



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: May 14, 2019

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

THROUGH: Paul Sladek, Manager *RCC for PBS*
Real Estate Management Division

FROM: Kim Heim, Senior Title Examiner *[Signature]*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Drainage Easement from Waterleigh Master Community Association, Inc. to Orange County and Temporary Drainage Easement from D.R. Horton, Inc. to Orange County and Subordination of Encumbrance to Property Rights to Orange County from D.R. Horton, Inc., Waterleigh Master Community Association, Inc., and Waterleigh Phase 2, SFR Community Association, Inc., and Subordination of Encumbrance to Property Rights to Orange County from D.R. Horton, Inc. and Waterleigh Master Community Association, Inc. and authorization to record instruments

PROJECT: Waterleigh Phase 2D

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of drainage facilities as a requirement of development.

Real Estate Management Division

Agenda Item 5

May 14, 2019

Page 2

ITEMS:

Drainage Easement

Cost: Donation

Size: 7,672 square feet

Temporary Drainage Easement

Cost: Donation

Total size: 4,510 square feet

Term: Until the underlying lands are platted

Subordinations of Encumbrance to Property Rights to Orange County (2)

APPROVALS:

Real Estate Management Division

Development Engineering Division

REMARKS:

Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 04 2019

THIS IS A DONATION

Project: Waterleigh Phase 2D

DRAINAGE EASEMENT

THIS INDENTURE, Made this 13 day of December, A.D. 2018, between Waterleigh Master Community Association, Inc., a Florida not for profit corporation, a corporation organized and existing under the laws of the state of Florida, whose address is 215 Celebration Place, Suite 115, Celebration, Florida, 34747, 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 \$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, an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Numbers:

a portion of

07-24-27-7501-16-004

TO HAVE AND TO HOLD said casement unto said GRANTEE and its 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 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: Waterleigh Phase 2D

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

Signed, sealed, and delivered in the presence of:

[Signature]
Witness

Dallas Austin
Printed Name

[Signature]
Witness

CHRISTOPHER WIRENN
Printed Name

Waterleigh Master Community Association, Inc., a Florida not for profit corporation

BY: [Signature]

Melissa Dotson
Printed Name

President
Title

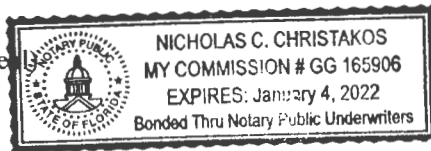
(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13 of December, 2018, by Melissa Dotson, as President, of Waterleigh Master Community Association, a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced as identification.

(Notary Seal)



[Signature]
Notary Signature

Nicholas C. Christakos
Printed Notary Name

This instrument prepared by:
Kimberly Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for
the county and state aforesaid

My commission expires: 1/4/22

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A STRIP OF LAND LYING IN TRACT P-4, WATERLEIGH PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 6 THROUGH 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT P-4; THENCE RUN NORTH 89°21'27" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT P-4, FOR A DISTANCE OF 12.61 FEET THE POINT OF BEGINNING; THENCE RUN NORTH 03°49'20" EAST DEPARTING SAID SOUTHERLY LINE, FOR A DISTANCE OF 56.58 FEET; THENCE RUN NORTH 01°53'43" WEST, FOR A DISTANCE OF 215.67 FEET; THENCE RUN SOUTH 89°09'57" WEST, FOR A DISTANCE OF 11.42 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID TRACT P-4; THENCE RUN NORTH 00°27'30" WEST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 23.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT P-4; THENCE RUN NORTH 89°15'58" EAST ALONG THE NORTHERLY LINE OF SAID TRACT P-4, FOR A DISTANCE OF 35.83 FEET; THENCE RUN SOUTH 01°53'43" EAST DEPARTING SAID NORTHERLY LINE, FOR A DISTANCE OF 240.36 FEET; THENCE RUN SOUTH 03°49'20" WEST TO A POINT LYING ON THE SOUTHERLY LINE OF THE AFORESAID TRACT P-4, FOR A DISTANCE OF 55.88 FEET; THENCE RUN SOUTH 89°21'27" WEST ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,672 SQUARE FEET OR 0.176 ACRES, MORE OR LESS.

LEGEND:

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- SEC SECTION
- ☉ CENTER LINE
- PB. PLAT BOOK
- PG(S). PAGE(S)

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.61'	N89°21'27"E
L2	56.58'	N03°49'20"E
L3	11.42'	S89°09'57"W
L4	23.97'	N00°27'30"W
L5	35.83'	N89°15'58"E
L6	55.88'	S03°49'20"W
L7	25.08'	S89°21'27"W

[Signature] 10/19/2018

SHEET 1 OF 2
 SEE SHEET 2 OF 2 FOR
 SKETCH OF DESCRIPTION

Drawing name: L:\Data\20140340\Sketches\SK46 PUBLIC DRAINAGE EASEMENT.dwg SHEET 1



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

- THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON SOUTH LINE OF TRACT P-4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING NORTH 89°21'27" EAST.
- THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
- THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
- DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340
 DATE: 8-20-18
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

CALCULATED BY: SEJ
 DRAWN BY: WB
 CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

[Signature]
 JAMES L. RICKMAN P.S.M. # 5633

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

~~JUN 04 2019~~

THIS IS A DONATION

Project: Waterleigh Phase 2D

TEMPORARY DRAINAGE EASEMENT

THIS INDENTURE, Made this 14th day of December A.D., 2018, between D.R. Horton, Inc., a corporation organized and existing under the laws of the state of Delaware, whose address is 1341 Horton Circle, Arlington, Texas, 76148, 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 \$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, an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

07-24-27-0000-003

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever; provided, however, the easement hereby granted shall automatically terminate, without the necessity of the GRANTOR undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTOR or its successors or assigns shall cause the property over which the easement passes to be included in a subdivision plat recorded among the public records of Orange County, Florida.

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 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: Waterleigh Phase 2D

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

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Dallas Austin
Printed Name

[Signature]
Witness

John Valantasis
Printed Name

D.R. Horton, Inc., a Delaware corporation

BY: [Signature]

Christopher Wrenn
Printed Name

Assistant Secretary
Title

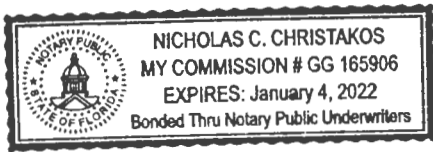
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 14 of December,
2018, by Christopher Wrenn, as Assistant Secretary,
of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation. He/She is personally known
to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature

Nicholas C Christakos
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

This instrument prepared by:
Kimberly Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A STRIP OF LAND LYING IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 00°44'55" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, FOR A DISTANCE OF 319.98 FEET; THENCE RUN NORTH 89°15'05" WEST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 221.05 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 75°49'53" WEST AND A CHORD DISTANCE OF 32.91 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°18'56" FOR A DISTANCE OF 35.92 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 76°11'03" WEST AND A CHORD DISTANCE OF 104.83 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'48" FOR A DISTANCE OF 105.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 44.91 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 45°03'11" WEST AND A CHORD DISTANCE OF 34.92 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'33" FOR A DISTANCE OF 38.66 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°44'54" WEST, FOR DISTANCE OF 295.69 FEET; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 228.10 FEET; THENCE RUN NORTH 00°38'33" WEST, FOR DISTANCE OF 39.33 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 104.49 FEET; THENCE RUN NORTH 00°00'00" EAST, FOR A DISTANCE OF 20.67 FEET; THENCE RUN NORTH 89°21'27" EAST, FOR A DISTANCE OF 104.26 FEET; THENCE RUN SOUTH 00°38'33" EAST, FOR A DISTANCE OF 20.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,158 SQUARE FEET OR 0.049 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	82°18'56"	35.92'	32.91'	N75°49'53"W
C2	230.00'	26°20'48"	105.76'	104.83'	S76°11'03"W
C3	25.00'	88°36'33"	38.66'	34.92'	S45°03'11"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.91'	S89°21'27"W
L2	39.33'	N00°38'33"W
L3	104.49'	S89°21'27"W
L4	20.67'	N00°00'00"E
L5	104.26'	N89°21'27"E
L6	20.67'	S00°38'33"E

OK
 (initials)

SHEET 1 OF 2
 SEE SHEET 2 OF 2 FOR
 SKETCH OF DESCRIPTION AND LEGEND

Drawing name: L:\Data\20140340\Sketches\SK47 OFFSITE DRAINAGE EASEMENT.dwg SHEET 1



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

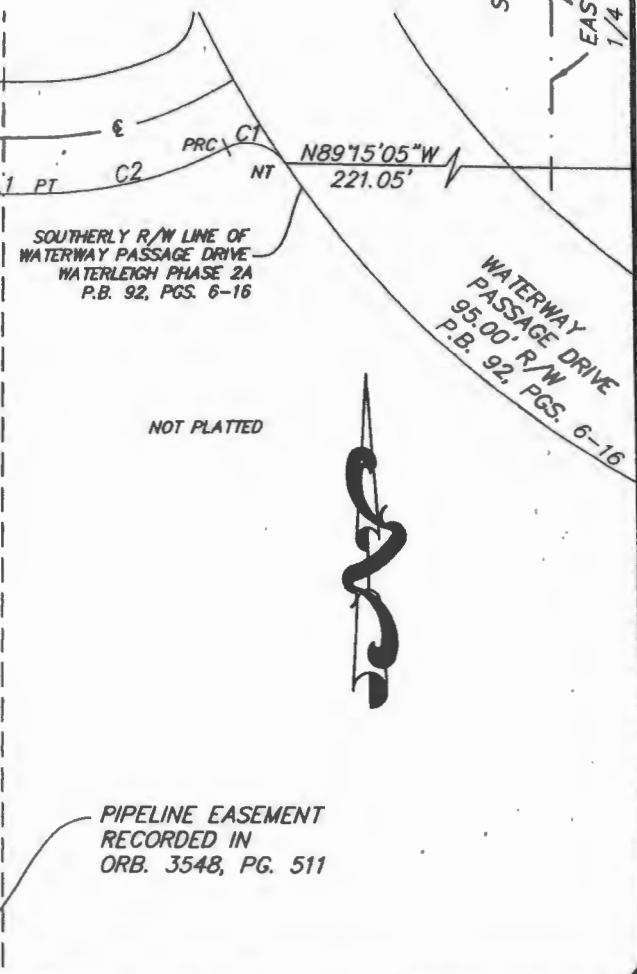
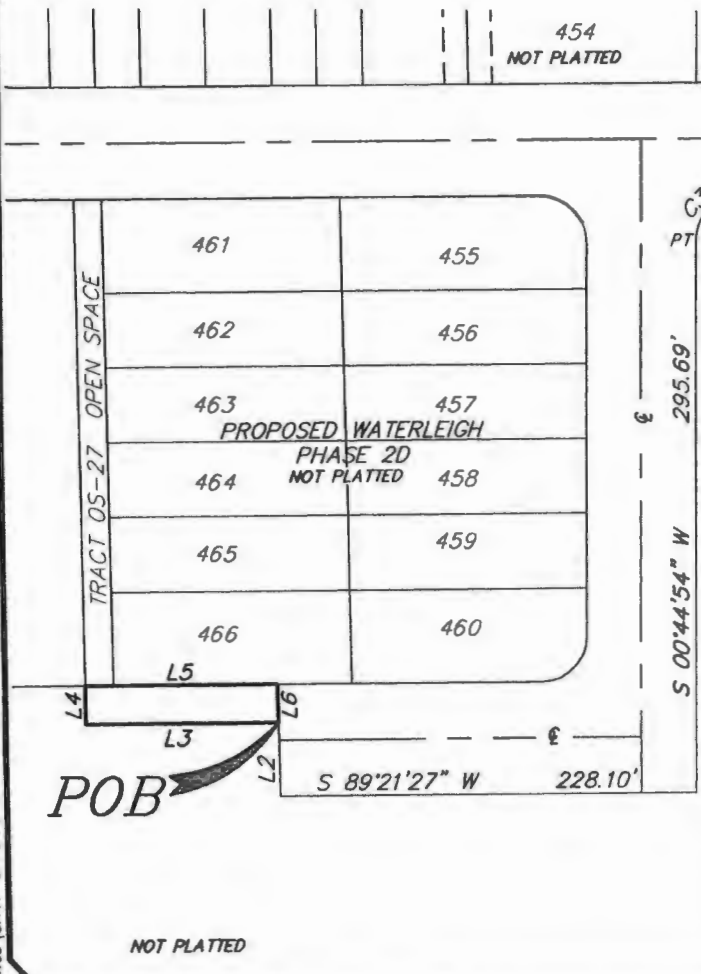
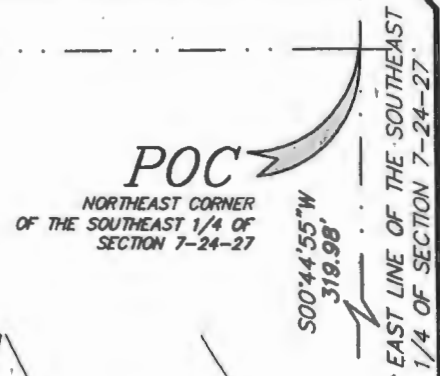
1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340	CALCULATED BY: SEJ	FOR THE LICENSED BUSINESS # 6723 BY:
DATE: 8-20-18	DRAWN BY: WB	 JAMES L. WICKMAN P.S.M. # 5633
SCALE: 1" = 100 FEET	CHECKED BY: MR	
FIELD BY: N/A	REVISED: 10-22-18	

SKETCH OF DESCRIPTION

LEGEND:

- P.B. PLAT BOOK
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PG(S) PAGE(S)
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- ☉ CENTER LINE
- ORB. OFFICIAL RECORDS BOOK
- NT NON-TANGENT



Drawing name: L:\Data\20140340\Sketches\SK47 OFFSITE DRAINAGE EASEMENT.dwg SHEET 2



SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55\"/>

JOB NO. 20140340
 DATE: 8-20-18
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

