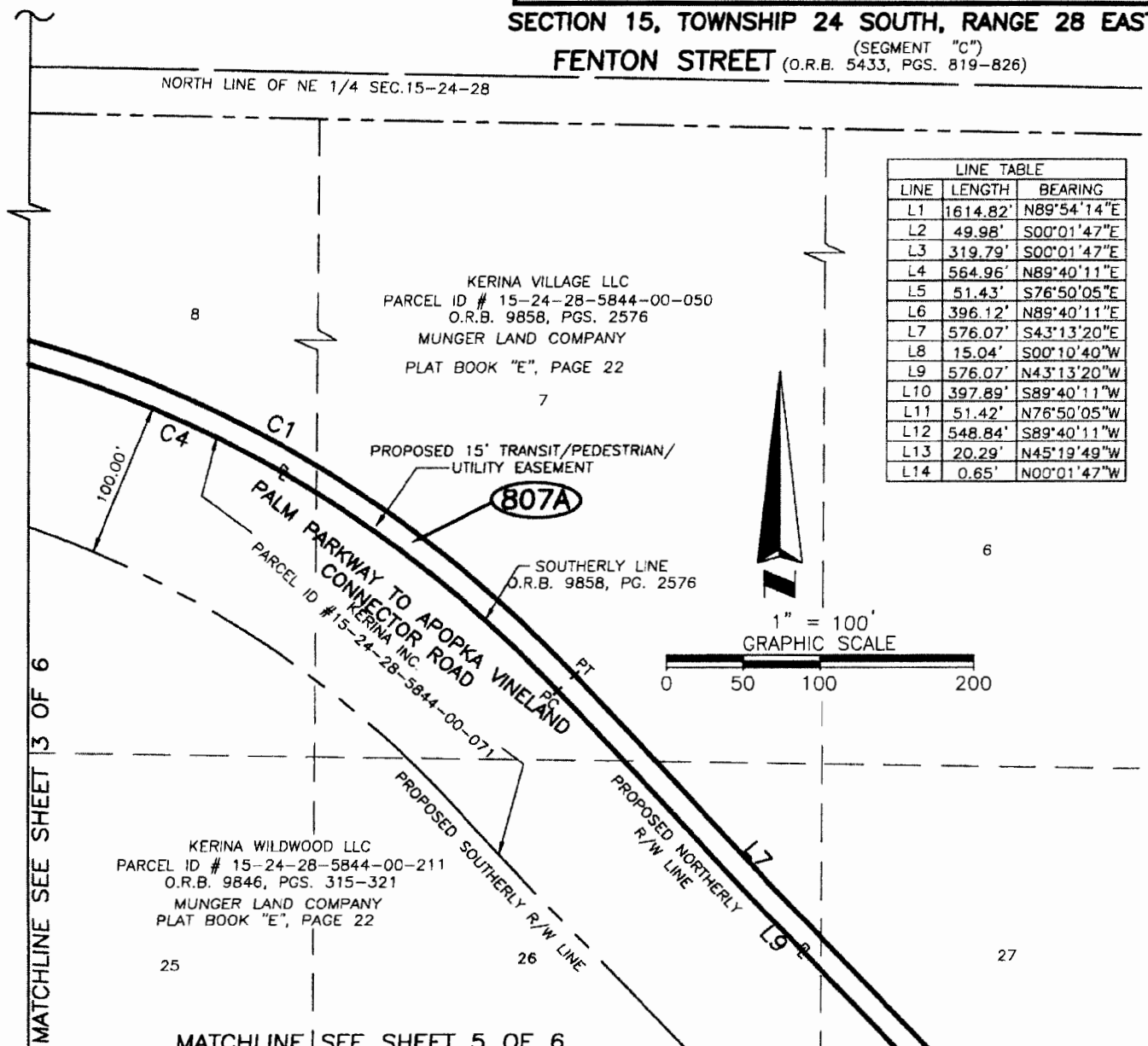
Revision:	Address	Comments
06/2017		
09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S
08/2016		Revised Description REJ
02/2015		Orange County comments CBvG
12/2014		Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
**FENTON STREET** (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28

LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	319.79'	S00°01'47"E
L4	564.96'	N89°40'11"E
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L12	548.84'	S89°40'11"W
L13	20.29'	N45°19'49"W
L14	0.65'	N00°01'47"W



MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 5 OF 6

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	642.13'	781.00'	47°06'30"	N66°46'34"W	624.20'
C2	481.28'	651.00'	42°21'29"	S64°24'04"E	470.39'
C3	493.48'	666.00'	42°27'13"	N64°26'57"W	482.27'
C4	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'



**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
6500 All American Boulevard  
Orlando, Florida 32810-4360  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

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  - SEE SHEET 2 OF 6 FOR LEGEND
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599049  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 4 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

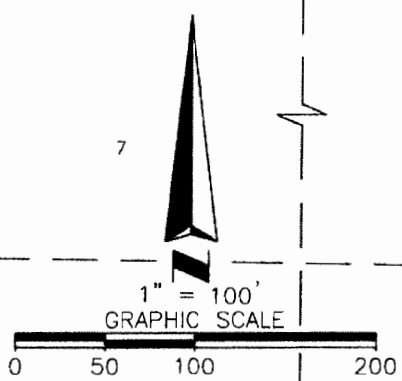
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Description REJ
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28



LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

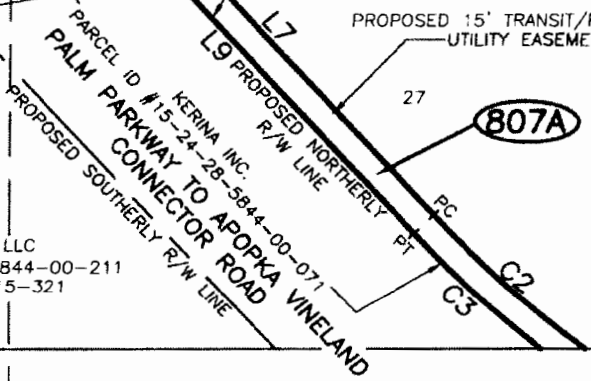
MATCHLINE SEE SHEET 4 OF 6

SOUTHERLY LINE  
O.R.B. 9858, PG. 2576

PROPOSED 15' TRANSIT/PEDESTRIAN/  
UTILITY EASEMENT

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

KERINA VILLAGE INC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576



MATCHLINE SEE SHEET 6 OF 6

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	642.13'	781.00'	47°06'30"	N66°46'34"W	624.20'
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  - SEE SHEET 2 OF 6 FOR LEGEND
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599049  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 5 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address	Comments
06/2017		
09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S
08/2016		Revised Description REJ
02/2015		Orange County comments CBvG
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SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

