



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: March 7, 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 *KH*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Conservation and Access Easement from Taylor Morrison of Florida, Inc. to Orange County with Joinder and Consent to Conservation and Access Easement by Woodland Park Homeowners Association, Inc. and authorization to record instrument

PROJECT: Woodland Park Phases 5-10 CAI-18-05-026
District 4

PURPOSE: To provide for conservation of wetlands as a requirement of development.

ITEM: Conservation and Access Easement
Cost: Donation
Size: 21.326 acres

APPROVALS: Real Estate Management Division
County Attorney's Office
Environmental Protection Division

REMARKS: Conservation Area Impact Permit Number CAI-18-05-026 issued by Orange County Environmental Protection Division requires this conservation easement.

Grantor to pay all recording fees.

MAR 26 2019

Instrument prepared by and
recorded original returned to:
Real Estate Management Division
Orange County, Florida
400 East South Street, 5th Floor
Orlando, Florida 32801

Project: Woodland Park Phases 5-10 CAI-18-05-026

Parcel Id. Numbers
a portion of: 18-24-30-7268-00-490 & 18-24-30-9482-12-012

CONSERVATION AND ACCESS EASEMENT

This CONSERVATION AND ACCESS EASEMENT is made this 15th day
of February 20 19, by Taylor Morrison of Florida, Inc., a Florida corporation, whose
address is 4900 North Scottsdale Road, Suite 2000, Scottsdale, AZ 85251 ("GRANTOR"), in
favor of Orange County, a charter county and political subdivision of the State of Florida, whose
address is Post Office Box 1393, Orlando, Florida 32802-1393 ("GRANTEE").

WITNESSETH:

WHEREAS, GRANTOR solely owns in fee simple certain real property in Orange
County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by
this reference (the "PROPERTY"); and

WHEREAS, GRANTOR desires to construct Woodland Park Phases 5-10 (the
"PROJECT") at a site in unincorporated Orange County, which is subject to the regulatory
jurisdiction of Orange County; and

WHEREAS, Conservation Area Impact Permit No. CAI-18-05-026 (the "PERMIT")
authorizes certain activities that affect waters and wetlands of the County and the State of
Florida; and

WHEREAS, the PERMIT requires that GRANTOR preserve, enhance, restore, or

mitigate wetlands or uplands under the jurisdiction of Orange County; and

WHEREAS, GRANTOR desires to preserve the PROPERTY in predominantly its natural condition, as that may be altered in accordance with the PERMIT, in perpetuity.

NOW, THEREFORE, in consideration of TEN DOLLARS in hand paid by GRANTEE to GRANTOR, and of the above and the mutual covenants, terms, conditions and restrictions contained herein, the receipt and sufficiency of which is hereby acknowledged, and consistent with the provisions of Section 704.06, Florida Statutes (2018), as it may be amended, GRANTOR hereby voluntarily grants and conveys to GRANTEE a conservation easement in perpetuity over the PROPERTY of the nature and character and to the extent hereinafter set forth (the "CONSERVATION EASEMENT"). In exchange for good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties, GRANTOR hereby voluntarily grants and conveys to GRANTEE an access easement in perpetuity over the PROJECT to the extent hereinafter set forth (the "ACCESS EASEMENT"). GRANTOR fully warrants title to the PROPERTY and to the PROJECT, and will warrant and defend the same against the lawful claims of all persons whomsoever. Collectively, the CONSERVATION EASEMENT and the ACCESS EASEMENT are referred to as the "CONSERVATION AND ACCESS EASEMENT".

1. **Purpose.** The purpose of this CONSERVATION EASEMENT is to assure that the PROPERTY will be retained forever in its natural condition, as that may be altered in accordance with the PERMIT, and to prevent any use of the PROPERTY that might impair or interfere with the environmental value of the PROPERTY. Those wetland and upland areas included in the CONSERVATION EASEMENT that are to be enhanced, restored, or created pursuant to the PERMIT shall be retained and maintained in the enhanced, restored, or created

conditions required by the PERMIT.

