



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: April 19, 2019

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

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

FROM: Kim Heim, Senior Title Examiner *KA*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility and Access Easement from FP Essex Owner, LLC to Orange County and Access Easement (Reclaimed Water Meter) from Orlando Equity Partners, LLC to Orange County with Joinder of FP Essex to Access Easement by FP Essex Owner, LLC and Subordination of Encumbrances to Property Rights to Orange County from Synovus Bank and authorization to record instruments

PROJECT: Essex at Universal Permit #B18901760 OCU File #96787

District 6

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

ITEMS: Utility and Access Easement
Cost: Donation
Total size: 0.5528 acres

Access Easement (Reclaimed Water Meter)
Cost: Donation
Total size: 3.377 acres

Subordination of Encumbrances to Property Rights to Orange County

Real Estate Management Division

Agenda Item 7

April 19, 2019

Page 2

APPROVALS: Real Estate Management Division
County Attorney's Office
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 07 2019

THIS IS A DONATION

Project: Essex at Universal Permit #B18901760 OCU File #96787

UTILITY AND ACCESS EASEMENT

THIS INDENTURE, Made this 19th day of MARCH, A.D. 2019, between FP Essex Owner, LLC, a Delaware limited liability company, whose address is 233 12th Street, suite 900, Columbus, GA 31901, 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, a perpetual easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, lift stations, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the lands described in the attached Exhibit "A" ("Utility Easement Area"), and also does hereby give and grant to the GRANTEE and its assigns an easement for vehicular and pedestrian ingress, egress, access, and passage on the property described in Exhibit "B" ("Access Easement Area"), including, without limitation, by large, heavy vehicles and equipment, over, on, upon, through and across the Access Easement Area for purposes of GRANTEE'S access to the Utility Easement Area, all situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBITS "A" AND "B"

Property Appraiser's Parcel Identification Number:

a portion of

36-23-28-6120-01-007

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

As to the Utility Easement Area only, 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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the Utility Easement Area, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the Utility Easement Area that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

As to the Utility Easement Area only, GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the Utility Easement Area, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from

Project: Essex at Universal Permit #B18901760 OCU File #96787

time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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

Signed, sealed, and delivered in the presence of:

FP Essex Owner, LLC, a Delaware limited liability company

Angela Little
Witness

BY: John F. Flourney, Jr.
John F. Flourney, Jr., as Manager

Angela Little
Printed Name

Audrey Rugland
Witness

Audrey Rugland
Printed Name

(Signature of TWO witnesses required by Florida law)

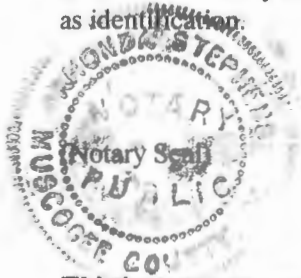
STATE OF Georgia
COUNTY OF Muscogee

The foregoing instrument was acknowledged before me this 19 day of March, ~~2015~~ 2019 by John F. Flourney, Jr. as manager of Essex Owner, LLC, a Delaware limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced _____ as identification.

*FP

Rhonda Stephens
Notary Signature

Rhonda Stephens
Printed Notary Name



This instrument prepared by Kim Heim, a staff employee the County and State aforesaid Real Estate Management Division of Orange County, Florida

Notary Public in and for the County and State aforesaid

My commission expires: May 11, 2019

LEGAL DESCRIPTION UTILITY EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760

LEGAL DESCRIPTION: UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOW:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 1 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 38°56'58" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 85.58 FEET; THENCE, DEPARTING SAID EASTERLY LINE RUN SOUTH 89°08'45" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1124.15 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 68°36'38" EAST, 16.42' TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS LENGTH OF 215.00 FEET, A CENTRAL ANGLE OF 04°19'45", A ARC DISTANCE OF 16.25 FEET, A CHORD LENGTH OF 16.24 FEET AND A CHORD BEARING OF SOUTH 23°33'14" WEST; THENCE RUN NORTH 64°16'53" WEST, RADIAL TO SAID CURVE, 16.98 FEET; THENCE RUN NORTH 25°43'08" EAST 14.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 262 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

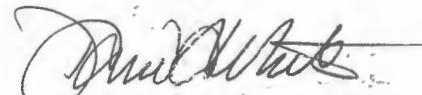
- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO EASTERLY LINE OF LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77, BEING SOUTH 38°56'58" EAST.
- (3) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (4) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
- (5) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
- (6) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (7) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (8) THIS LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.

REVISIONS:

REVISED SKETCH AND DESCRIPTION 9-21-2018 (J.L.M.)
 REVISED SKETCH AND DESCRIPTION 10-3-2018 (J.L.M.)

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION



DAVID A. WHITE, P.S.W.
 FLORIDA REGISTRATION NO. 4044
 PEC - SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NO.: LB 7808
 DATE OF SIGNATURE: 10-3-18

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST

DATE: 07-20-18

PREP BY: T.W.B.

DRAWN BY: T.W.B.

JOB #: 17-164

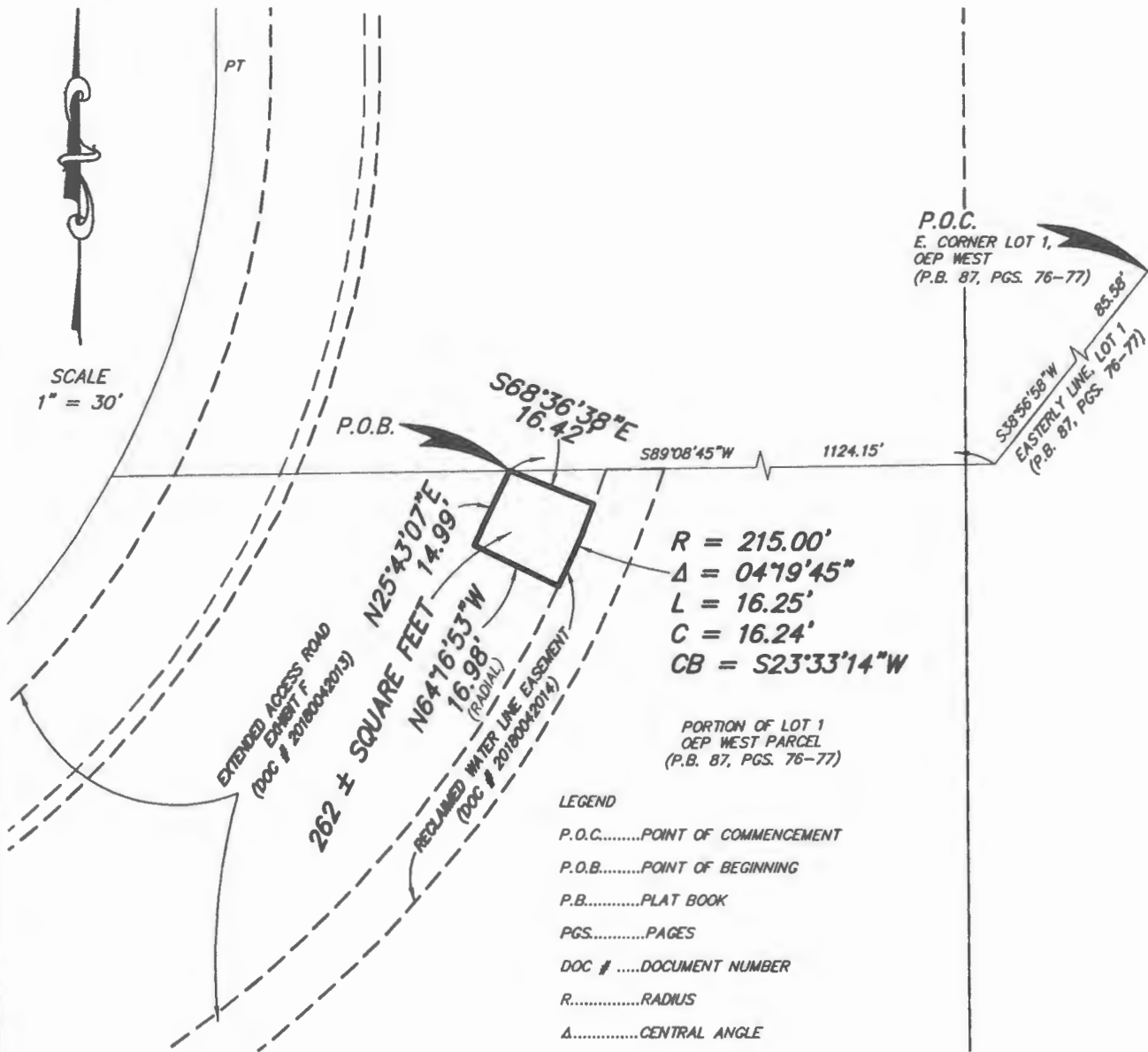
O:\17-164 Floumy Partners OEP west 11 Ac\17-164 Reclaimed Water Meter Easement.dwg Oct 03, 2018 - 8:58am