CALCULATED BY: SEJ
 DRAWN BY: WB
 CHECKED BY: MR

SHEET 2 OF 2
 SEE SHEET 1 OF 2
 FOR LEGAL DESCRIPTION
 AND TABLES

EXHIBIT "A"

LEGAL DESCRIPTION THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A STRIP OF LAND 10.00 FEET IN WIDTH, LYING IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 00°44'55" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, FOR A DISTANCE OF 319.98 FEET; THENCE RUN NORTH 89°15'05" WEST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 221.05 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 75°49'53" WEST AND A CHORD DISTANCE OF 32.91 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°18'56" FOR A DISTANCE OF 35.92 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 76°11'03" WEST AND A CHORD DISTANCE OF 104.83 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'48" FOR A DISTANCE OF 105.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 44.91 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 45°03'11" WEST AND A CHORD DISTANCE OF 34.92 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'33" FOR A DISTANCE OF 38.66 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°44'54" WEST, FOR DISTANCE OF 70.36 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°15'06" EAST, FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°44'54" WEST, FOR DISTANCE OF 235.09 FEET; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°44'54" EAST, FOR A DISTANCE OF 235.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,352 SQUARE FEET OR 0.054 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	82°18'56"	35.92'	32.91'	N75°49'53"W
C2	230.00'	26°20'48"	105.76'	104.83'	S76°11'03"W
C3	25.00'	88°36'33"	38.66'	34.92'	S45°03'11"W

LINE TABLE

LINE	LENGTH	BEARING
L1	44.91'	S89°21'27"W
L2	70.36'	S00°44'54"W
L3	10.00'	S89°15'06"E
L4	10.00'	S89°21'27"W

[Handwritten Signature]
10/19/2018

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

- THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
- THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
- THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
- DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340

DATE: 10-4-18

SCALE: 1" = 100 FEET

FIELD BY: N/A

CALCULATED BY: MR

DRAWN BY: WB

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

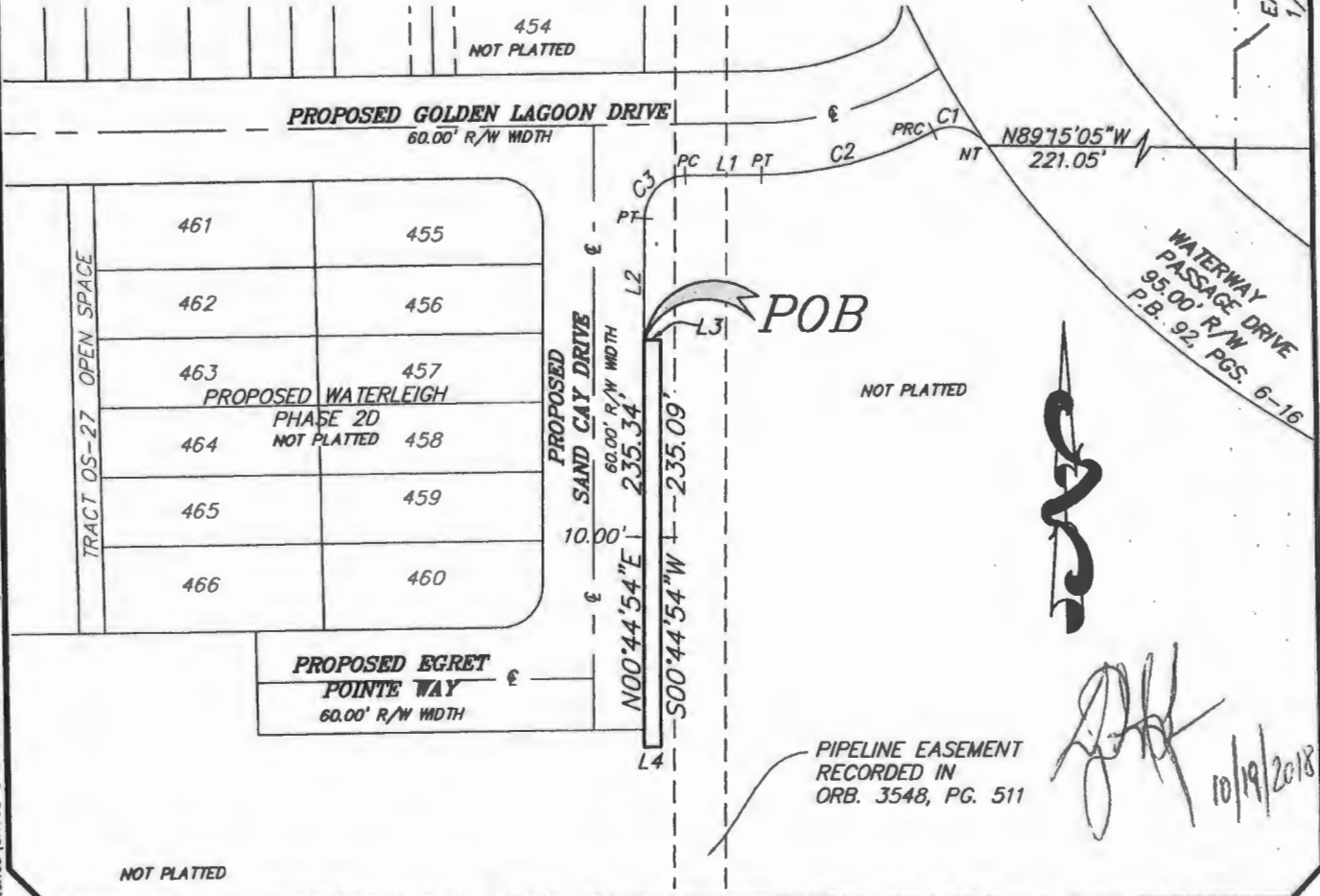
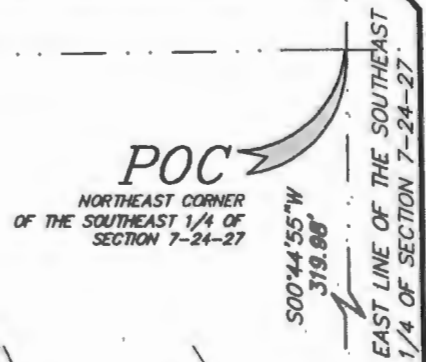
[Handwritten Signature]
JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

LEGEND:

- P.B. PLAT BOOK
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PG(S) PAGE(S)
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- ☉ CENTER LINE
- ORB. OFFICIAL RECORDS BOOK
- NT NON-TANGENT



PIPELINE EASEMENT
RECORDED IN
ORB. 3548, PG. 511

[Handwritten Signature]
10/19/2018

Drawing name: L:\Data\20140340\Sketches\SK70B DRAINAGE EASEMENT.dwg SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 • (407) 854-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340
DATE: 10-04-18
SCALE: 1" = 100 FEET
FIELD BY: N/A

CALCULATED BY: MR
DRAWN BY: WB
CHECKED BY: MR

SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION
AND TABLES

JUN 04 2019

Project: Waterleigh Phase 2D

SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a drainage project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrance held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrance to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrance as it has been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Encumbrances:

Declaration of Covenants, Conditions, Easements and Restrictions for Atwater Bay at Waterleigh Development filed April 18, 2017
Recorded in Official Records Document No. 20170211844
in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for drainage purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for drainage purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

Project: Waterleigh Phase 2D

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 13th day of February, A.D. 20 19.