2. **Prohibited Uses.** Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are specifically authorized or required by the PERMIT, any activity on or use of the PROPERTY inconsistent with this CONSERVATION EASEMENT's purpose is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited in, under, or on the PROPERTY:

- (a) Constructing or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials.
- (c) Removing or destroying trees, shrubs, or other vegetation.
- (d) Excavating, dredging or removing loam, peat, gravel, soil, rock, or other material substances in such a manner as to affect the surface.
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (f) Activities detrimental to drainage, flood controls, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (g) Acts or uses detrimental to such retention of land or water areas.
- (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. **Reserved Rights in the PROPERTY.** GRANTOR reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the PROPERTY, including the right to engage in or permit or invite others to engage in all uses of the PROPERTY, which are not expressly prohibited herein and are not inconsistent with the PERMIT or the purpose of this CONSERVATION EASEMENT.

4. **Public Access.** No right or access by the general public to any portion of the PROPERTY or the PROJECT is conveyed by this CONSERVATION AND ACCESS EASEMENT.

5. **Rights of GRANTEE.** To accomplish the purposes stated herein, GRANTOR conveys the following rights and easements to GRANTEE:

(a) ACCESS EASEMENT. To enter on, over and through Tract ZZ of WOODLAND PARK PHASE 3, as recorded in Plat Book 92, Page 67, of the Public Records of Orange County, Florida (TRACT ZZ) for the purpose of vehicular and pedestrian ingress and egress over and across TRACT ZZ as is necessary for GRANTEE to gain access to the PROPERTY in a reasonable manner and at reasonable times for the purposes granted or conveyed by the CONSERVATION EASEMENT

Upon re-platting of Tract ZZ, all platted residential lots shall be deemed released from the ACCESS EASEMENT, provided that GRANTEE retains access for the purposes stated herein.

(b) CONSERVATION EASEMENT. To enter upon and inspect the PROPERTY in a reasonable manner and at reasonable times to determine if activities and uses thereon are in compliance with this CONSERVATION EASEMENT, and/or to perform, or require to be performed, any restoration, creation, enhancement, maintenance and monitoring activities, or

surface water improvements which are specifically authorized or required by the PERMIT.

(c) CONSERVATION AND ACCESS EASEMENT. To proceed at law or in equity to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT and/or to prevent the occurrence of any of the prohibited activities set forth herein, and/or to require the restoration of areas or features of the PROPERTY that may be damaged by any activity inconsistent with this CONSERVATION AND ACCESS EASEMENT.

6. **GRANTEE's Discretion.** GRANTEE may enforce the terms of this CONSERVATION AND ACCESS EASEMENT at its discretion, but if GRANTOR breaches any term of this CONSERVATION AND ACCESS EASEMENT and GRANTEE does not exercise its rights under this CONSERVATION AND ACCESS EASEMENT, GRANTEE's forbearance shall not be construed to be a waiver by GRANTEE of such term, or of any subsequent breach of the same, or any other term of this CONSERVATION AND ACCESS EASEMENT, or of any of the GRANTEE's rights under this CONSERVATION AND ACCESS EASEMENT. No delay or omission by GRANTEE in the exercise of any right or remedy upon any breach by GRANTOR shall impair such right or remedy or be construed as a waiver. GRANTEE shall not be obligated to GRANTOR, or to any other person or entity, to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT.

7. **GRANTEE's Liability.** GRANTOR will assume all liability for any injury or damage to the person or property of third parties that may occur on the PROPERTY and ACCESS AREA. Neither GRANTOR, nor any person or entity claiming by or through GRANTOR, shall hold GRANTEE liable for any damage or injury to person or personal property that may occur on the PROPERTY or ACCESS AREA.

8. **Acts Beyond GRANTOR's Control.** Nothing contained in this CONSERVATION AND ACCESS EASEMENT shall be construed to entitle GRANTEE to bring any action against GRANTOR for any injury to or change in the PROPERTY resulting from natural causes beyond GRANTOR's control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by GRANTOR under emergency conditions to prevent, abate or mitigate significant injury to the PROPERTY resulting from such causes.