LEGAL DESCRIPTION UTILITY EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760



SCALE
1" = 30'



(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 - Oviedo, Florida 32765 · 407-542-4967
WWW.PECONLINE.COM

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST

DATE: 07-20-18

PREP BY: T.W.B.

DRAWN BY: T.W.B.

JOB #: 17-164

O: 17-164 Flournoy Partners OEP west 11 Ac 17-164 Reclaimed Water Meter Easement.dwg Oct 03, 2018 - 8:58am

**LEGAL DESCRIPTION
ACCESS EASEMENT**

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 1 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 38° 56'58" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 85.58 FEET; THENCE, DEPARTING SAID EAST LINE RUN SOUTH 89°08'45" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1106.52 FEET TO THE POINT OF BEGINNING; SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 70°23'20", AN ARC LENGTH OF 264.13 FEET, A CHORD LENGTH OF 247.83 FEET AND A CHORD BEARING OF SOUTH 54°48'20" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 90°00'00" WEST, 135.04 FEET; THENCE RUN NORTH 00°00'00" EAST, 65.50 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1, THENCE RUN NORTH 90°00'00" EAST, ALONG SAID NORTHERLY LINE, 116.63 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60°26'08", AN ARC LENGTH OF 158.22 FEET, A CHORD LENGTH OF 150.99 FEET AND A CHORD BEARING OF NORTH 59°46'56" EAST; THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTH 89°08'45" EAST, 90.49 FEET TO THE POINT OF BEGINNING.

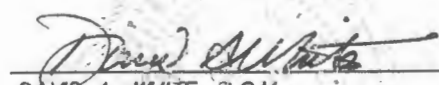
THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24,081 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST LINE, LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING SOUTH 38°56'58" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

REVISIONS:

REVISED TITLE 1-29-2019 (J.L.M.)
REVISED SKETCH AND DESCRIPTION. 1-31-2019 (J.L.M.)



DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF SIGNATURE: 1-31-2018

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 - Oviedo, Florida 32765 . 407-542-4967
WWW.PECONLINE.COM

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST
SECTION 1 TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: JANUARY 3, 2018

PREP BY: J.L.M.

DRAWN BY: J.L.M.

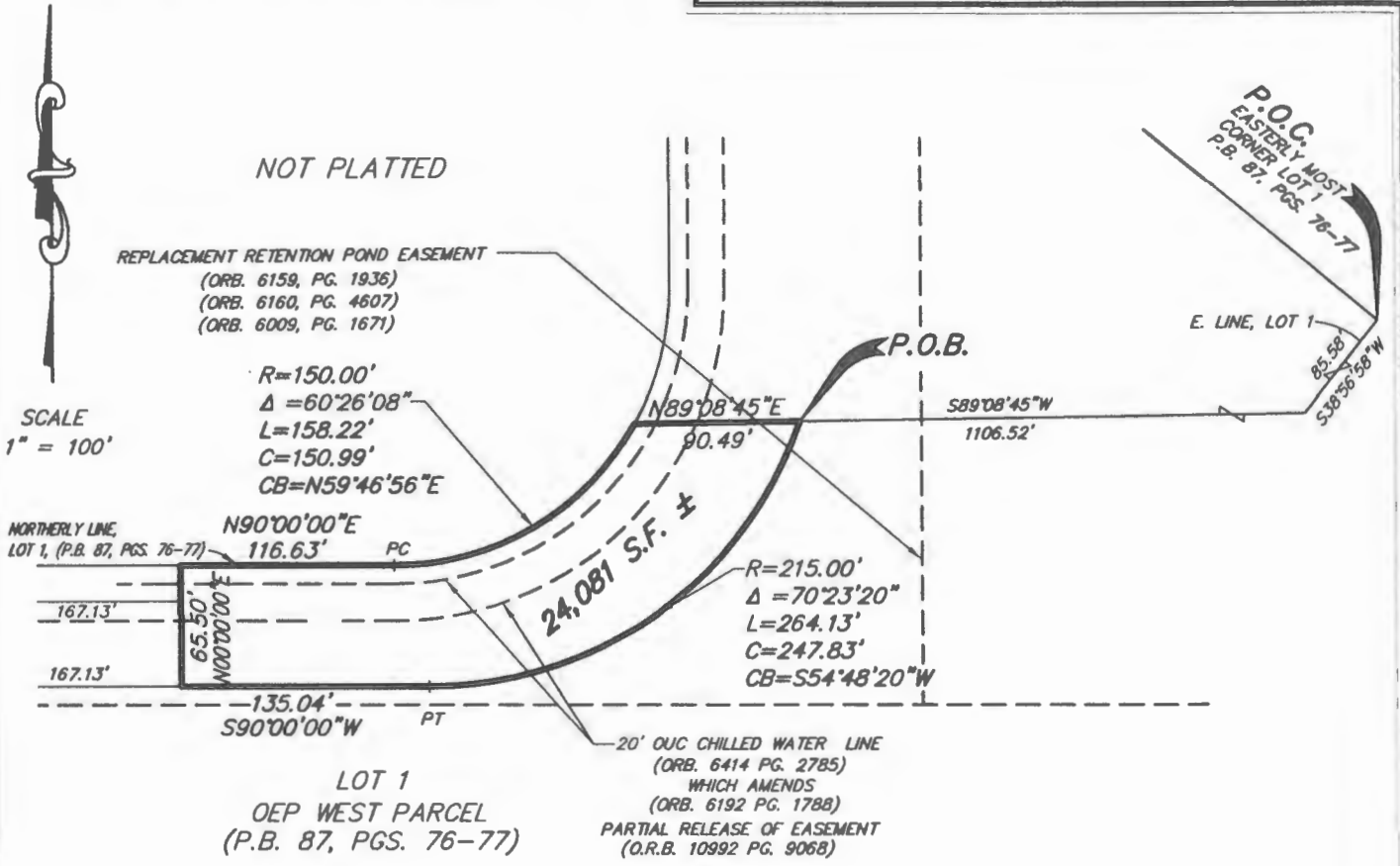
JOB #: 18-005

O: 18-005 OEP West Reclaimed Legal's and Exhibits 18-005 0.553 ACRES PARCEL.dwg Jan 31, 2019 - 9:16am