CURVE TABLE					
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KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6



KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

PROPOSED 15' TRANSIT/PEDESTRIAN/  
 UTILITY EASEMENT

807A

SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576

PROPOSED NORTHERLY  
 R/W LINE

KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

PALM PARKWAY TO  
 APOPKA VINELAND  
 CONNECTOR ROAD

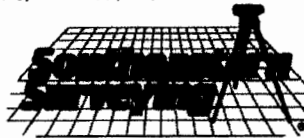
GRANBY STREET (VACATED) 60' RIGHT OF WAY

EAST LINE NW 1/4, NE 1/4, SEC. 15-24-28

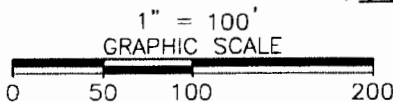
SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

- NOTE:
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  - SEE SHEET 2 OF 6 FOR LEGEND
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
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Drawing No: 51599049  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 6 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address	Comments
Revision: 06/2017		
Revision: 09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016		Revised Description REJ
Revision: 02/2015		Orange County comments CBvG
Revision: 12/2014		Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by  
and after recording, return to:  
James G Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1000  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-5844-00-050  
PROJECT: PALM PARKWAY CONNECTOR

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**TEMPORARY DRAINAGE EASEMENT**  
(Parcel 707C)

**THIS TEMPORARY DRAINAGE EASEMENT** is made and entered 4th day of January, 2019, by and between **KERINA VILLAGE, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose mailing address is c/o County Administrator, P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**").

**W I T N E S S E T H:**

**THAT GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to Grantee and its assigns, a temporary non-exclusive easement (the "**Easement**"), for drainage purposes, with full authority to enter upon, construct and maintain, as Grantee and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under and upon those portions of the lands of Grantor situate in Orange County, Florida, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**").

**TO HAVE AND TO HOLD** the Easement unto Grantee and its assigns for an indefinite period of time; provided, however, the Easement hereby granted shall automatically terminate, without the necessity of Grantor undertaking vacation proceedings or obtaining any release from Grantee, at such time as Grantor or its successors or assigns shall cause the Easement Area over which the Easement passes to be included in a subdivision plat and recorded among the Public Records of Orange County, Florida.

**GRANTEE** and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and Grantor, its heirs, successors, and assigns agree 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 ditch, pipe, or facility.

IN WITNESS WHEREOF, Grantor has executed this Temporary Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of "Grantor" the following Witnesses:

Cristina Ruiz  
Witness 1 Sign

Cristina Ruiz  
Witness 1 Print Name

KS  
Witness 2 Sign

Kathryn Smith  
Witness 2 Print Name

KERINA VILLAGE, LLC, a Florida limited liability company

By: Kathleen Keller

Printed Name: Kathleen Keller

Title: Manager

(NOTE: Signature of TWO (2) Witnesses is required by Florida Law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2018, by Kathleen Keller, as Manager of KERINA VILLAGE, LLC, a Florida limited liability company, on behalf of said company. She [] is personally known to me, or [] produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name \_\_\_\_\_  
Notary Public – State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**Exhibit "A"**

to Temporary Drainage Easement

Legal Description of Easement Area  
*(Parcel 707C)*



**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 707C

ESTATE: Temporary Easement  
 PURPOSE: 20' Temporary Drainage Easement

PARCEL 707C


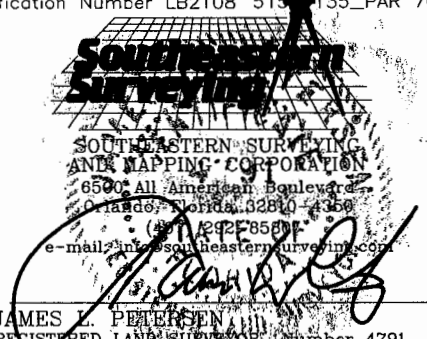
A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, run South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road, per Official Records Book 5129, Page 2245, of the Public Records of Orange County, Florida; thence continue South 00°01'47" East, a distance of 299.79 feet along said East right of way line; ~~thence departing said East right of way line, run North 89°40'11" East, a distance of 567.22 feet;~~ thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 393.75 feet to the point of curvature of a curve concave Southwesterly, having a radius of 801.00 feet; thence Southeasterly along the arc of said curve through a central angle of 15°36'01", a distance of 218.09 feet to the POINT OF BEGINNING; thence continue along the arc of said curve through a central angle of 31°30'29", a distance of 440.49 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 631.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°13'24", a distance of 465.01 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence South 00°10'40" West, a distance of 20.06 feet along said East line to a point on a non-tangent curve concave Northeasterly, having a radius of 651.00 feet and a chord bearing of North 64°24'04" West; thence run Northwesterly along the arc of said curve, through a central angle of 42°21'29", a distance of 481.28 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to a point of curvature of a curve concave Southwesterly, having a radius of 781.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 31°30'29", a distance of 429.49 feet to a point on said curve; thence North 15°16'11" East, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 0.68 acres, more or less.

**SURVEYOR'S REPORT:**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

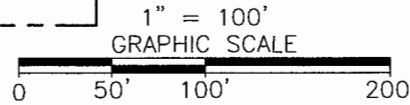
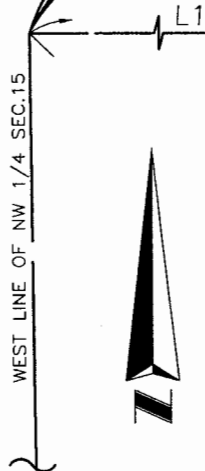
	Description		Date: June 21, 2016 EC	Certification Number LB2108 515 135_PAR 707C  
	Job Number: 51599	Scale: 1" = 100'		
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> Revised: 10/2016 BMD			
	SHEET 1 OF 6 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 707C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

POC  
NW CORNER SEC. 15,  
TWP. 24S, RGE. 28E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	218.09'	801.00'	15°36'01"	S82°31'48"E	217.42'
C2	440.49'	801.00'	31°30'29"	S58°58'33"E	434.96'
C3	465.01'	631.00'	42°13'24"	S64°20'02"E	454.55'
C4	481.28'	651.00'	42°21'29"	N64°24'04"W	470.39'
C5	429.49'	781.00'	31°30'29"	N58°58'33"W	424.10'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	299.79'	S00°01'47"E
L4	567.22'	N89°40'11"E
L5	51.42'	S76°50'05"E
L6	393.75'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	20.06'	S00°10'40"W
L9	576.07'	N43°13'20"W
L10	20.00'	N15°16'11"E