9. **Recordation.** GRANTOR shall record this CONSERVATION AND ACCESS EASEMENT in timely fashion in the Public Records of Orange County, Florida, and shall rerecord it at any time GRANTEE may require to preserve its rights. GRANTOR shall pay all recording costs and taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records. GRANTOR will hold GRANTEE harmless from any recording costs or taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records.

10. **Successors.** The covenants, terms, conditions and restrictions of this CONSERVATION AND ACCESS EASEMENT shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the PROPERTY and ACCESS AREA.

[SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed, and delivered in the presence of:

Taylor Morrison of Florida, Inc., a Florida corporation

Witness signature: Ruben Pereira
Printed Name

BY: Nicholas Gluckman
Printed Name

Witness signature: Henry Chirsnos
Printed Name

VP OF LAND DEVELOPMENT
Title

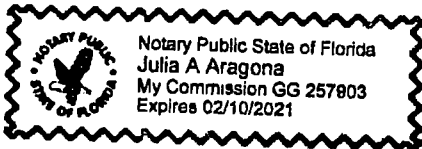
(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 1st of February, 2019, by Nicholas Gluckman, as V.P. Land Development of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced as identification.

(Notary Seal)

Notary Signature: Julia A Aragona
Printed Notary Name



Notary Public in and for the County and State aforesaid
My commission expires:

JOINDER AND CONSENT TO CONSERVATION AND ACCESS EASEMENT

Woodland Park Homeowners Association, Inc., a Florida not for profit corporation, being granted certain easement rights by virtue of that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions For Woodland Park, recorded August 21, 2014, as Official Records Document No. 20140425820 and Supplemental Declarations to the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Easements For Woodland Park, recorded May 18, 2017, as Official Records Document No. 20170277896 ("Declaration"), of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Conservation and Access Easement and agrees that such Conservation and Access Easement shall constitute a valid and lasting encumbrance on the easement area described herein, notwithstanding anything in the Declaration to the contrary.

Witnesses:

[Signature]
Print Name: MATT CURRATA
[Signature]
Print Name: Ruben Pereira

Woodland Park Homeowners Association,
Inc., a Florida not for profit corporation
By: [Signature]
Print Name: NICHOLAS GLUCKMAN
Title: V. PRESIDENT - Land Dev.

STATE OF Florida)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 0th day of February, 2019, by Nicholas Gluckman, as V.P. Land Development, of Woodland Park Homeowners Association, Inc., a Florida not for profit corporation, on behalf of said corporation. He/she is personally known to me, or has produced _____ as identification.

(Notary Seal)

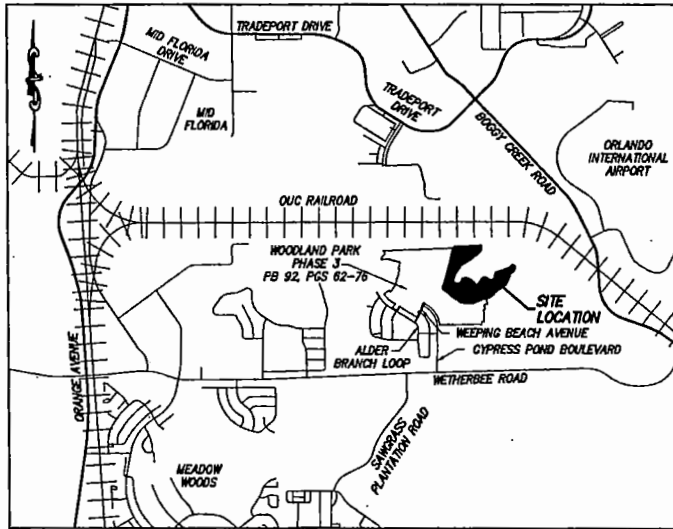


[Signature]
Notary Public
Print Name: JULIA A Aragona
My Commission Expires: Feb. 2, 2021

EXHIBIT "A"

LEGEND:

—	LINE BREAK	PG(S)	PAGE(S)
PC	POINT OF CURVATURE	L	LENGTH
PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	A	CENTRAL ANGLE
PNT	POINT OF NON-TANGENCY	CB	CHORD BEARING
PT	POINT OF TANGENCY	CH	CHORD LENGTH
R/W	RIGHT OF WAY	SF	SQUARE FEET
ORB	OFFICIAL RECORDS BOOK	AC	ACRES
PB	PLAT BOOK	SEC	SECTION
O	CHANGE OF DIRECTION		