LEGAL DESCRIPTION

ACCESS EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
 BUILDING DEPARTMENT PERMIT NUMBER: B18901760



SCALE
 1" = 100'

- LEGEND**
 P.O.C.....POINT OF COMMENCEMENT
 P.O.B.....POINT OF BEGINNING
 P.B.....PLAT BOOK
 PG.....PAGE
 O.R.B.....OFFICIAL RECORDS BOOK
 PC.....POINT OF CURVATURE
 PT.....POINT OF TANGENCY
 R.....RADIUS
 Δ.....CENTRAL ANGLE
 L.....ARC LENGTH
 C.....CHORD LENGTH
 CB.....CHORD BEARING
 S.F.....SQUARE FEET

(THIS IS NOT A SURVEY)
 SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION.

SHEET 2 OF 2

PEC SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST
 SECTION 1 TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: JANUARY 3, 2018	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 18-005
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O:\18-005 OEP West Reclaimed Legal's and Exhibits\18-005 0.553 ACRES PARCEL.dwg Jan 31, 2019 - 9:18am

APPROVED
ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 07 2019

THIS IS A DONATION

Project: Essex at Universal Permit #B18901760 OCU File #96787

ACCESS EASEMENT
(Reclaimed Water Meter)

THIS INDENTURE, Made this 12 day of March, A.D. 2019, between Orlando Equity Partners, LLC, a Georgia limited liability company, whose address is 2255 Cumberland Parkway, Bldg 1700 2nd floor, Atlanta, GA 30339, 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, a non-exclusive easement for vehicular and pedestrian ingress, egress, access, and passage, including, without limitation, by large, heavy vehicles and equipment, for purpose of GRANTEE'S access to the Utility Easement Area and Access Easement Area as defined in that certain Utility and Access Easement granted to GRANTEE by FP Essex Owner, LLC, a Delaware limited liability company, recorded simultaneously herewith, over, on, upon, though, and across the paved portions of the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

36-23-28-6120-01-000

(the "Easement Area")

TO HAVE AND TO HOLD said right-of-way and easement unto said GRANTEE and its assigns forever.

In the event GRANTEE damages the Easement Area, GRANTEE shall restore the Easement Area as nearly as possible to as good order and condition as when original entry was made thereon by GRANTEE.

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

Signed, sealed, and delivered
in the presence of:

Orlando Equity Partners, LLC,
a Georgia limited liability company

Ashia Nowlin
Witness

Ashia Nowlin
Printed Name

Jasonia Young
Witness

Jasonia Young
Printed Name

BY: Tall Pine Properties, LLC,
a Georgia limited liability company
as Manager

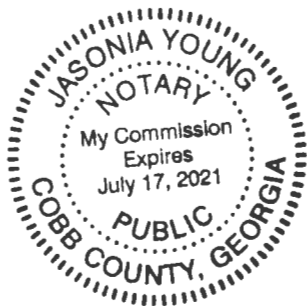
BY: John H. Irby, as Manager

(Signature of TWO witnesses required by Florida law)

STATE OF GEORGIA
COUNTY OF COBB

The foregoing instrument was acknowledged before me this 12 day of March,
2019 by John H. Irby as manager of Tall Pine Properties, LLC, a Georgia limited liability company, as
manager of Orlando Equity Partners, LLC, a Georgia limited liability company, on behalf of said entities.
He/she is personally known to me or has produced _____ as identification.

(Notary Seal)



Jasonia Young
Notary Signature

Jasonia Young
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 7-17-21

JOINDER OF FP ESSEX TO ACCESS EASEMENT

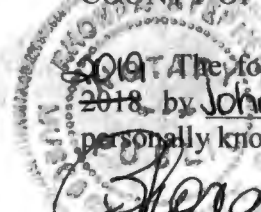
FP ESSEX OWNER, LLC, a Delaware limited liability company ("FP Essex"), as Grantor of the Utility and Access Easement Agreement referenced in the foregoing Access Easement, as current beneficiary of the Reclaimed Water Line Easement Agreement recorded as Document #20180042014, Records of Orange, County, Florida ("Reclaimed Water Line Easement"), as owner of the OEP Land described therein, and as owner of Parcel 3(c), a portion of OEP's Property, and as a "User," as provided in that certain Reciprocal Easement and Cost Sharing Agreement and Declaration of Easement (Entrance Road), recorded as Document #20160057267, as supplemented and/or amended ("REA"), acknowledges and agrees that it is requesting that Orlando Equity Partners, LLC, grant the foregoing Access Easement to Orange County as one of the "User Parties" of FP Essex as a User, and nothing contained herein shall diminish FP Essex's obligations as a User for the acts and omissions of Orange County as one of the User Parties under the REA or any indemnities under the Reclaimed Water Line Easement.

Signed, sealed and delivered in the presence of: **FP ESSEX OWNER, LLC, a Delaware limited liability company**

By: John F. Flourney, Jr.
Name: John F. Flourney, Jr.
Title: Its President and CEO

Angela Little
Printed Name: Angela Little
Audrey Bagland
Printed Name: Audrey Bagland

STATE OF Georgia
COUNTY OF Muscogee

 The foregoing instrument was acknowledged before me this 19 day of March, ~~2018~~ 2018, by John F. Flourney, Jr. as President & CEO of FP Essex Owner, LLC, who is personally known by me or who has produced a driver's license as identification.