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576

15' TRANSIT/PEDESTRIAN  
/UTILITY EASEMENT  
20' PEDESTRIAN/  
LANDSCAPE EASEMENT

PROPOSED N LINE  
OF PARCEL 807C

20' SLOPE EASEMENT

APOPKA VINELAND ROAD  
120.00' RIGHT OF WAY

O.R.B. 5252, PG. 5001  
O.R.B. 3357, PG. 888  
O.R.B. 5111, PG. 3124  
O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
ORANGE COUNTY, FLORIDA JOB: N078W

SOUTHERLY LINE O.R.B. 9846, PG. 274

PALM PARKWAY TO APOPKA VINELAND  
CONNECTOR ROAD

KERINA INC.  
PARCEL ID #15-24-28-5844-00-071

PROPOSED SOUTHERLY R/W LINE

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

**LEGEND**

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | ID = IDENTIFICATION    |
| PT = POINT OF TANGENCY         | SEC. = SECTION         |
| L1 = LINE NUMBER               | TWP. = TOWNSHIP        |
| C1 = CURVE NUMBER              | RGE. = RANGE           |
| O.R.B. = OFFICIAL RECORDS BOOK | PGS. = PAGES           |
| CERT. = CERTIFICATION          | PG. = PAGE             |
| PL = PROPERTY LINE             | NT = NON-TANGENT       |
| POB = POINT OF BEGINNING       | R/W = RIGHT OF WAY     |
| POC = POINT OF COMMENCEMENT    | P.B. = PLAT BOOK       |
| STA = STATION                  | LB = LICENSED BUSINESS |
| LT. = LEFT                     | DOC = DOCUMENT         |

22  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Revised: 10/2016 BMD  
Drawing No. 51599135\_PAR 707C  
Job No. 51599  
Date: JUNE 21, 2016  
SHEET 2 OF 6  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 6

MATCHLINE SEE SHEET 3 OF 6

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 707C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NW 1/4 SEC.15-24-28

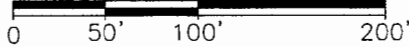
NW CORNER OF NE 1/4  
 SEC.15-24-28

NORTH LINE OF NE 1/4  
 SEC.15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	218.09'	801.00'	15°36'01"	S82°31'48"E	217.42'
C2	440.49'	801.00'	31°30'29"	S58°58'33"E	434.96'
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L6	393.75'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	20.06'	S00°10'40"W
L9	576.07'	N43°13'20"W
L10	20.00'	N15°16'11"E

1" = 100'  
 GRAPHIC SCALE



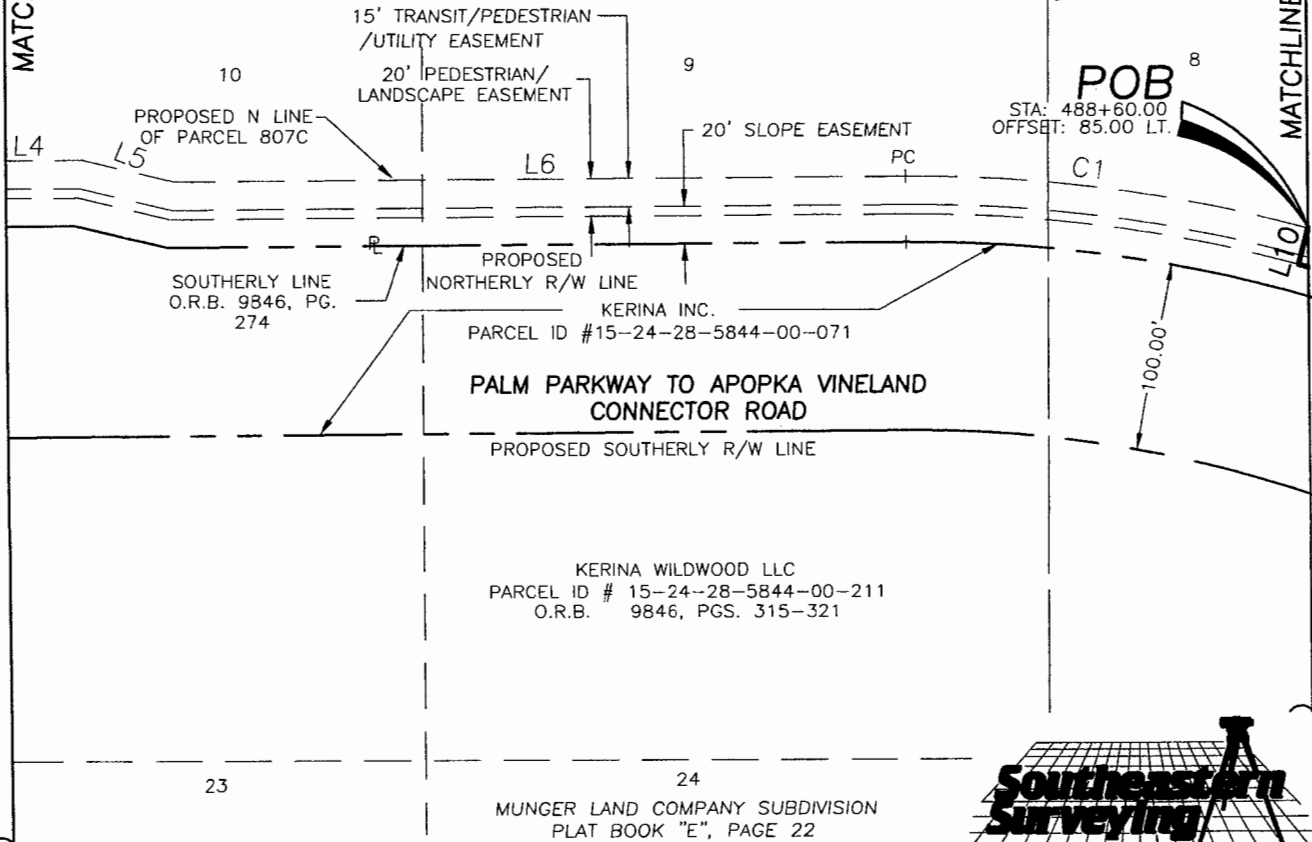
MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