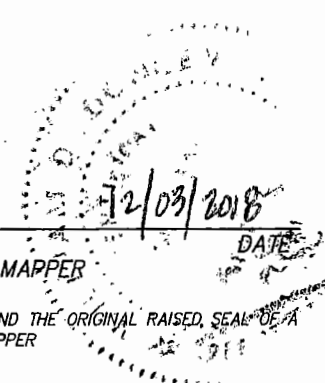


VICINITY MAP
(NOT TO SCALE)

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF WOODLAND PARK PHASE 3 PER PLAT BOOK 92, PAGES 67 THROUGH 76 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING N87°46'42"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

William D. Donley
 WILLIAM D. DONLEY
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 5381
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
 FLORIDA LICENSED SURVEYOR AND MAPPER



SHEET 1 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

CONSERVATION EASEMENT

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH,
RANGE 30 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

TAYLOR MORRISON HOMES
 OF FLORIDA, INC.

DATE: 08/10/18
 REV DATE:
 SCALE = N/A

PROJ: 50090613
 DRAWN BY: WS
 CHECKED BY: TT

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LEGAL DESCRIPTION:

A PORTION OF BLOCK "U", PROSPER COLONY, SITUATED IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND A PORTION OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF WOODLAND PARK PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGES 67 THROUGH 76 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N87°46'42"E, ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5112, PAGE 385 OF SAID PUBLIC RECORDS, A DISTANCE OF 664.38 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S16°52'03"W, A DISTANCE OF 99.25 FEET; THENCE S43°19'05"W, A DISTANCE OF 78.68 FEET; THENCE S59°45'42"W, A DISTANCE OF 92.28 FEET; THENCE S53°21'43"W, A DISTANCE OF 109.86 FEET; THENCE S55°33'03"W, A DISTANCE OF 128.05 FEET; THENCE S61°25'01"W, A DISTANCE OF 92.15 FEET; THENCE S58°06'51"W, A DISTANCE OF 128.38 FEET; THENCE S24°57'19"W, A DISTANCE OF 44.98 FEET; THENCE S34°21'18"W, A DISTANCE OF 123.82 FEET; THENCE S31°28'26"W, A DISTANCE OF 119.51 FEET; THENCE S15°02'28"W, A DISTANCE OF 81.89 FEET; THENCE S19°41'20"W, A DISTANCE OF 6.84 FEET; THENCE S14°17'16"W, A DISTANCE OF 98.52 FEET; THENCE S00°35'06"W, A DISTANCE OF 39.15 FEET; THENCE S34°09'39"E, A DISTANCE OF 29.88 FEET; THENCE S76°29'57"E, A DISTANCE OF 34.62 FEET; THENCE S70°47'26"E, A DISTANCE OF 62.15 FEET; THENCE N88°05'04"E, A DISTANCE OF 89.95 FEET; THENCE N63°59'37"E, A DISTANCE OF 49.06 FEET; THENCE N56°07'06"E, A DISTANCE OF 44.07 FEET; THENCE N16°10'47"E, A DISTANCE OF 85.13 FEET; THENCE N86°16'39"E, A DISTANCE OF 82.20 FEET; THENCE S73°40'33"E, A DISTANCE OF 14.41 FEET; THENCE S68°47'23"E, A DISTANCE OF 76.16 FEET; THENCE S56°59'23"E, A DISTANCE OF 34.62 FEET; THENCE S34°53'48"E, A DISTANCE OF 53.73 FEET; THENCE S71°21'36"E, A DISTANCE OF 45.31 FEET; THENCE S37°56'19"E, A DISTANCE OF 62.63 FEET; THENCE S56°56'54"E, A DISTANCE OF 48.24 FEET; THENCE N84°46'31"E, A DISTANCE OF 