Rhonda Stephens
(Signature of Notary Public)

Rhonda Stephens
(Typed name of Notary Public)
Notary Public, State Georgia
Commission No.: _____
My Commission Expires: May 11, 2019

Project: Essex at Universal Permit #B18901760 OCU File #96787

This instrument prepared by:
Jeffrey Sponenburg, a staff employee
the County and State aforesaid
Real Estate Management Division
of Orange County, Florida

S:\Forms & Master Docs\Project Document Files\1_Mics.Documents\E\ Essex at Universal Permit #B18901760 OCU File
#96787\Access Easement 2.6.19kh

EXHIBIT "A"

LEGAL DESCRIPTION ACCESS EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760

LEGAL DESCRIPTION: ACCESS EASEMENT

A PARCEL OF LAND, BEING A PORTION OF LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, OF SAID PLAT OF OEP WEST PARCEL FOR A POINT OF REFERENCE; SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSAL BOULEVARD PER PLAT BOOK 46, PAGES 13 THROUGH 16 OF SAID PUBLIC RECORDS, CURRENTLY HAVING A RIGHT-OF-WAY WIDTH OF 200 FEET; SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 26°11'47", AN ARC LENGTH OF 640.10 FEET, A CHORD LENGTH OF 634.54 FEET AND A CHORD BEARING OF SOUTH 57°26'55" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 70°32'48" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 365.79 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 40.50 FEET, A CENTRAL ANGLE OF 16°30'18", AN ARC LENGTH OF 11.67 FEET, A CHORD LENGTH OF 11.63 FEET AND A CHORD BEARING OF NORTH 24°47'47" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 16°32'38" EAST, 278.74 FEET; THENCE RUN NORTH 30°49'55" EAST, 51.39 FEET; THENCE RUN NORTH 18°15'47" EAST, 406.45 FEET; THENCE RUN NORTH 14°47'38" EAST, 50.03 FEET; THENCE RUN SOUTH 75°12'22" EAST, 97.40 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 511.00 FEET, A CENTRAL ANGLE OF 07°00'04", AN ARC LENGTH OF 62.44 FEET, A CHORD LENGTH OF 62.40 FEET AND A CHORD BEARING OF SOUTH 14°45'45" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 18°15'47" WEST, 421.33 FEET; THENCE RUN SOUTH 16°32'38" WEST, 309.17 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 40.50 FEET, A CENTRAL ANGLE OF 13°59'01", AN ARC LENGTH OF 9.88 FEET, A CHORD LENGTH OF 9.86 FEET AND A CHORD BEARING OF SOUTH 09°33'07" WEST TO A POINT LYING ON AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSAL BOULEVARD; SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2232.85 FEET, A CENTRAL ANGLE OF 02°44'57", AN ARC LENGTH OF 107.14 FEET, A CHORD LENGTH OF 107.13 FEET AND A CHORD BEARING OF NORTH 71°55'17" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 70°32'46" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 5.79 FEET TO THE POINT OF BEGINNING.

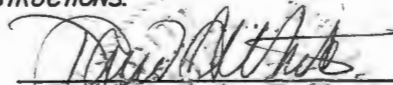
THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 1.888 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSAL BOULEVARD, BEING SOUTH 70°32'48" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

REVISIONS:

REVISED SKETCH AND DESCRIPTION 9-21-2018 (J.L.M.)



DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF SIGNATURE: 09-21-2018

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

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SECTION 1, TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: JANUARY 18, 2016

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 15-129

C:\15-129 OEP West Base Mapping\15-129 ENTRANCE ROAD.dwg Sep 21, 2018 - 11:21am

LEGAL DESCRIPTION ACCESS EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760

LEGEND

- P.O.C.....POINT OF COMMENCEMENT
- P.O.B.....POINT OF BEGINNING
- R/W.....RIGHT-OF-WAY
- P.B.....PLAT BOOK
- PG.....PAGE
- PC.....POINT OF CURVATURE
- PT.....POINT OF TANGENCY
- ORB.....OFFICIAL RECORDS BOOK

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	1400.00'	26°11'47"	640.10'	634.54'	S57°26'55"E
C-2	40.50'	16°30'18"	11.67'	11.63'	N24°47'47"E
C-3	511.00'	7°00'04"	62.44'	62.40'	S14°45'45"W
C-4	40.50'	13°59'01"	9.88'	9.86'	S09°33'07"W
C-5	2232.85'	2°44'57"	107.14'	107.13'	N71°55'17"W



NOT PLATTED

LOT 1
OEP WEST PARCEL
(P.B. 87, PGS. 76-77)

SCALE
1" = 200'

SOUTH LINE, SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST
NORTH LINE, SECTION 1, TOWNSHIP 24 SOUTH, RANGE 28 EAST

P.O.C.
SW. CORNER
LOT 1
OEP WEST PARCEL
(P.B. 87, PGS. 76-77)

SOUTHERLY LINE
LOT 1, (P.B. 87, PGS. 76-77)
NORTHERLY R/W LINE

N30°49'55"E
51.39'
1.888 ACRES ±

20' OUG CHILLED WATER LINE
(ORB. 6414 PG. 2785)
WHICH AMENDS
(ORB. 6192 PG. 1788)

UNIVERSAL BOULEVARD
US1-SOUTH CAMPUS UNIT ONE
(P.B. 46, PGS. 13-16)
(200' R/W WIDTH)

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N14°47'38"E	50.03'
L-2	S75°12'22"E	97.40'
L-3	N70°32'46"W	5.79'

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION 1, TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: JANUARY 18, 2016

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 15-129

C:\15-129 OEP West Base Mapping\15-129 ENTRANCE ROAD.dwg Sep 21, 2018 - 11:21am

LEGAL DESCRIPTION ACCESS EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77 OF SAID PUBLIC RECORDS; SAID POINT LIES ON THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSAL BOULEVARD, USI-SOUTH CAMPUS UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 13 THROUGH 16 OF SAID PUBLIC RECORDS FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°58'20" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 214.53 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2232.85 FEET, A CENTRAL ANGLE OF 19°25'32", AN ARC LENGTH OF 757.03 FEET, A CHORD LENGTH OF 753.40 FEET AND A CHORD BEARING OF NORTH 80°15'34" WEST TO THE POINT OF TANGENCY; THENCE RUN N 70°32'48" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 5.79 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 40.50 FEET, A CENTRAL ANGLE OF 16°30'18", AN ARC LENGTH OF 11.67 FEET, A CHORD LENGTH OF 11.63 FEET AND A CHORD BEARING N 24°47'47" E TO THE POINT OF TANGENCY; THENCE RUN N 16°32'38" E, 278.74 FEET; THENCE RUN N 30°49'55" E, 51.39 FEET; THENCE RUN N 18°15'47" E, 406.45 FEET; THENCE RUN N 14°47'38" E, 50.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 14°47'38" E, 691.13 FEET; THENCE RUN S 75°01'53" E, 40.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 977.00 FEET, A CENTRAL ANGLE OF 14°58'07", AN ARC LENGTH OF 255.24 FEET, A CHORD LENGTH OF 254.52 FEET AND A CHORD BEARING OF S 82°30'56" E TO THE POINT OF TANGENCY; THENCE RUN S 90°00'00" E, 167.13 FEET; THENCE RUN S 00°00'00" E, 46.00 FEET; THENCE RUN S 90°00'00" W, 167.13 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1023.00 FEET, A CENTRAL ANGLE OF 11°44'36", AN ARC LENGTH OF 209.68 FEET, A CHORD LENGTH OF 209.31 FEET AND A CHORD BEARING OF N 84°07'42" W TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 40.50 FEET, A CENTRAL ANGLE OF 86°46'29", AN ARC LENGTH OF 61.34 FEET, A CHORD LENGTH OF 55.64 FEET AND A CHORD BEARING OF S 58°21'22" W TO THE POINT OF TANGENCY; THENCE RUN S 14°58'07" W, 316.06 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 489.00 FEET, A CENTRAL ANGLE OF 09°49'42", AN ARC LENGTH OF 83.88 FEET, A CHORD LENGTH OF 83.78 FEET AND A CHORD BEARING OF S 10°03'16" W TO THE POINT OF TANGENCY; THENCE RUN S 05°08'25" W, 154.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 511.00 FEET, A CENTRAL ANGLE OF 06°07'19", AN ARC LENGTH OF 54.60 FEET, A CHORD LENGTH OF 54.57 FEET AND A CHORD BEARING OF S 08°12'04" W TO A POINT; THENCE RUN N 75°12'22" W, 97.40 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 1.489 ACRES, MORE OR LESS.