WEST LINE, NE 1/4, SECTION 15-24-28

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580

Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Revised: 10/2016 BMD  
 Drawing No. 51599135\_PAR 707C  
 Job No. 51599  
 Date: JUNE 21, 2016  
 SHEET 3 OF 6  
 See Sheet 1 for Description

SEE SHEET 2 FOR LEGEND  
 THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 6

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 707C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

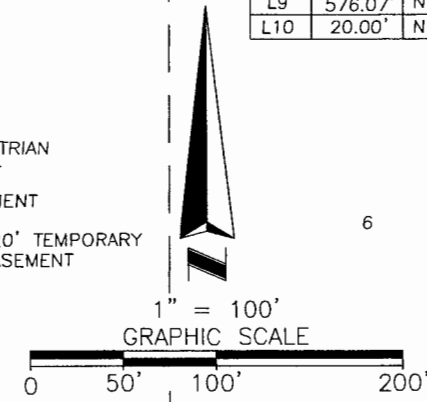
NORTH LINE OF NE 1/4 SEC.15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	218.09'	801.00'	15°36'01"	S82°31'48"E	217.42'
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L9	576.07'	N43°13'20"W
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KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT  
 20' SLOPE EASEMENT  
 PROPOSED 20' TEMPORARY  
 DRAINAGE EASEMENT



KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 5 OF 6



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Revised: 10/2016 BMD  
 Drawing No. 51599135\_PAR 707C  
 Job No. 51599  
 Date: JUNE 21, 2016  
 SHEET 4 OF 6  
 See Sheet 1 for Description

SEE SHEET 2 FOR LEGEND  
 THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 6

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 707C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28

7

6

5

1" = 100'  
 GRAPHIC SCALE

0 50' 100' 200'

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

LINE TABLE		
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L10	20.00'	N15°16'11"E

MATCHLINE SEE SHEET 4 OF 6

20' SLOPE EASEMENT  
 PROPOSED 20' TEMPORARY  
 DRAINAGE EASEMENT

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT

28

26

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

PROPOSED SOUTHERLY R/W LINE  
 PARCEL ID # 15-24-28-5844-00-071  
 O.R.B. 9846, PG. 274  
 PROPOSED NORTHERLY R/W LINE  
 KERINA INC. O.R.B. 9846, PG. 274  
 PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD  
 707C

MATCHLINE SEE SHEET 6 OF 6

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	218.09'	801.00'	15°36'01"	S82°31'48"E	217.42'
C2	440.49'	801.00'	31°30'29"	S58°58'33"E	434.96'
C3	465.01'	631.00'	42°13'24"	S64°20'02"E	454.55'
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SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Revised: 10/2015 BMD  
 Drawing No. 51599135\_PAR 707C  
 Job No. 51599  
 Date: JUNE 21, 2016  
 SHEET 5 OF 6  
 See Sheet 1 for Description

SEE SHEET 2 FOR LEGEND  
 THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 6

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 707C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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C2	440.49'	801.00'	31°30'29"	S58°58'33"E	434.96'
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6

5

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

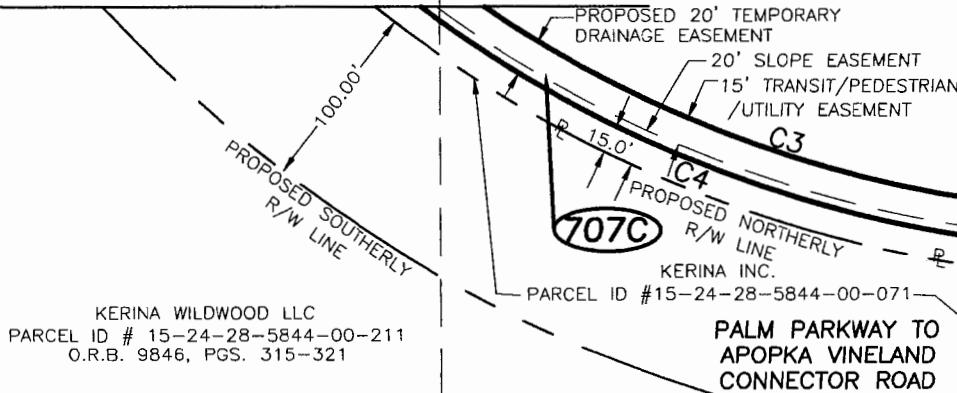
27

28

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
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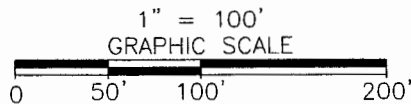
SCHOOL BOARD OF ORANGE  
 COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962  
 CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

MATCHLINE SEE SHEET 5 OF 6



KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28  
 NORTH LINE SW 1/4, NE 1/4, SEC. 15-24-28



Revised: 04/2017 S.S.  
 Revised: 10/2016 BMD  
 Drawing No. 51599135\_PAR 707C  
 Job No. 51599  
 Date: JUNE 21, 2016  
 SHEET 6 OF 6  
 See Sheet 1 for Description

SEE SHEET 2 FOR LEGEND  
 THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 6

SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-5844-00-050

PROJECT: PALM PARKWAY CONNECTOR

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

### TEMPORARY CONSTRUCTION EASEMENT

**FOR AND IN CONSIDERATION** of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **KERINA VILLAGE, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**Grantor**"), does hereby give, grant, bargain and release to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of lands of the Grantor being described as follows:

SEE ATTACHED EXHIBIT "A" (the "**Easement Area**").

and to perform such tying in, harmonizing, sloping and grading Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

**THE EASEMENT** is granted upon the condition that all sloping, grading and/or construction activities upon the above land shall not extend beyond the limits outlined, and that all grading, sloping or construction activities shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

**THIS EASEMENT** shall expire upon the completion of the construction of said project, or after seven (7) years, whichever occurs first.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, Grantor has executed this Temporary Construction Easement on the day and year first written above.