37.34 FEET; THENCE N30°52'58"E, A DISTANCE OF 66.46 FEET; THENCE N49°35'52"E, A DISTANCE OF 72.85 FEET; THENCE N28°27'41"E, A DISTANCE OF 106.26 FEET; THENCE N82°27'06"E, A DISTANCE OF 42.07 FEET; THENCE S68°03'49"E, A DISTANCE OF 31.12 FEET; THENCE S54°06'56"E, A DISTANCE OF 68.06 FEET; THENCE S56°41'56"E, A DISTANCE OF 34.26 FEET; THENCE S71°00'50"E, A DISTANCE OF 25.25 FEET; THENCE N89°27'50"E, A DISTANCE OF 10.58 FEET; THENCE N58°01'09"E, A DISTANCE OF 34.01 FEET; THENCE N66°01'15"E, A DISTANCE OF 72.24 FEET; THENCE N38°03'26"E, A DISTANCE OF 44.94 FEET; THENCE N13°25'16"E, A DISTANCE OF 135.97 FEET; THENCE N78°53'02"E, A DISTANCE OF 34.97 FEET; THENCE N71°32'06"E, A DISTANCE OF 289.67 FEET; THENCE N56°11'07"E, A DISTANCE OF 147.30 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 62°08'48", A CHORD BEARING OF S30°53'06"E AND A CHORD DISTANCE OF 25.81 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 27.12 FEET TO THE END OF SAID CURVE; THENCE S00°11'18"W, A DISTANCE OF 53.24 FEET; THENCE S51°04'14"W, A DISTANCE OF 130.19 FEET; THENCE S43°19'57"W, A DISTANCE OF 55.03 FEET; THENCE S07°07'16"W, A DISTANCE OF 6.303 FEET; THENCE S21°45'37"W, A DISTANCE OF 114.39 FEET; THENCE S29°36'58"W, A DISTANCE OF 90.74 FEET; THENCE S56°04'46"W, A DISTANCE OF 69.03 FEET; THENCE S49°38'01"W, A DISTANCE OF 62.89 FEET; THENCE S61°54'55"W, A DISTANCE OF 81.72 FEET; THENCE S52°06'37"W, A DISTANCE OF 72.50 FEET; THENCE S49°56'41"W, A DISTANCE OF 75.78 FEET; THENCE S42°05'29"W, A DISTANCE OF 111.89 FEET; THENCE S64°04'25"W, A DISTANCE OF 107.15 FEET; THENCE S80°04'04"W, A DISTANCE OF 26.52 FEET TO A POINT ON THE EAST LINE OF AFOREMENTIONED WOODLAND PARK PHASE 3, SAID POINT ALSO BEING ON THE SOUTH LINE OF TRACT LL OF SAID WOODLAND PARK PHASE 3; THENCE ALONG SAID SOUTH LINE OF TRACT LL THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: CONTINUE S80°04'04"W, A DISTANCE OF 81.03 FEET; THENCE S70°00'16"W, A DISTANCE OF 125.04 FEET; THENCE S64°59'42"W, A DISTANCE OF 70.10 FEET; THENCE S68°41'18"W, A DISTANCE OF 93.55 FEET; THENCE N89°34'52"W, A DISTANCE OF 83.16 FEET; THENCE S88°35'08"W, A DISTANCE OF 117.35 FEET; THENCE N75°16'06"W, A DISTANCE OF 104.92 FEET; THENCE N51°18'31"W, A DISTANCE OF 113.43 FEET; THENCE N64°31'54"W, A DISTANCE OF 107.17 FEET; THENCE N49°52'08"W, A DISTANCE OF 114.44 FEET; THENCE N49°20'43"W, A DISTANCE OF 110.57 FEET; THENCE N55°50'03"W, A DISTANCE OF 92.63 FEET; THENCE N25°54'09"W, A DISTANCE OF 26.67 FEET; THENCE DEPARTING SAID SOUTH LINE OF TRACT LL, RUN N29°37'18"E, A DISTANCE OF 90.85 FEET TO A POINT ON THE EAST LINE OF SAID WOODLAND PARK PHASE 3; THENCE N14°21'08"E ALONG SAID EAST LINE, A DISTANCE OF 964.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 928,978 SQUARE FEET OR 21.326 ACRES.