Signed, sealed, and delivered in the presence of:

Waterleigh Master Community Association, Inc., a Florida not for profit corporation

[Signature]
Witness

BY: [Signature]

Michael Gardner
Printed Name

CHRIS WRENN
Printed Name

[Signature]
Witness

Secretary
Title

MATTHEW STOLL
Printed Name

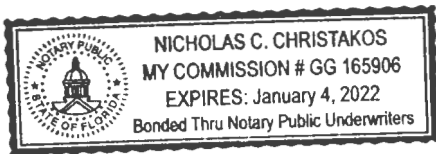
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th of February, 20 19, by Chris Wrenn, as Asst Secretary of Waterleigh Master Community Association, Inc. a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature

Nicholas C Christakos
Printed Notary Name



Notary Public in and for
The county and state aforesaid

My commission expires: 1/4/22

This instrument prepared by:
Kim Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Project: Waterleigh Phase 2D

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 13th day of February, A.D. 20 19.

Signed, sealed, and delivered in the presence of:

[Signature]
Witness

Michael Gardner
Printed Name

[Signature]
Witness

MATTHEW STOLZ
Printed Name

D.R. Horton, Inc.,
a Delaware corporation

BY: [Signature]

CARIS WREN
Printed Name

Assistant Secretary
Title

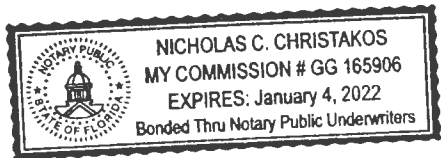
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th of February, 20 19, by Chris Wren, as Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation. He She is personally known to me or has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature

Nicholas C Christakos
Printed Notary Name



Notary Public in and for
The county and state aforesaid

My commission expires: 1/4/22

Project: Waterleigh Phase 2D

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 13th day of February, A.D. 2019.

Signed, sealed, and delivered in the presence of:

Waterleigh Phase 2. SFR Community Association, Inc., a Florida not for profit corporation

[Signature]
Witness

BY: [Signature]

Michael Gardner
Printed Name

CHRIS WRENN
Printed Name

[Signature]
Witness

Secretary
Title

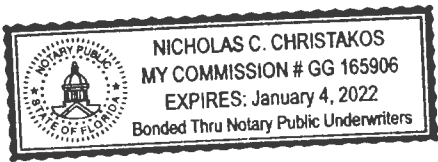
MATTHEW STOLZ
Printed Name

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th of February, 2019, by Chris Wrenn, as Assistant Secretary of Waterleigh Phase 2, SFR Community Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature



Nicholas C Christakos
Printed Notary Name

Notary Public in and for The county and state aforesaid

My commission expires: 1/4/22

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A STRIP OF LAND LYING IN TRACT P-4, WATERLEIGH PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 6 THROUGH 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT P-4; THENCE RUN NORTH 89°21'27" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT P-4, FOR A DISTANCE OF 12.61 FEET THE POINT OF BEGINNING; THENCE RUN NORTH 03°49'20" EAST DEPARTING SAID SOUTHERLY LINE, FOR A DISTANCE OF 56.58 FEET; THENCE RUN NORTH 01°53'43" WEST, FOR A DISTANCE OF 215.67 FEET; THENCE RUN SOUTH 89°09'57" WEST, FOR A DISTANCE OF 11.42 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID TRACT P-4; THENCE RUN NORTH 00°27'30" WEST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 23.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT P-4; THENCE RUN NORTH 89°15'58" EAST ALONG THE NORTHERLY LINE OF SAID TRACT P-4, FOR A DISTANCE OF 35.83 FEET; THENCE RUN SOUTH 01°53'43" EAST DEPARTING SAID NORTHERLY LINE, FOR A DISTANCE OF 240.36 FEET; THENCE RUN SOUTH 03°49'20" WEST TO A POINT LYING ON THE SOUTHERLY LINE OF THE AFORESAID TRACT P-4, FOR A DISTANCE OF 55.88 FEET; THENCE RUN SOUTH 89°21'27" WEST ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,672 SQUARE FEET OR 0.176 ACRES, MORE OR LESS.

LEGEND:

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- SEC SECTION
- ☉ CENTER LINE
- PB. PLAT BOOK
- PG(S). PAGE(S)

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.61'	N89°21'27"E
L2	56.58'	N03°49'20"E
L3	11.42'	S89°09'57"W
L4	23.97'	N00°27'30"W
L5	35.83'	N89°15'58"E
L6	55.88'	S03°49'20"W
L7	25.08'	S89°21'27"W

[Signature] 10/19/2018

SHEET 1 OF 2
 SEE SHEET 2 OF 2 FOR
 SKETCH OF DESCRIPTION

Drawing name: L:\Data\20140340\Sketches\SK46 PUBLIC DRAINAGE EASEMENT.dwg SHEET 1



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON SOUTH LINE OF TRACT P-4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING NORTH 89°21'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340
 DATE: 8-20-18
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

CALCULATED BY: SEJ
 DRAWN BY: WB
 CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

[Signature]
 JAMES L. BICKMAN P.S.M. # 5633

EXHIBIT "A"

LEGAL DESCRIPTION THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A STRIP OF LAND LYING IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 00°44'55" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, FOR A DISTANCE OF 319.98 FEET; THENCE RUN NORTH 89°15'05" WEST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 221.05 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 75°49'53" WEST AND A CHORD DISTANCE OF 32.91 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°18'56" FOR A DISTANCE OF 35.92 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 76°11'03" WEST AND A CHORD DISTANCE OF 104.83 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'48" FOR A DISTANCE OF 105.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 44.91 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 45°03'11" WEST AND A CHORD DISTANCE OF 34.92 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'33" FOR A DISTANCE OF 38.66 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°44'54" WEST, FOR DISTANCE OF 295.69 FEET; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 228.10 FEET; THENCE RUN NORTH 00°38'33" WEST, FOR DISTANCE OF 39.33 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 104.49 FEET; THENCE RUN NORTH 00°00'00" EAST, FOR A DISTANCE OF 20.67 FEET; THENCE RUN NORTH 89°21'27" EAST, FOR A DISTANCE OF 104.26 FEET; THENCE RUN SOUTH 00°38'33" EAST, FOR A DISTANCE OF 20.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,158 SQUARE FEET OR 0.049 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	82°18'56"	35.92'	32.91'	N75°49'53"W
C2	230.00'	26°20'48"	105.76'	104.83'	S76°11'03"W
C3	25.00'	88°36'33"	38.66'	34.92'	S45°03'11"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.91'	S89°21'27"W
L2	39.33'	N00°38'33"W
L3	104.49'	S89°21'27"W
L4	20.67'	N00°00'00"E
L5	104.26'	N89°21'27"E
L6	20.67'	S00°38'33"E

OK
ML

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR
SKETCH OF DESCRIPTION AND LEGEND