REVISIONS:

- REVISED TITLE 7-23-2018 (JLM)
- REVISED SKETCH AND DESCRIPTION 9-21-2018 (JLM)
- REVISED SKETCH AND DESCRIPTION 1-29-2019 (JLM)

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 4 FOR SURVEYOR'S NOTES.
SEE SHEET 3 AND 4 FOR SKETCH OF DESCRIPTION.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF SIGNATURE: 1-29-2019

SHEET 1 OF 4

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
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SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST
SECTION 1 TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: JANUARY 3, 2018

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 18-005

O:\18-005 OEP West Reclaimed Legal's and Exhibits\15-129 ENTRANCE ROAD NORTH REVISED 1-29-2019.dwg Jan 29, 2019 - 11:30am

**LEGAL DESCRIPTION
ACCESS EASEMENT**

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSAL BOULEVARD, USI-SOUTH CAMPUS UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 13 THROUGH 16, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING NORTH 89°58'20" WEST.
- (4) THE 'LEGAL DESCRIPTION' HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION.
SEE SHEET 3 AND 4 FOR SKETCH OF DESCRIPTION.

SHEET 2 OF 4

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
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SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST
SECTION 1 TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: JANUARY 3, 2018

PREP BY: J.L.M.

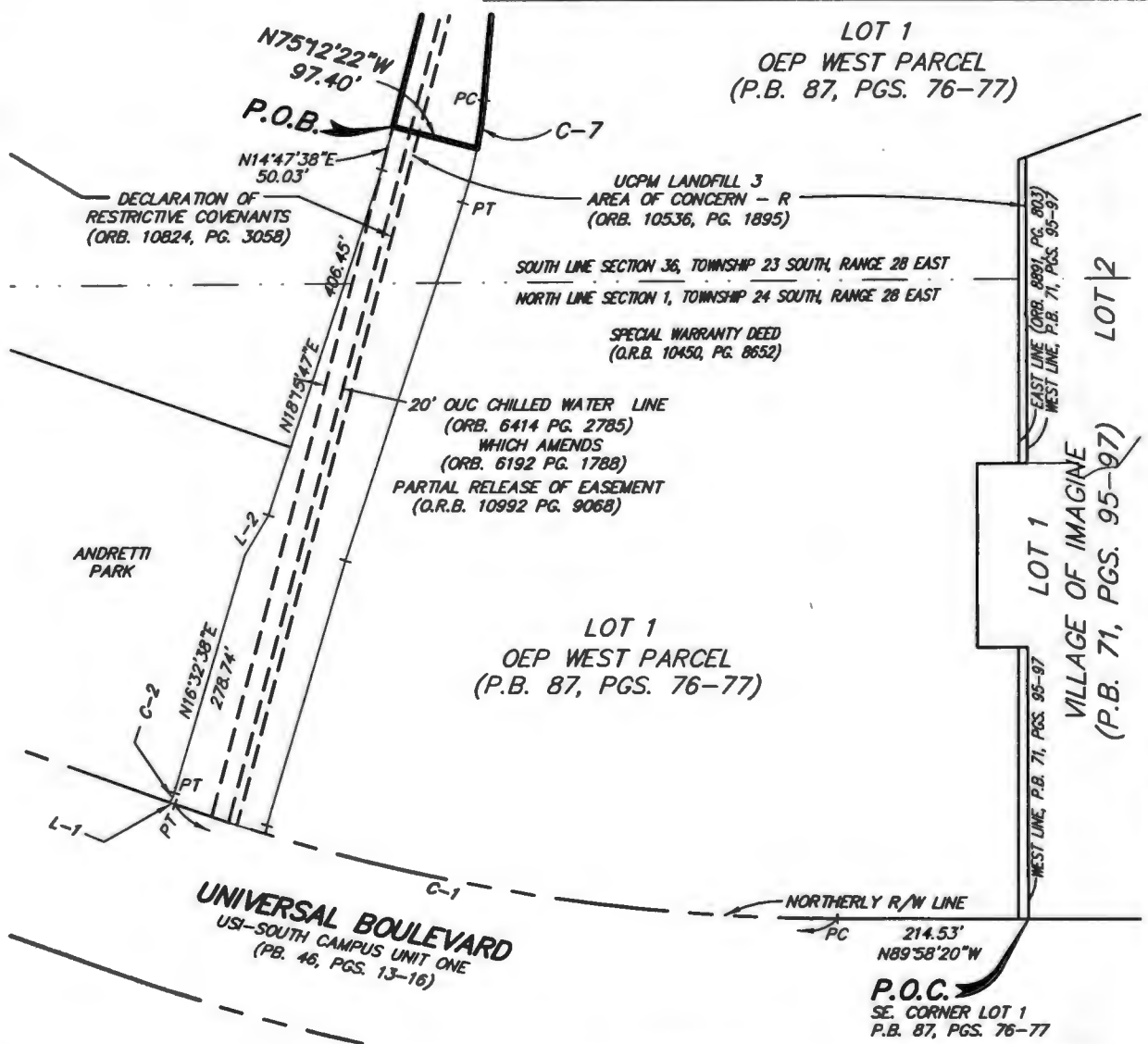
DRAWN BY: J.L.M.

JOB #: 18-005

O: 18-005 OEP West Reclaimed Legal's and Exhibits 15-129 ENTRANCE ROAD NORTH REMISED 1-29-2019.dwg Jan 29, 2019 - 11:30am

LEGAL DESCRIPTION ACCESS EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760



LINE TABLE		
LINE	BEARING	LENGTH
L-1	N70°32'48"W	5.79'
L-2	N30°49'55"E	51.39'
L-3	S00°00'00"E	46.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	2232.85'	19°25'32"	757.03'	753.40'	N80°15'34"W
C-2	40.50'	16°30'18"	11.67'	11.63'	N24°47'47"E
C-3	977.00'	14°58'07"	255.24'	254.52'	S82°30'56"E
C-4	1023.00'	11°44'36"	209.68'	209.31'	N84°07'42"W
C-5	40.50'	86°46'29"	61.34'	55.64'	S58°21'22"W
C-6	489.00'	9°49'42"	83.88'	83.78'	S10°03'16"W
C-7	511.00'	06°07'19"	54.60'	54.57'	S08°12'04"W

(THIS IS NOT A SURVEY)
SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION.
SEE SHEET 2 OF 4 FOR SURVEYOR'S NOTES.