SHEET 2 OF 7

(SEE SHEET 3-7 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

CONSERVATION EASEMENT

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH,
RANGE 30 EAST

ORANGE COUNTY FLORIDA



Dewberry

131 WEST KALEY STREET

ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104

WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**TAYLOR MORRISON HOMES
OF FLORIDA, INC.**

DATE: 08/10/18
REV DATE:
SCALE=N/A

PROJ: 50090613
DRAWN BY: WS
CHECKED BY: TT

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1 INCH = 100 FEET

POINT OF BEGINNING

NE CORNER OF WOODLAND PARK PHASE 3
PB 92, PGS 67-76

SOUTH LINE OF
LANDS DESCRIBED IN
ORB 5112, PG 385.

N87°46'42"E 664.38'

WOODLAND PARK
PHASE 3
PB 92, PGS 67-76

BLOCK "U", PROSPER COLONY
PB D, PG 105

CONSERVATION EASEMENT
±21.326 ACRES

N14°21'08"E 964.75'

LOT 51

LOT 50

LOT 49

S16°52'03"W 99.25'

S43°19'05"W 78.68'

S59°45'42"W 92.28'

S53°21'43"W 109.86'

S55°33'03"W 128.05'

S61°25'01"W 92.15'

MATCH LINE SHEET 4

SHEET 3 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

CONSERVATION EASEMENT

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH,
RANGE 30 EAST

DADE COUNTY

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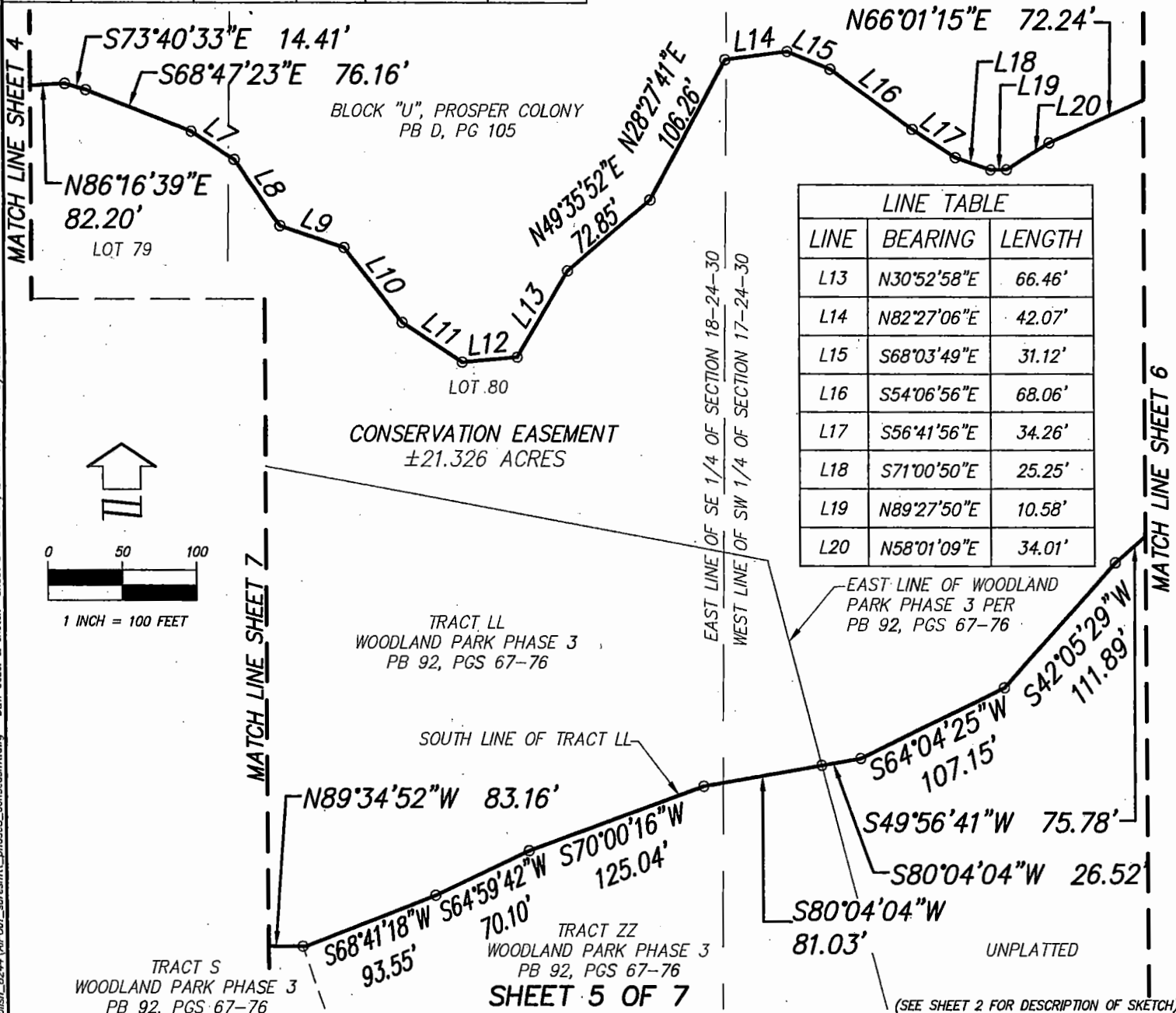
PROJ: 50090613
DRAWN BY: WS
CHECKED BY: TT