Drawing name: L:\Data\20140340\Sketches\SK47 OFFSITE DRAINAGE EASEMENT.dwg SHEET 1



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340
DATE: 8-20-18
SCALE: 1" = 100 FEET
FIELD BY: N/A

CALCULATED BY: SEJ
DRAWN BY: WB
CHECKED BY: MR
REVISED: 10-22-18

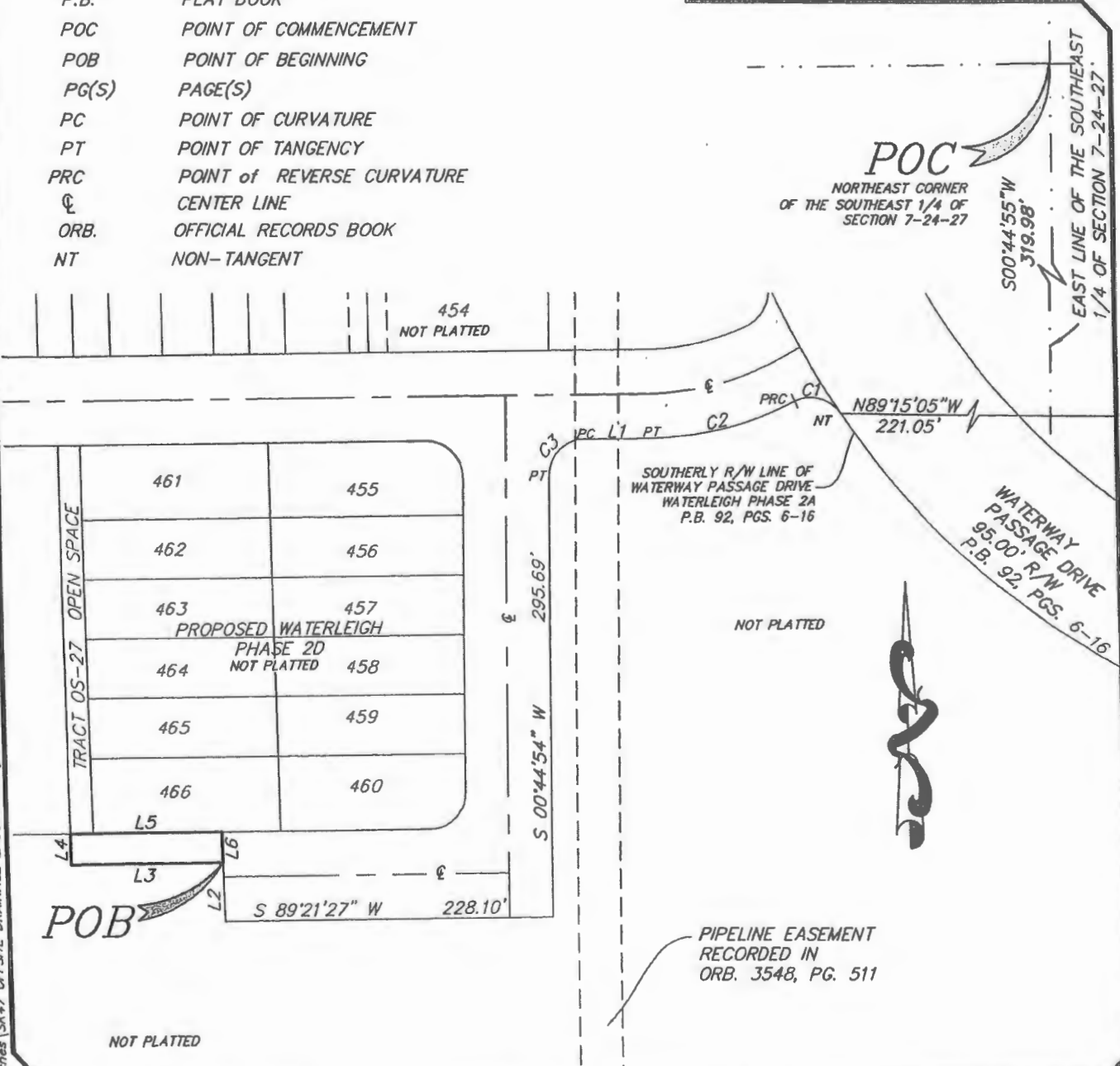
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. WICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

LEGEND:

- P.B. PLAT BOOK
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PG(S) PAGE(S)
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- ☉ CENTER LINE
- ORB. OFFICIAL RECORDS BOOK
- NT NON-TANGENT



Drawing name: L:\Data\20140340\Sketches\SK47 OFFSITE DRAINAGE EASEMENT.dwg SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 • (407) 651-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340
 DATE: 8-20-18
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

CALCULATED BY: SEJ
 DRAWN BY: WB
 CHECKED BY: MR

SHEET 2 OF 2
 SEE SHEET 1 OF 2
 FOR LEGAL DESCRIPTION
 AND TABLES

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A STRIP OF LAND 10.00 FEET IN WIDTH, LYING IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 00°44'55" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, FOR A DISTANCE OF 319.98 FEET; THENCE RUN NORTH 89°15'05" WEST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 221.05 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 75°49'53" WEST AND A CHORD DISTANCE OF 32.91 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°18'56" FOR A DISTANCE OF 35.92 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 76°11'03" WEST AND A CHORD DISTANCE OF 104.83 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'48" FOR A DISTANCE OF 105.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 44.91 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 45°03'11" WEST AND A CHORD DISTANCE OF 34.92 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'33" FOR A DISTANCE OF 38.66 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°44'54" WEST, FOR DISTANCE OF 70.36 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°15'06" EAST, FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°44'54" WEST, FOR DISTANCE OF 235.09 FEET; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°44'54" EAST, FOR A DISTANCE OF 235.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,352 SQUARE FEET OR 0.054 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	82°18'56"	35.92'	32.91'	N75°49'53"W
C2	230.00'	26°20'48"	105.76'	104.83'	S76°11'03"W
C3	25.00'	88°36'33"	38.66'	34.92'	S45°03'11"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.91'	S89°21'27"W
L2	70.36'	S00°44'54"W
L3	10.00'	S89°15'06"E
L4	10.00'	S89°21'27"W

[Signature] 10/19/2018

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR
SKETCH OF DESCRIPTION

Drawing name: L:\Data\20140340\Sketches\SK10B DRAINAGE EASEMENT.dwg SHEET 1

ALLEN COMPANY
Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

- THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
- THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
- THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
- DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340	CALCULATED BY: MR	FOR THE LICENSED BUSINESS # 6723 BY:
DATE: 10-4-18	DRAWN BY: WB	<i>[Signature]</i> JAMES L. RICKMAN P.S.M. # 5633
SCALE: 1" = 100 FEET	CHECKED BY: MR	
FIELD BY: N/A		

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 04 2019

Project: Waterleigh Phase 2D

SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a drainage project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrance held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrance to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrance as it has been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Encumbrances:

Master Declaration of Covenants, Conditions, Easements and Restrictions for Waterleigh
Development filed December 22, 2014
Recorded in Official Records Book 10851, Page 4228
in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for drainage purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for drainage purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

Project: Waterleigh Phase 2D

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 13th day of February, A.D. 2019.