SHEET 3 OF 4

PEC SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 - Oviedo, Florida 32765 . 407-542-4967
WWW.PECONLINE.COM

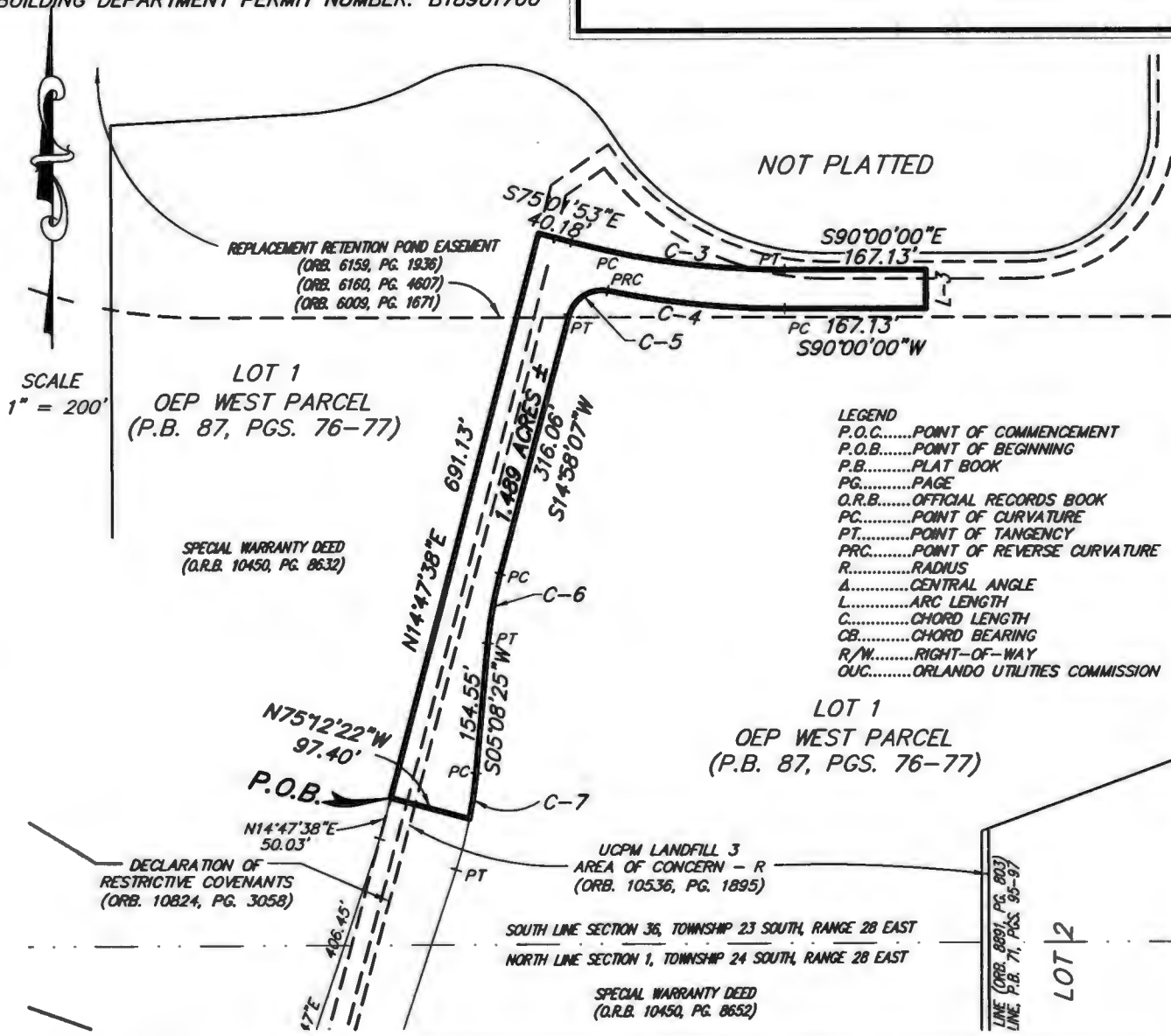
SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST
SECTION 1 TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: JANUARY 3, 2018 PREP BY: J.L.M. DRAWN BY: J.L.M. JOB #: 18-005

O: 18-005 OEP West Reclaimed Legal's and Exhibits 15-129 ENTRANCE ROAD NORTH REVISED 1-29-2019.dwg Jan 29, 2019 - 11:30am

LEGAL DESCRIPTION ACCESS EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760



- LEGEND**
- P.O.C.....POINT OF COMMENCEMENT
 - P.O.B.....POINT OF BEGINNING
 - P.B.....PLAT BOOK
 - PG.....PAGE
 - O.R.B.....OFFICIAL RECORDS BOOK
 - PC.....POINT OF CURVATURE
 - PT.....POINT OF TANGENCY
 - PRC.....POINT OF REVERSE CURVATURE
 - R.....RADIUS
 - Δ.....CENTRAL ANGLE
 - L.....ARC LENGTH
 - C.....CHORD LENGTH
 - CB.....CHORD BEARING
 - R/W.....RIGHT-OF-WAY
 - OUC.....ORLANDO UTILITIES COMMISSION

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N70°32'48"W	5.79'
L-2	N30°49'55"E	51.39'
L-3	S00°00'00"E	46.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	2232.85'	19°25'32"	757.03'	753.40'	N80°15'34"W
C-2	40.50'	16°30'18"	11.67'	11.63'	N24°47'47"E
C-3	977.00'	14°58'07"	255.24'	254.52'	S82°30'56"E
C-4	1023.00'	11°44'36"	209.68'	209.31'	N84°07'42"W
C-5	40.50'	86°46'29"	61.34'	55.64'	S58°21'22"W
C-6	489.00'	9°49'42"	83.88'	83.78'	S10°03'16"W
C-7	511.00'	06°07'19"	54.60'	54.57'	S08°12'04"W

(THIS IS NOT A SURVEY)
SEE SHEET 1 OF 4 FOR LEGAL DESCRIPTION.
SEE SHEET 2 OF 4 FOR SURVEYOR'S NOTES.

SHEET 4 OF 4

PEC SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 - Oviedo, Florida 32765 . 407-542-4967
WWW.PECONLINE.COM

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST
SECTION 1 TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: JANUARY 3, 2018	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 18-005
-----------------------	-----------------	------------------	---------------

O: 18-005 OEP West Reclaimed Legal's and Exhibits 15-129 ENTRANCE ROAD NORTH REVISED 1-29-2019.dwg Jan 29, 2019 - 11:31am

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 07 2019

Project: Essex at Universal Permit #B18901760 OCU File #96787

SUBORDINATION OF ENCUMBRANCES 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 utility project in Orange County, Florida; and,

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

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances 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 encumbrances as they have 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:

Synovus Bank

FROM: FP Essex Owner, LLC

Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing
filed September 7, 2018, Recorded as Document No. 20180529930

Assignment of Rents and Leases filed September 7, 2018, Recorded as Document No. 20180529931

Financing Statement filed September 7, 2018, Recorded as Document No. 20180529932

All in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for utility purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances 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 purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 1 day of April, A. D. 2019.