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LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L7	S56°59'23"E	34.62'	L10	S37°56'19"E	62.63'
L8	S34°53'48"E	53.73'	L11	S56°56'54"E	48.24'
L9	S71°21'36"E	45.31'	L12	N84°46'31"E	37.34'




LINE TABLE		
LINE	BEARING	LENGTH
L13	N30°52'58"E	66.46'
L14	N82°27'06"E	42.07'
L15	S68°03'49"E	31.12'
L16	S54°06'56"E	68.06'
L17	S56°41'56"E	34.26'
L18	S71°00'50"E	25.25'
L19	N89°27'50"E	10.58'
L20	N58°01'09"E	34.01'

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CONSERVATION EASEMENT

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH,
RANGE 30 EAST

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CERTIFICATE OF AUTHORIZATION No. LB 8011

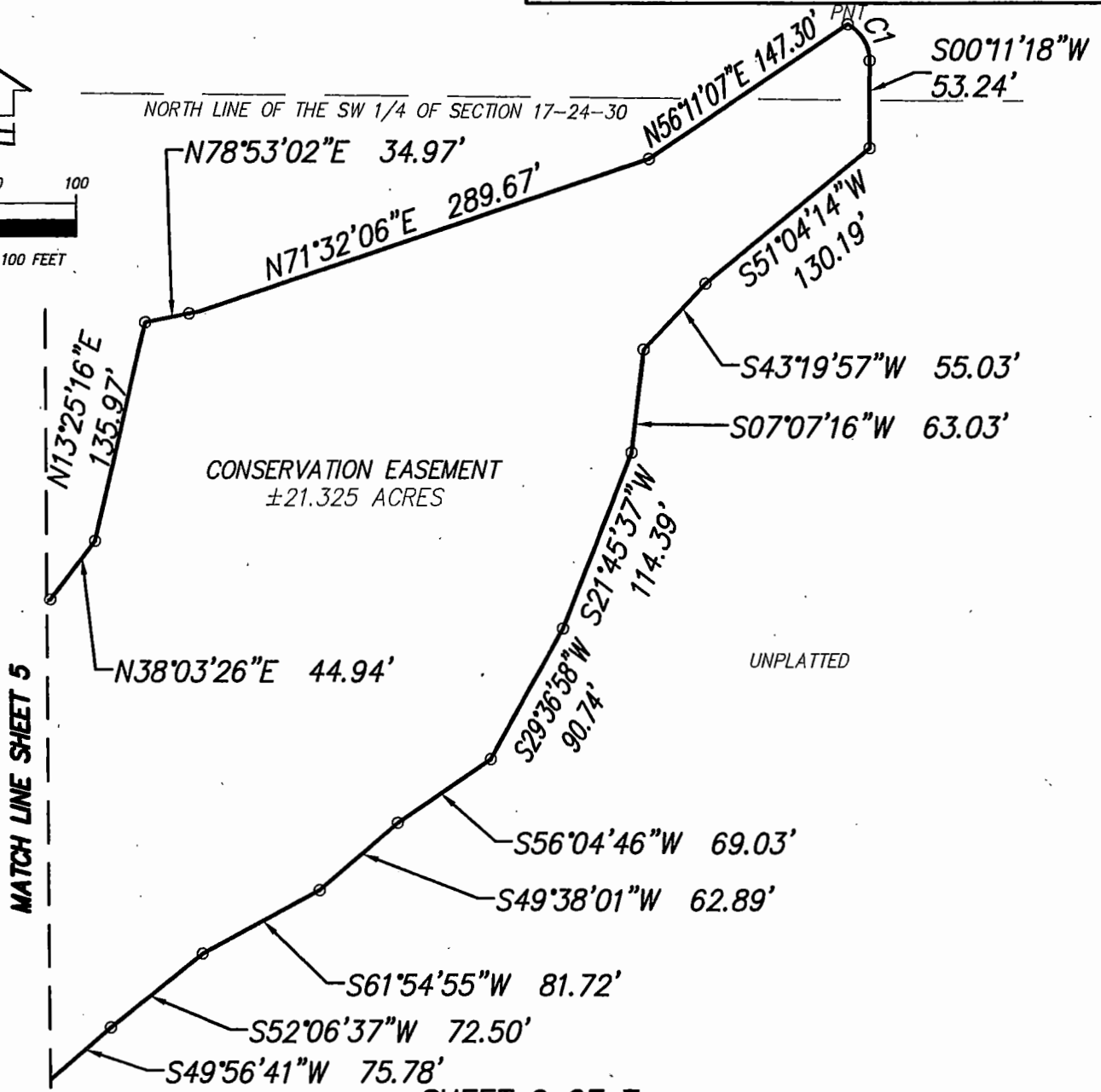
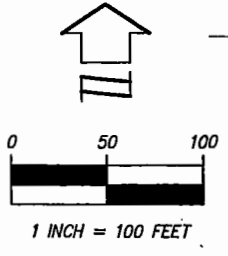
PREPARED FOR:
**TAYLOR MORRISON HOMES
OF FLORIDA, INC.**

DATE: 08/10/18
REV DATE:
SCALE 1" = 100'

PROJ: 50090613
DRAWN BY: WS
CHECKED BY: TT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	27.12'	25.00	62°08'48"	25.81'	S30°53'06"E



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
CONSERVATION EASEMENT

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH,