Signed, sealed, and delivered in the presence of:

Waterleigh Master Community Association, Inc., a Florida not for profit corporation

[Signature]
Witness

BY: [Signature]

Michael Gardner
Printed Name

CHRIS WRENN
Printed Name

[Signature]
Witness

SECRETARY
Title

MATTHEW STOLL
Printed Name

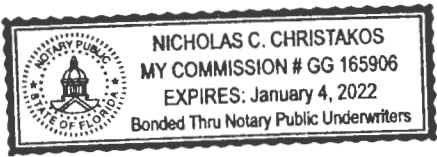
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th of February, 2019, by Chris Wrenn as Secretary of Waterleigh Master Community Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature

Nicholas C. Christakos
Printed Notary Name



Notary Public in and for
The county and state aforesaid

My commission expires: 1/4/22

Project: Waterleigh Phase 2D

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 13th day of February, A.D. 20 19.

Signed, sealed, and delivered in the presence of:

D.R. Horton, Inc.,
a Delaware corporation

[Signature]
Witness

BY: [Signature]

Michael Gardner
Printed Name

CHRIS WRENN
Printed Name

[Signature]
Witness

Assistant Secretary
Title

MATTHEW STOLL
Printed Name

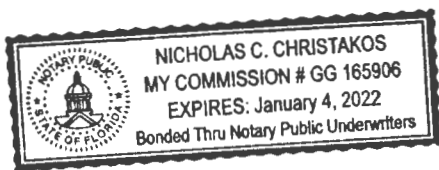
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th of February, 20 19, by Chris Wrenn, as Asst Secretary of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature

Nicholas C. Christakos
Printed Notary Name



Notary Public in and for
The county and state aforesaid

My commission expires: 1/4/22

This instrument prepared by:
Kim Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A STRIP OF LAND LYING IN TRACT P-4, WATERLEIGH PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 6 THROUGH 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT P-4; THENCE RUN NORTH 89°21'27" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT P-4, FOR A DISTANCE OF 12.61 FEET THE POINT OF BEGINNING; THENCE RUN NORTH 03°49'20" EAST DEPARTING SAID SOUTHERLY LINE, FOR A DISTANCE OF 56.58 FEET; THENCE RUN NORTH 01°53'43" WEST, FOR A DISTANCE OF 215.67 FEET; THENCE RUN SOUTH 89°09'57" WEST, FOR A DISTANCE OF 11.42 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID TRACT P-4; THENCE RUN NORTH 00°27'30" WEST ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 23.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT P-4; THENCE RUN NORTH 89°15'58" EAST ALONG THE NORTHERLY LINE OF SAID TRACT P-4, FOR A DISTANCE OF 35.83 FEET; THENCE RUN SOUTH 01°53'43" EAST DEPARTING SAID NORTHERLY LINE, FOR A DISTANCE OF 240.36 FEET; THENCE RUN SOUTH 03°49'20" WEST TO A POINT LYING ON THE SOUTHERLY LINE OF THE AFORESAID TRACT P-4, FOR A DISTANCE OF 55.88 FEET; THENCE RUN SOUTH 89°21'27" WEST ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 25.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,672 SQUARE FEET OR 0.176 ACRES, MORE OR LESS.

LEGEND:

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- SEC SECTION
- ☉ CENTER LINE
- PB. PLAT BOOK
- PG(S). PAGE(S)

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.61'	N89°21'27"E
L2	56.58'	N03°49'20"E
L3	11.42'	S89°09'57"W
L4	23.97'	N00°27'30"W
L5	35.83'	N89°15'58"E
L6	55.88'	S03°49'20"W
L7	25.08'	S89°21'27"W

[Handwritten Signature] 10/19/2018

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR
SKETCH OF DESCRIPTION

Drawing name: L:\Data\20140340\Sketches\SK46 PUBLIC DRAINAGE EASEMENT.dwg SHEET 1



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON SOUTH LINE OF TRACT P-4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING NORTH 89°21'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

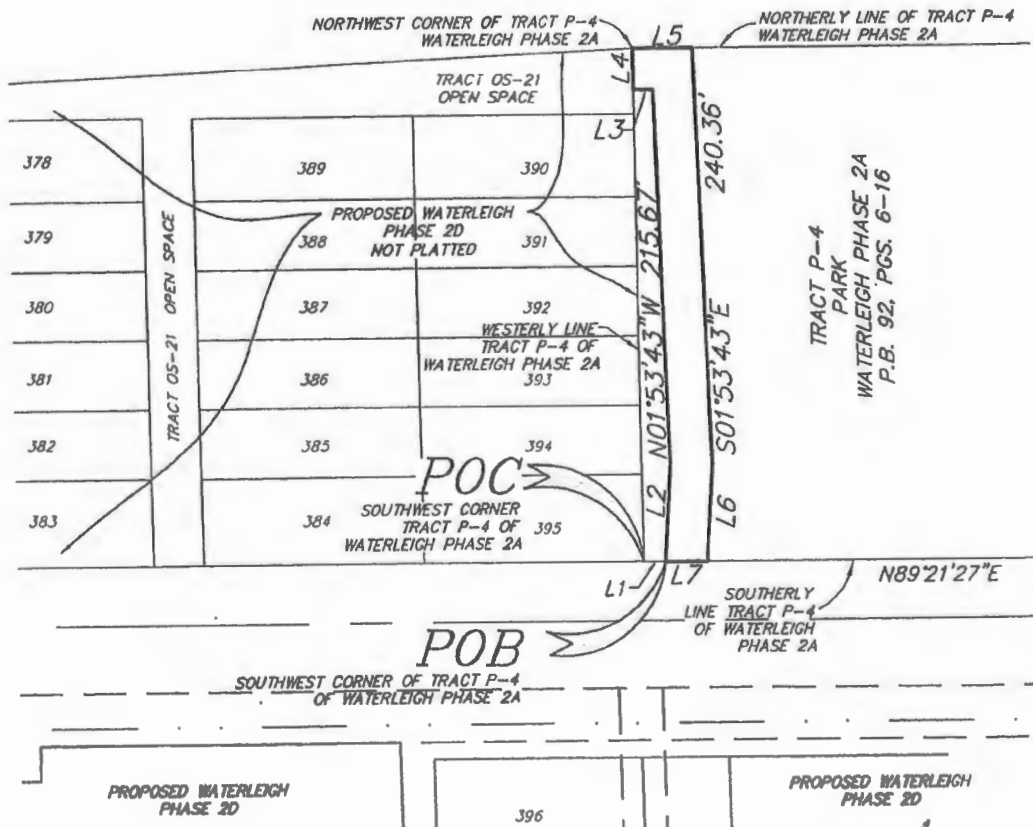
JOB NO. 20140340	CALCULATED BY: SEJ
DATE: 8-20-18	DRAWN BY: WB
SCALE: 1" = 100 FEET	CHECKED BY: MR
FIELD BY: N/A	

FOR THE LICENSED BUSINESS # 6723 BY:
[Handwritten Signature]
JAMES L. BICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