Signed, sealed and delivered in the presence of "Grantor" the following witnesses:

KERINA VILLAGE, LLC, a Florida limited liability company

By: Kathleen Keller

Printed Name: Kathleen Keller

Title: Manager

Maria E. Russo  
Witness 1 Sign

Maria E. Russo  
Witness 1 Printed Name

LS  
Witness 2 Sign

Kathryn Smith  
Witness 2 Printed Name

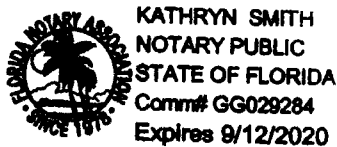
(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February, 2019, by Kathleen Keller, as Manager of KERINA VILLAGE, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me, or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

LS  
Notary Public Signature



Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Temporary Construction Easement**

Legal Description of the Easement Area  
*(Parcel 707A and 707B)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 707A**

ESTATE: Temporary Construction Easement  
 PURPOSE: Temporary Construction

**PARCEL 707A**

A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



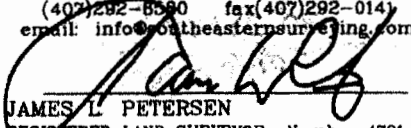
COMMENCE at the Northeast corner of the Northwest quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 89°54'14" West, a distance of 338.12 feet along the North line of the said Northwest quarter to the Northeast corner of Lot 10, MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence leaving said North line, run South 00°13'37" West, a distance of 393.71 feet along the East line of said Lot 10 to a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida; thence leaving said East line, run South 89°40'11" West, a distance of 19.32 feet along said Southerly boundary for the POINT OF BEGINNING; thence continue South 89°40'11" West, a distance of 82.81 feet along said Southerly line; thence departing said Southerly line, run North 00°19'49" West, a distance of 40.25 feet; thence North 89°40'11" East, a distance of 82.81 feet; thence South 00°19'49" East, a distance of 40.25 feet to the POINT OF BEGINNING.

Containing 3,333 square feet, more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being South 89°54'14" West.
2. I have reviewed the First American title search report #2037-3170(349), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Description	REJ
Revision: 02/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

<b>DESCRIPTION</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599111
	Job Number: <b>51599</b>	Scale: <b>1" = 40'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-014 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

**SKETCH OF DESCRIPTION**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 707A

**SECTION 15, TOWNSHIP 24 SOUTH**  
**RANGE 28 EAST**

**LEGEND**

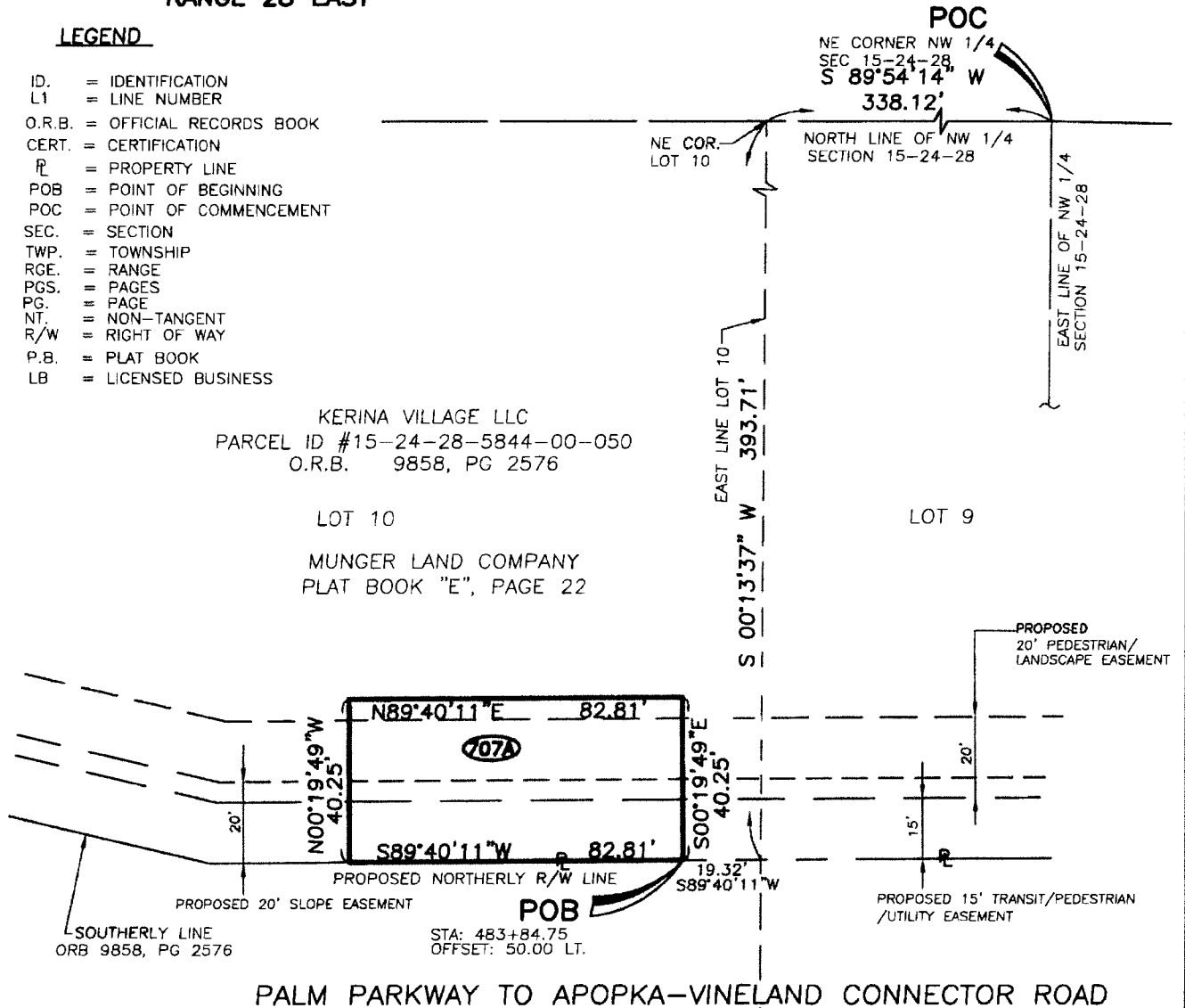
- ID. = IDENTIFICATION
- L1 = LINE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- $\square$  = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RCE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT. = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG 2576

LOT 10

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

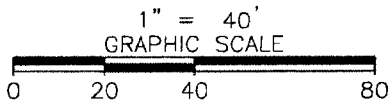
LOT 9



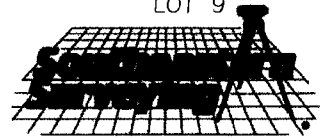
**PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD**

LOT 10

LOT 9



- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 6-7 OF RIGHT OF WAY MAPS.



**SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 email: info@southeasternsurveying.com  
 Certification Number LB2108

Drawing Number 51599111  
 Job Number 51599  
 Date: June 23, 2014 CBvG  
 Sheet 2 OF 2  
 See Sheet 1 for Description  
 & Surveyors Report

**THIS IS NOT A SURVEY.**

Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Description	REJ
Revision: 02/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 707B**

ESTATE: Temporary Construction Easement  
 PURPOSE: Temporary Construction

**PARCEL 707B**

A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°20'41" West, a distance of 396.14 feet along the West line of said Northeast 1/4 of Section 15 to a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida, said Southerly line being a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 63°55'05" East; thence departing said West line run Southeasterly along the arc of said curve and said Southerly line, through a central angle of 41°23'32", a distance of 553.38 feet to the point of tangency; thence continue South 43°13'20" East, a distance of 235.29 feet along said Southerly line for the POINT OF BEGINNING; thence run North 46°46'40" East, a distance of 40.25 feet, thence South 43°13'20" East a distance of 63.26 feet, thence run North 46°46'40" East, a distance of 10.96 feet to the point of curvature of a curve concave Southeasterly, having a radius of 61.00 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00", a distance of 95.82 feet to the point of tangency; thence run South 43°13'20" East, a distance of 13.42 feet to the point of curvature of a curve concave Southwesterly, having a radius of 61.00 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00", a distance of 95.82 feet to the point of tangency; thence South 46°46'40" West, a distance of 51.21 feet to a point on the aforesaid Southerly line; thence North 43°13'20" West, a distance of 198.68 feet along said Southerly line to the POINT OF BEGINNING.


Containing 16,145 square feet more or less.

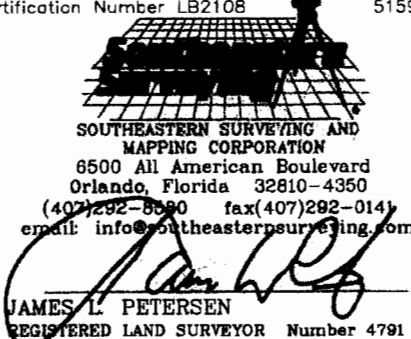
**SURVEYORS REPORT**

1. Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
2. I have reviewed the First American title search report #2037-3170(349), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

		Revision: 08/2016	Revised Description	REJ
Revision: 06/2017	Address Comments	Revision: 02/2015	Orange County comments	CBvG
Revision: 09/2016	Revised Sketch	BMD	Revision: 12/2014	Orange County comments
Revision: 12/2014	Orange County comments	CBvG		

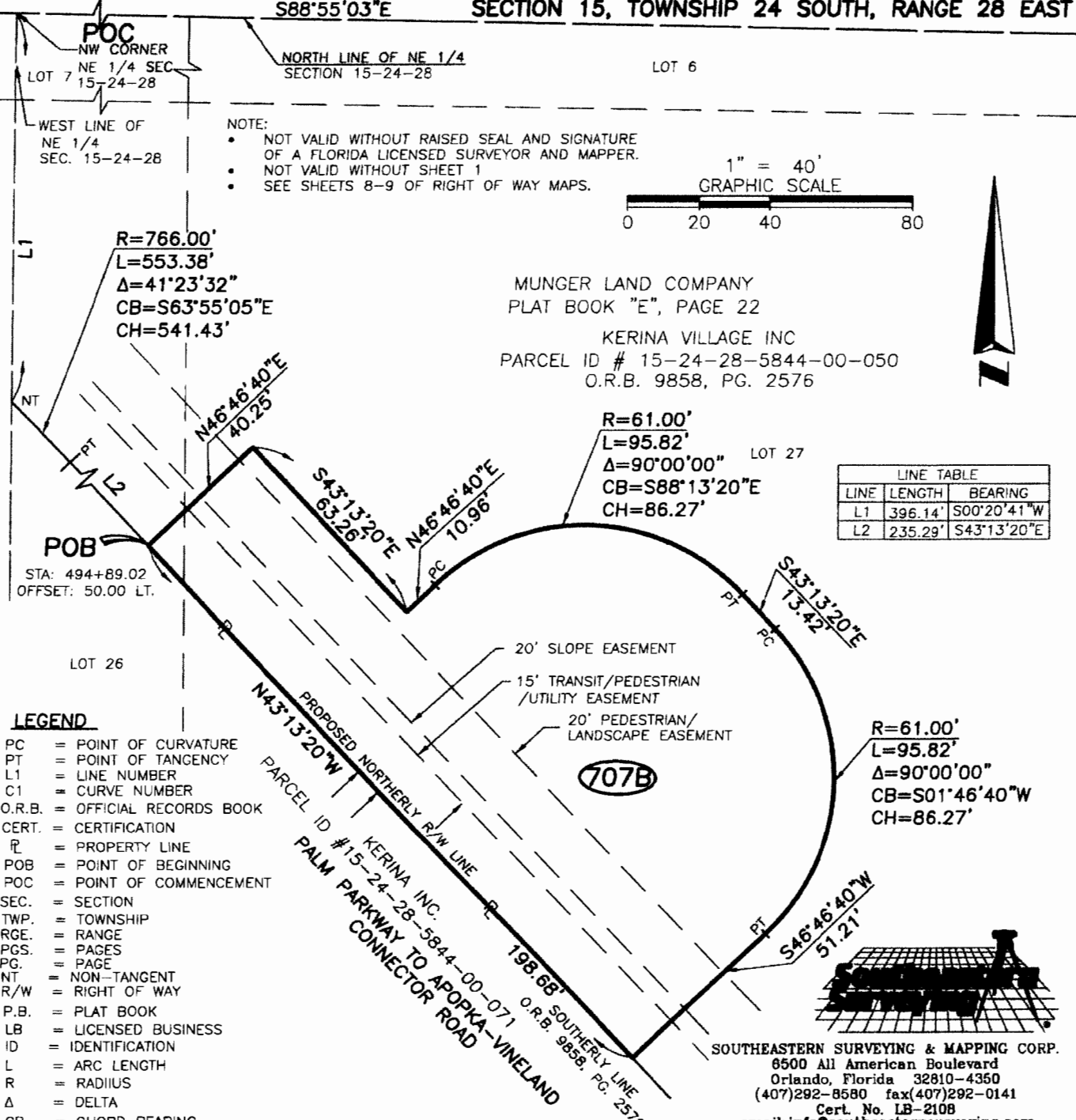
<b>DESCRIPTION</b>	Date:	<b>June 23, 2014</b>	<b>CBvG</b>	Certification Number LB2108	51599056
	Job Number:	<b>51599</b>	Scale:	<b>1" = 40'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>				
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH				



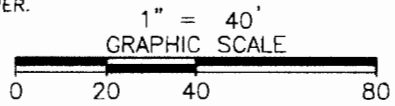
**JAMES L. PETERSEN**  
 REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 707B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



NOTE:  
 • NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 • NOT VALID WITHOUT SHEET 1  
 • SEE SHEETS 8-9 OF RIGHT OF WAY MAPS.



MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22  
 KERINA VILLAGE INC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

LINE TABLE		
LINE	LENGTH	BEARING
L1	396.14'	S00°20'41"W
L2	235.29'	S43°13'20"E

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - ℙ = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - L = ARC LENGTH
  - R = RADIUS
  - Δ = DELTA
  - CB = CHORD BEARING
  - CH = CHORD LENGTH
  - STA = STATION
  - LT. = LEFT

Drawing No: 51599056  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address	Comments
06/2017		
09/2016	Revised Sketch	BMD
08/2016	Revised Description	REJ
02/2015	Orange County comments	CBvG
12/2014	Orange County comments	CBvG

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 11

**DATE:** February 18, 2019

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**FROM:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**CONTACT PERSON:** **Paul Sladek, Manager**

**DIVISION:** **Real Estate Management**  
**Phone: (407) 836-7090**

**ACTION REQUESTED:** Approval of Utility Easement from Kerina Village, LLC and The School Board of Orange County, Florida and authorization to record instrument

**PROJECT:** Palm Parkway Connector (RIFCC)  
  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of utility facilities as a requirement of a petition to vacate and as a requirement of a road agreement.

**ITEM:** Utility Easement  
Cost: Donation  
Size: 1.204 acres

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Utilities Department  
Transportation Planning Division

**REMARKS:**

The Palm Parkway to Apopka-Vineland Connector Road Agreement approved by the Board on December 6, 2005, as amended and supplemented, (Road Agreement) requires the County to process and take formal action on the petition to vacate which is being processed concurrently by the Public Works Department as Petition to Vacate No. 15-12-026 (PTV).

If the County approves the PTV, the Road Agreement requires this utility easement to be granted to the County over portions of Fenton Street and Granby Street vacated by the PTV.

Approval of this item is contingent upon approval of the PTV and upon approval of all other Palm Parkway Connector agenda items being processed concurrently by the Real Estate Management Division.

Grantors to pay all closing costs.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by **[clicking here](#)**.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This instrument was prepared by,  
And upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Project: Palm Parkway Connector (RIFCC)

**UTILITY EASEMENT**

THIS UTILITY EASEMENT, is made and entered into as of the 17<sup>th</sup> day of December, 2018, by and between **KERINA VILLAGE, LLC, a Florida Limited Liability Company**, whose mailing address is 5401 S. Kirkman Rd, Suite 650, Orlando, Florida 32819 ("Kerina") and **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public body corporate and political subdivision of the State of Florida, whose mailing address is 445 West Amelia Street, Orlando, Florida 32801-1129 ("School Board") (Kerina and School Board being herein collectively referred to as "**Grantor**"), and **ORANGE COUNTY**, a Charter County and a political subdivision of the State of Florida, whose post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

**WITNESSETH**

**THAT GRANTOR**, in consideration of the sum of \$10.00 and other valuable considerations, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to the Grantee and its assigns, a nonexclusive easement for utility purposes (the "**Utility Easement**"), with full authority to enter upon construct, and maintain as Grantee and its assigns may deem necessary, potable water lines, wastewater lines, reclaimed water lines and any other underground utility facilities under, through, and across the following described lands situate in Orange County, Florida, to-wit:

**SEE ATTACHED EXHIBIT A (the "Easement Area")**

**Property Appraiser's Parcel Identification Number(s):**

**a portion of:** 15-24-28-5844-00-050; 14-24-28-1242-78-001  
14-24-28-1242-77-010; 10-24-28-0000-00-053

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

Grantee and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the underground utility lines and facilities placed therein by Grantee and its assigns, out of and away from the above-described right-of-way and easement, and Grantor, its heirs, successors, and assigns agree 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 underground utility lines and facilities installed therein.

**[SIGNATURE APPEARS ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, Grantor has executed this Utility Easement as of the day and year first written above.

Signed, sealed and delivered in the presence of the following witnesses:

**KERINA VILLAGE, LLC**  
a Florida limited liability company

Cristina Ruiz  
Witness

By: Kathleen Keller

Cristina Ruiz  
Printed Name

Kathleen Keller  
Printed Name

KS  
Witness

Title: managing member

Kathryn Smith  
Printed Name

(Signature of **TWO** Witnesses required  
By Florida Law)

State of Florida  
County of Orange

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of December, 2018, by Kathleen Keller as MANAGING MEMBER of KERINA VILLAGE, LLC and on behalf of said limited liability company. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Stamp/Seal)

KS  
Print Name \_\_\_\_\_  
Notary Public in and for the County and State aforesaid  
My Commission expires: \_\_\_\_\_



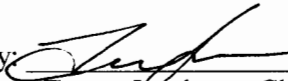
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

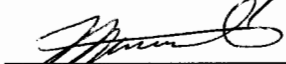
Signed and sealed in the presence of:

“SCHOOL BOARD”

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

  
Print Name: Nancy L. Condon

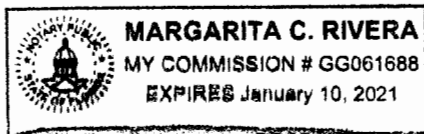
By:   
Teresa Jacobs, as Chair

  
Print Name: Martin Cuatrecasas

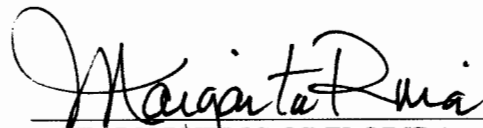
Date: 12-17-18

STATE OF FLORIDA        )  
  ) s.s.:  
COUNTY OF ORANGE    )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced \_\_\_\_\_ (type of identification) as identification.