RANGE 30 EAST

ORANGE COUNTY FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

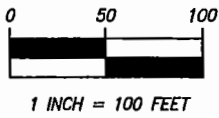
PREPARED FOR:
TAYLOR MORRISON HOMES
OF FLORIDA, INC.

DATE: 08/10/18
REV DATE:
SCALE 1" = 100'

PROJ: 50090613
DRAWN BY: WS
CHECKED BY: TT

Drawing name: C:\Users\wsamalot\AppData\Local\Temp\AcfPublish_8244\APOU1_suresm1t_phase8_consesmnt.dwg DEW desc. & sketch Sheet 6 Dec 03, 2018 10:27am by wsamalot

08/10/2018 10:41:52



MATCH LINE SHEET 4

LOT 78

BLOCK "U", PROSPER COLONY
PB D, PG 105

LOT 79

N29°37'18"E 90.85'

N55°50'03"W 92.63'
N49°20'43"W 110.57'

CONSERVATION EASEMENT
±21.326 ACRES

TRACT LL
WOODLAND PARK PHASE 3
PB 92, PGS 67-76

N25°54'09"W
26.67'

TRACT ZZ
WOODLAND PARK
PHASE 3
PB 92, PGS 67-76

N49°52'08"W 114.44'
N64°31'54"W 107.17'

N89°34'52"W 83.16'

N75°16'06"W 104.92'
S88°35'08"W 117.35'

TRACT S
WOODLAND PARK
PHASE 3
PB 92, PGS 67-76

MATCH LINE SHEET 5

SHEET 7 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

CONSERVATION EASEMENT

SECTIONS 17 AND 18, TOWNSHIP 24 SOUTH,
RANGE 30 EAST

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