TRACT SW-1
STORMWATER POND
WATERLEIGH PHASE 2A
P.B. 92, PGS. 6-16



[Handwritten Signature]
10/19/2018

Drawing name: L:\Data\20140340\Sketches\SK16 PUBLIC DRAINAGE EASEMENT.dwg SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 • (407) 854-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON SOUTH LINE OF TRACT P-4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING NORTH 89°21'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340	CALCULATED BY: SEJ
DATE: 8-20-18	DRAWN BY: WB
SCALE: 1" = 100 FEET	CHECKED BY: MR
FIELD BY: N/A	

SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION,
LEGEND AND TABLE

EXHIBIT "A"

LEGAL DESCRIPTION THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A STRIP OF LAND LYING IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 00°44'55" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, FOR A DISTANCE OF 319.98 FEET; THENCE RUN NORTH 89°15'05" WEST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 221.05 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 75°49'53" WEST AND A CHORD DISTANCE OF 32.91 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°18'56" FOR A DISTANCE OF 35.92 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 76°11'03" WEST AND A CHORD DISTANCE OF 104.83 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'48" FOR A DISTANCE OF 105.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 44.91 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 45°03'11" WEST AND A CHORD DISTANCE OF 34.92 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'33" FOR A DISTANCE OF 38.66 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°44'54" WEST, FOR DISTANCE OF 295.69 FEET; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 228.10 FEET; THENCE RUN NORTH 00°38'33" WEST, FOR DISTANCE OF 39.33 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 104.49 FEET; THENCE RUN NORTH 00°00'00" EAST, FOR A DISTANCE OF 20.67 FEET; THENCE RUN NORTH 89°21'27" EAST, FOR A DISTANCE OF 104.26 FEET; THENCE RUN SOUTH 00°38'33" EAST, FOR A DISTANCE OF 20.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,158 SQUARE FEET OR 0.049 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	82°18'56"	35.92'	32.91'	N75°49'53"W
C2	230.00'	26°20'48"	105.76'	104.83'	S76°11'03"W
C3	25.00'	88°36'33"	38.66'	34.92'	S45°03'11"W

LINE TABLE

LINE	LENGTH	BEARING
L1	44.91'	S89°21'27"W
L2	39.33'	N00°38'33"W
L3	104.49'	S89°21'27"W
L4	20.67'	N00°00'00"E
L5	104.26'	N89°21'27"E
L6	20.67'	S00°38'33"E

OK
ML

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR
SKETCH OF DESCRIPTION AND LEGEND



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340

DATE: 8-20-18

SCALE: 1" = 100 FEET

FIELD BY: N/A

CALCULATED BY: SEJ

DRAWN BY: WB

CHECKED BY: MR

REVISED: 10-22-18

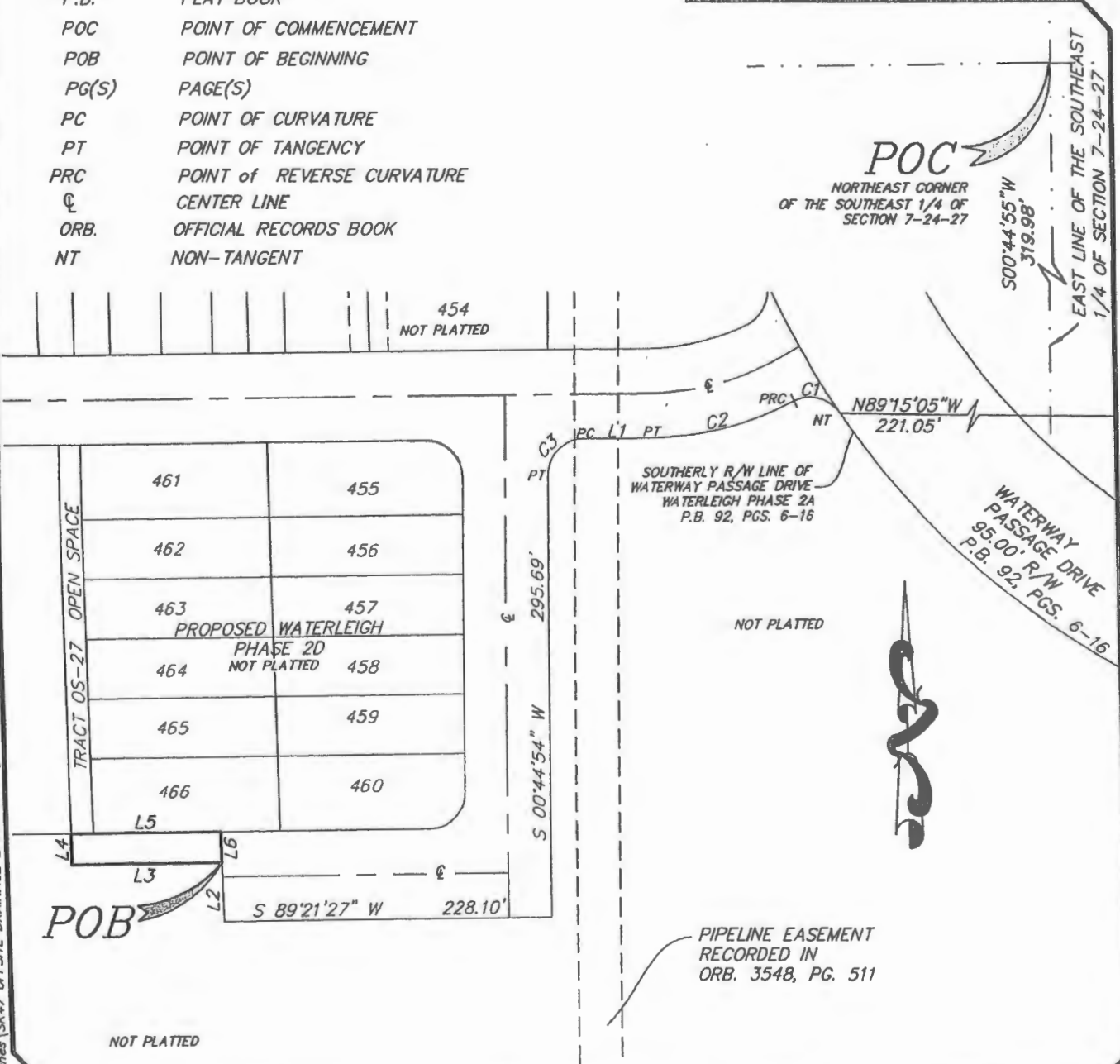
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. WICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

LEGEND:

- P.B. PLAT BOOK
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PG(S) PAGE(S)
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- ☉ CENTER LINE
- ORB. OFFICIAL RECORDS BOOK
- NT NON-TANGENT



Drawing name: L:\Data\20140340\Sketches\SK47 OFFSITE DRAINAGE EASEMENT.dwg SHEET 2

ALLEN & COMPANY
Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

- THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
- THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
- THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
- DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340	CALCULATED BY: SEJ
DATE: 8-20-18	DRAWN BY: WB
SCALE: 1" = 100 FEET	CHECKED BY: MR
FIELD BY: N/A	

SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION
AND TABLES

EXHIBIT "A"

LEGAL DESCRIPTION THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A STRIP OF LAND 10.00 FEET IN WIDTH, LYING IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 00°44'55" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, FOR A DISTANCE OF 319.98 FEET; THENCE RUN NORTH 89°15'05" WEST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 221.05 FEET TO A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 75°49'53" WEST AND A CHORD DISTANCE OF 32.91 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°18'56" FOR A DISTANCE OF 35.92 FEET, TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 76°11'03" WEST AND A CHORD DISTANCE OF 104.83 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'48" FOR A DISTANCE OF 105.76 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 44.91 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 45°03'11" WEST AND A CHORD DISTANCE OF 34.92 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'33" FOR A DISTANCE OF 38.66 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°44'54" WEST, FOR A DISTANCE OF 70.36 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°15'06" EAST, FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 00°44'54" WEST, FOR A DISTANCE OF 235.09 FEET; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°44'54" EAST, FOR A DISTANCE OF 235.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,352 SQUARE FEET OR 0.054 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	82°18'56"	35.92'	32.91'	N75°49'53"W
C2	230.00'	26°20'48"	105.76'	104.83'	S76°11'03"W
C3	25.00'	88°36'33"	38.66'	34.92'	S45°03'11"W

LINE TABLE

LINE	LENGTH	BEARING
L1	44.91'	S89°21'27"W
L2	70.36'	S00°44'54"W
L3	10.00'	S89°15'06"E
L4	10.00'	S89°21'27"W

[Handwritten Signature]
10/19/2018

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR
SKETCH OF DESCRIPTION



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340

DATE: 10-4-18

SCALE: 1" = 100 FEET

FIELD BY: N/A

CALCULATED BY: MR

DRAWN BY: WB

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

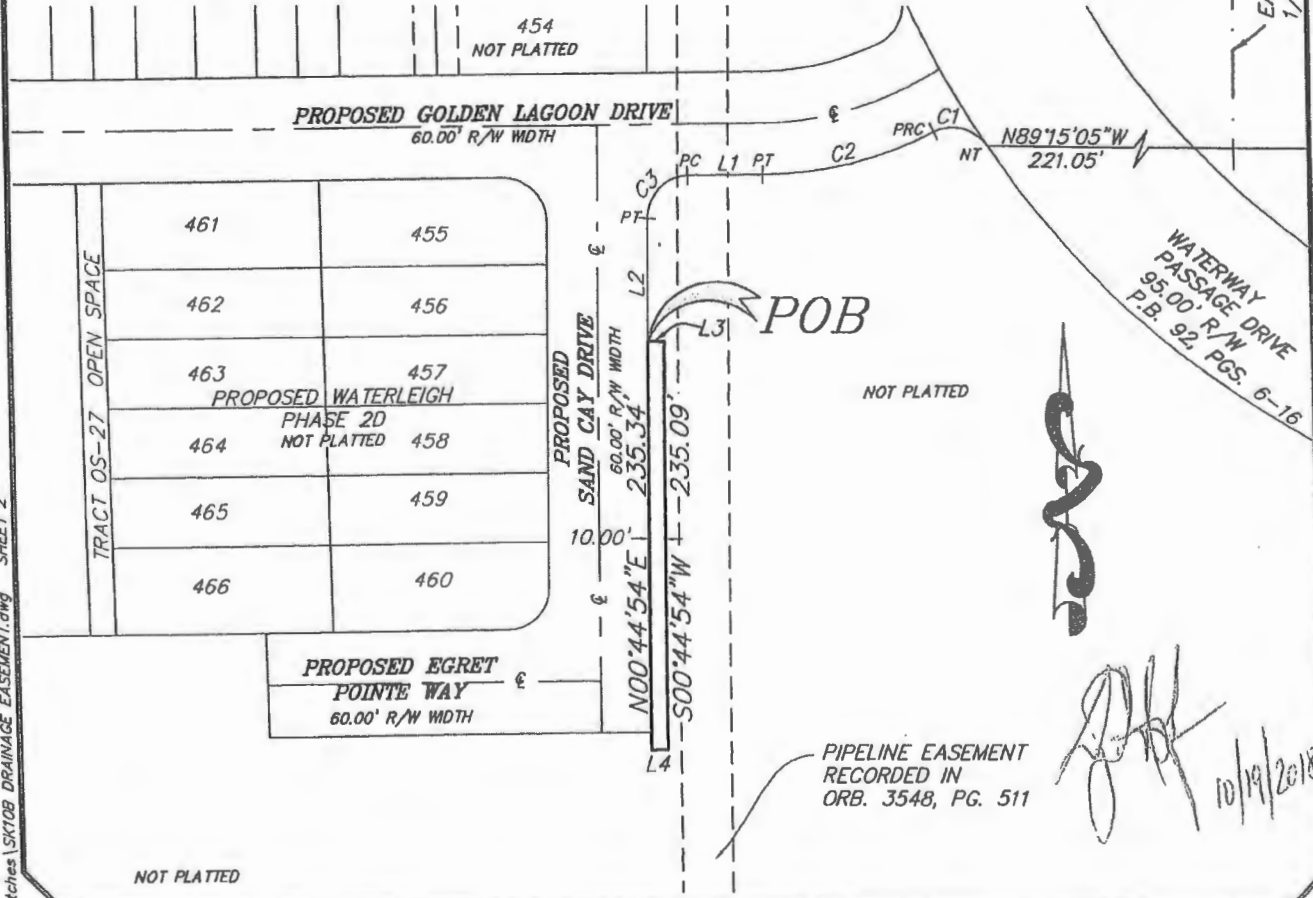
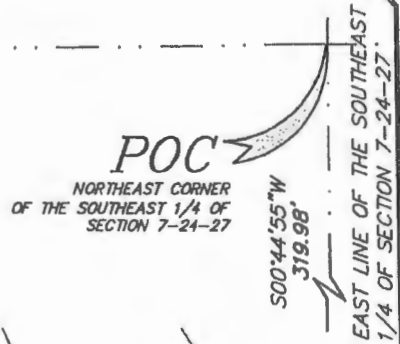
[Handwritten Signature]
JAMES L. RICKMAN P.S.M. # 5633

Drawing name: L:\Data\20140340\Sketches\SK10B DRAINAGE EASEMENT.dwg SHEET 1

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

LEGEND:

- P.B. PLAT BOOK
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- PG(S) PAGE(S)
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- ☉ CENTER LINE
- ORB. OFFICIAL RECORDS BOOK
- NT NON-TANGENT



461	455
462	456
463	457
464	458
465	459
466	460

**PROPOSED EGRET
POINTE WAY**
60.00' R/W WIDTH



[Signature]
10/19/2018

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
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4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340	CALCULATED BY: MR
DATE: 10-04-18	DRAWN BY: WB
SCALE: 1" = 100 FEET	CHECKED BY: MR
FIELD BY: N/A	

SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION
AND TABLES



16 East Plant Street
Water Garden, Florida 34787 • (407) 654-5355

Drawing name: L:\Data\20140340\Sketches\SK70B DRAINAGE EASEMENT.dwg SHEET 2