Signed, sealed and delivered in the presence of:

Synovus Bank, a Georgia state banking corporation

[Signature]
Witness Uyen Snell

BY: [Signature]
Gregory R. Stinson
Printed Name

[Signature]
Witness

Coor. CRE Branch III
Title

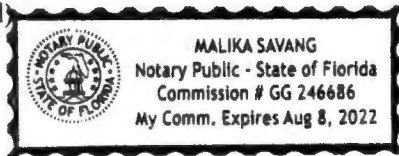
MALIKA SAVANG
Printed Name

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 1 of April, 2019, by Gregory R. Stinson as Coor. CRE Branch III of Synovus Bank, a Georgia state banking corporation. He/She are personally known to me or have produced _____ as identification.

Witness my hand and official seal this 1 day of April, 2019.

(Notary Seal)



[Signature]
Notary Signature

Printed Notary Name

This instrument prepared by:
Kim 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:

LEGAL DESCRIPTION UTILITY EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760

LEGAL DESCRIPTION: UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOW:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 1 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 38°56'58" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 85.58 FEET; THENCE, DEPARTING SAID EASTERLY LINE RUN SOUTH 89°08'45" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1124.15 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 68°36'38" EAST, 16.42' TO A POINT ON A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS LENGTH OF 215.00 FEET, A CENTRAL ANGLE OF 04°19'45", A ARC DISTANCE OF 16.25 FEET, A CHORD LENGTH OF 16.24 FEET AND A CHORD BEARING OF SOUTH 23°33'14" WEST; THENCE RUN NORTH 64°16'53" WEST, RADIAL TO SAID CURVE, 16.98 FEET; THENCE RUN NORTH 25°43'08" EAST 14.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 262 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

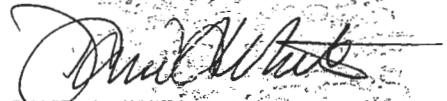
- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO EASTERLY LINE OF LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77, BEING SOUTH 38°56'58" EAST.
- (3) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (4) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
- (5) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
- (6) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (7) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (8) THIS LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.

REVISIONS:

- REVISED SKETCH AND DESCRIPTION 9-21-2018 (J.L.M.)
- REVISED SKETCH AND DESCRIPTION 10-3-2018 (J.L.M.)

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION



DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 7808
DATE OF SIGNATURE: 10-3-18

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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WWW.PECONLINE.COM

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST

DATE: 07-20-18

PREP BY: T.W.B.

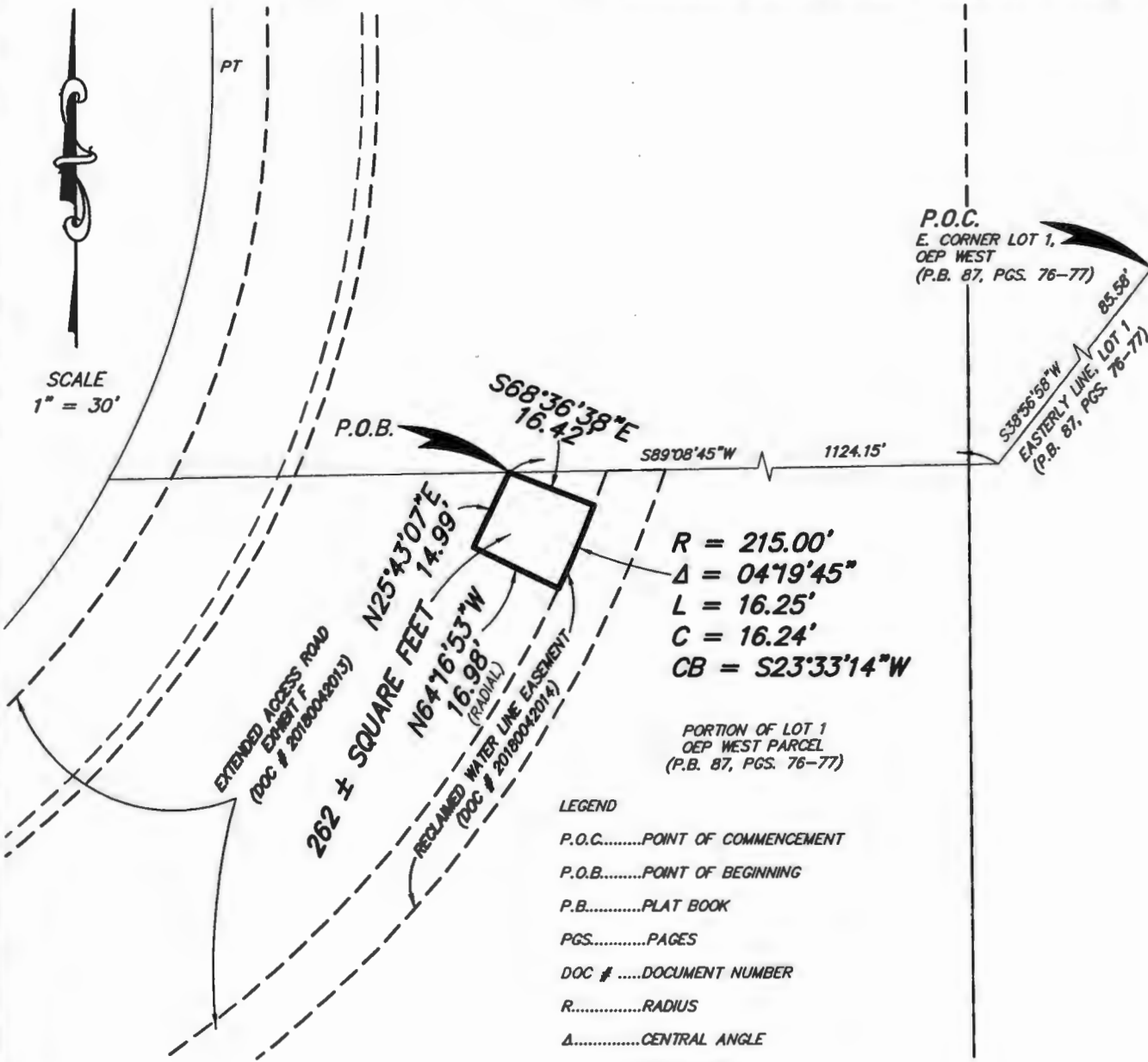
DRAWN BY: T.W.B.

JOB #: 17-164

0: 17-164 Flournoy Partners OEP west 11 Ac 17-164 Reclaimed Water Meter Easement.dwg Oct 03, 2018 - 8:58am

LEGAL DESCRIPTION UTILITY EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760



R = 215.00'
Δ = 04°19'45"
L = 16.25'
C = 16.24'
CB = S23°33'14"W

PORTION OF LOT 1
OEP WEST PARCEL
(P.B. 87, PGS. 76-77)

LEGEND

- P.O.C.....POINT OF COMMENCEMENT
- P.O.B.....POINT OF BEGINNING
- P.B.....PLAT BOOK
- PGS.....PAGES
- DOC #DOCUMENT NUMBER
- R.....RADIUS
- Δ.....CENTRAL ANGLE
- L.....ARC LENGTH
- C.....CHORD LENGTH
- CB.....CHORD BEARING

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST

DATE: 07-20-18

PREP BY: T.W.B.

DRAWN BY: T.W.B.