AFFIX NOTARY STAMP

  
NOTARY PUBLIC OF FLORIDA  
Print Name: Margarita Rivera  
Commission No.: \_\_\_\_\_  
Expires: \_\_\_\_\_

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]



**EXHIBIT A**

**to Utility Easement**

**Legal Description of Easement Area**

**SKETCH OF DESCRIPTION**

**DESCRIPTION:**

That part of Sections 10 and 15, Township 24 South, Range 28 East, Orange County, Florida, and the East 10.00 feet of Lots 5 and 28, MUNGER AND COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book E, Page 22, of the Public Records of Orange County, Florida, described as follows:

BEGIN at the Southeast corner of said Section 10; thence S00°00'38"W along the East line of Northeast 1/4 of said Section 15 for a distance of 10.00 feet; thence N88°51'13"W along a line 10.00 feet South of and parallel with the South line of the Southeast 1/4 of said Section 10 for a distance of 1307.87 feet; thence S00°10'28"W along a line 10.00 feet East of and parallel with the East line of said Lots 5 and 28 and the Northerly prolongation thereof, 1324.94 feet; thence N89°18'17"W along the South line of said Lot 28 and the Easterly prolongation thereof, 20.00 feet; thence N00°10'28"E along a line 10.00 feet West of and parallel with the East line of said Lots 5 and 28 and the Northerly prolongation thereof, 1345.08 feet; thence S88°51'13"E along a line 10.00 feet North of and parallel with the South line of the Southeast 1/4 of said Section 10 for a distance of 1267.58 feet; thence S00°11'06"E, 10.00 feet to the South line of said Southeast 1/4 of Section 10; thence S88°51'13"E along said South line 60.02 feet to the POINT OF BEGINNING.

Containing 1.204 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

2/10/11	JW	REVISED LEGAL DESCRIPTION
7/15/10	JW	REVISED LEGAL DESCRIPTION
DATE	BY	REVISIONS

PREPARED FOR: **KERINA, INC.**

**PARKSIDE PD (FENTON AND GRANBY STREET 20 FOOT EASEMENT)**

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2300 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4066  
 CERTIFICATE OF AUTHORIZATION NO. 1899

I hereby certify that this sketch, subject to the surveyor's public recorded errors, meets the minimum "Minimum Professional Standards" set forth by the Florida Board of Professional Surveyors and Engineers in Chapter 24-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statute.

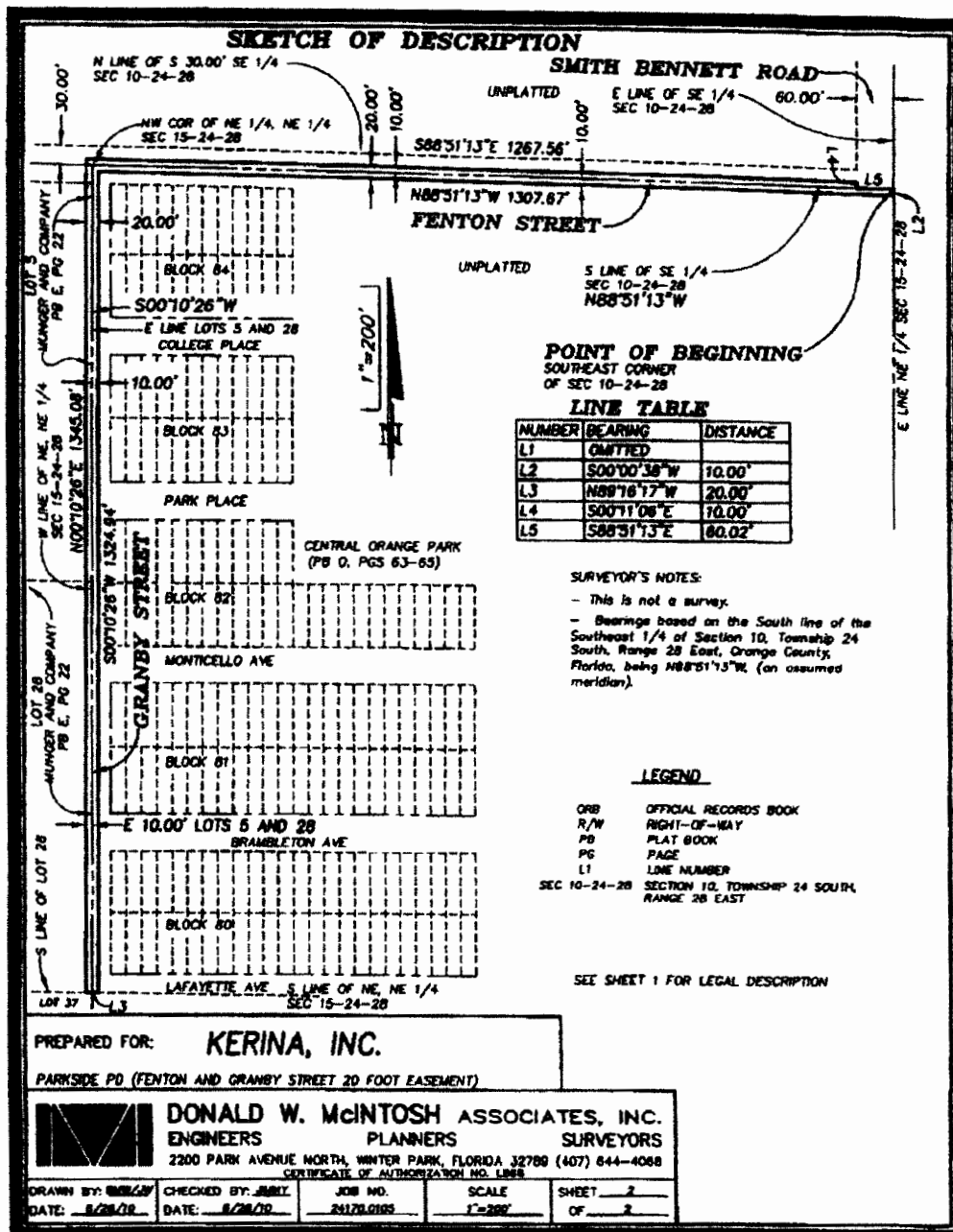
DELORE W. MCINTOSH (PROVIDER, INC.)

*Donald W. McIntosh* 2/10/11  
 State Registered Surveyor and Planner  
 Certificate No. 5289

SEE ALSO WITHIN THE BOUNDARY FOR THE PROPERTY, MAPS, DEEDS, OR A PLAT OF RECORD WHICH MAY APPLY.

DRAWN BY: <b>BRIS/JP</b>	CHECKED BY: <b>JBR/ET</b>	JOB NO. <b>20170608</b>	SCALE <b>1"=200'</b>	SHEET <b>1</b>
DATE: <b>8/28/12</b>	DATE: <b>8/28/12</b>			OF <b>2</b>

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CS# 10-164