JOB #: 17-164

**LEGAL DESCRIPTION
ACCESS EASEMENT**

PROJECT NAME: ESSEX AT UNIVERSAL
BUILDING DEPARTMENT PERMIT NUMBER: B18901760

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

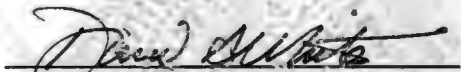
COMMENCE AT THE MOST EASTERLY CORNER OF SAID LOT 1 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 38° 56'58" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 85.58 FEET; THENCE, DEPARTING SAID EAST LINE RUN SOUTH 89°08'45" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1106.52 FEET TO THE POINT OF BEGINNING; SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 70°23'20"; AN ARC LENGTH OF 264.13 FEET, A CHORD LENGTH OF 247.83 FEET AND A CHORD BEARING OF SOUTH 54°48'20" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 90°00'00" WEST, 135.04 FEET; THENCE RUN NORTH 00°00'00" EAST, 65.50 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1, THENCE RUN NORTH 90°00'00" EAST, ALONG SAID NORTHERLY LINE, 116.63 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60°26'08", AN ARC LENGTH OF 158.22 FEET, A CHORD LENGTH OF 150.99 FEET AND A CHORD BEARING OF NORTH 59°46'56" EAST; THENCE DEPARTING SAID NORTHERLY LINE, RUN NORTH 89°08'45" EAST, 90.49 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 24,081 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST LINE, LOT 1, OEP WEST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 76 AND 77 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING SOUTH 38°56'58" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

REVISIONS:
REVISED TITLE 1-29-2019 (J.L.M.)
REVISED SKETCH AND DESCRIPTION. 1-31-2019 (J.L.M.)



DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF SIGNATURE: 1-31-2018

(THIS IS NOT A SURVEY)
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
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SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST
SECTION 1 TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: JANUARY 3, 2018

PREP BY: J.L.M.

DRAWN BY: J.L.M.

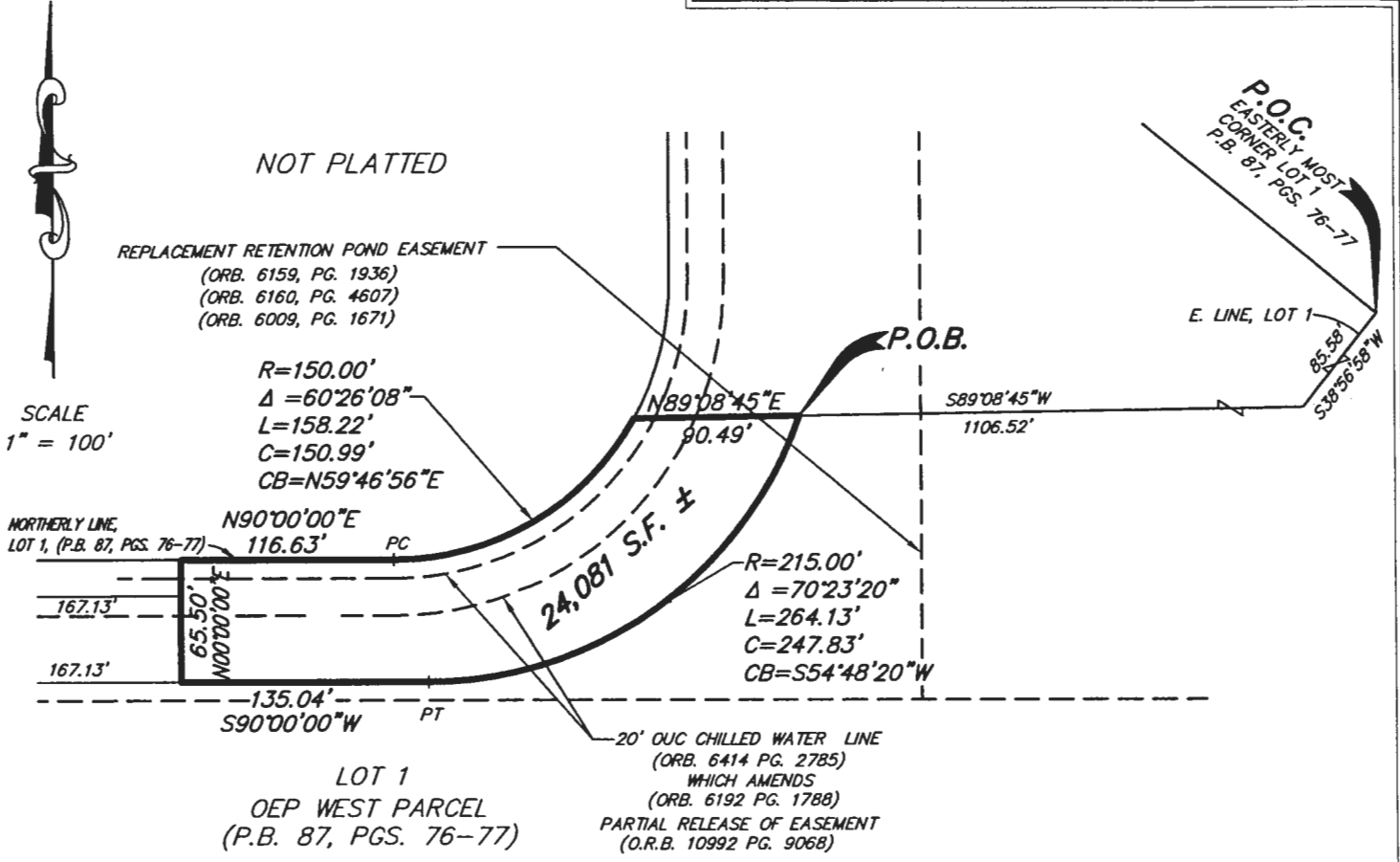
JOB #: 18-005

O: 18-005 OEP West Reclaimed Legal's and Exhibits 18-005 0.553 ACRES PARCEL.dwg Jan 31, 2019 - 9:16am

LEGAL DESCRIPTION

ACCESS EASEMENT

PROJECT NAME: ESSEX AT UNIVERSAL
 BUILDING DEPARTMENT PERMIT NUMBER: B18901760



- LEGEND**
- P.O.C.....POINT OF COMMENCEMENT
 - P.O.B.....POINT OF BEGINNING
 - P.B.....PLAT BOOK
 - PG.....PAGE
 - O.R.B.....OFFICIAL RECORDS BOOK
 - PC.....POINT OF CURVATURE
 - PT.....POINT OF TANGENCY
 - R.....RADIUS
 - Δ.....CENTRAL ANGLE
 - L.....ARC LENGTH
 - C.....CHORD LENGTH
 - CB.....CHORD BEARING
 - S.F.....SQUARE FEET

(THIS IS NOT A SURVEY)
 SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION.

SHEET 2 OF 2

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SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST
 SECTION 1 TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: JANUARY 3, 2018 PREP BY: J.L.M. DRAWN BY: J.L.M. JOB #: 18-005

O:\18-005 OEP West Reclaimed Legal's and Exhibits\18-005 0.553 ACRES PARCEL.dwg Jan 31, 2019 - 9:18am