

Prepared by and return to:
Fernandez Legal
Attn: Veronica Oakler, Esq., LL.M.
135 W. Central Blvd, Suite 300
Orlando, FL 32801

**AMENDED NON-EXCLUSIVE UNDERGROUND
DRAINAGE PIPE EASEMENT**

THIS AMENDED NON-EXCLUSIVE UNDERGROUND DRAINAGE PIPE EASEMENT is made and entered into this ____ day of _____, 20__, by and among **ORLANDO UTILITIES COMMISSION**, a statutory commission under the laws of the State of Florida, whose address is 500 S. Orange Avenue, Orlando, Florida 32801 ("**OUC**"), the **CITY OF ORLANDO**, a municipal corporation organized and existing under the laws of the State of Florida, the ("**City**"), for the use and benefit of OUC, whose address is 400 S. Orange Ave., Orlando, FL 32802 (OUC and City are collectively referred to herein as "**Grantor**"), and **YUCATAN CFB HOMES LLC**, a Florida limited liability company whose address is 711 N. Orlando Ave., Suite 302, Maitland, FL 32751 ("**Developer**") 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 ("**County**") (Developer and County are collectively referred to herein as "**Grantee**");

WHEREAS, Grantor and Developer previously entered into a Non-Exclusive Underground Drainage Pipe Easement ("**Prior Easement**"), which is recorded in Official Records of Orange County as Document Number 20230703001;

WHEREAS, the Parties seek to amend this Prior Easement, adding the COUNTY herein as a Party and superseding the Prior Easement with this Amended Non-Exclusive Underground Drainage Pipe Easement;

WHEREAS, Grantor is the owner of certain real property located in Orange County, Florida ("**OUC Property**"), by virtue of the instrument recorded in the Public Records of Orange County, Florida, in Official Records Book 409 Page 269;

WHEREAS, OUC has constructed and operates an electric transmission line within the OUC Property;

WHEREAS, Developer has received Final Construction Plan ("**FCP**") approval from the Grantor with respect to the Developer of certain property ("**Developer Property**"), which Developer Property is more particularly described on **Exhibit "A"** attached hereto. A copy of the FCP is attached hereto as **Exhibit "B"**;

WHEREAS, as part of such development, Grantee has requested and the Grantor has agreed to grant an easement to install one 36inch RCP pipe underground to permit Developer to construct and maintain, and County to operate and maintain, certain improvements and Facility (as described herein) within certain property owned by the Grantor ("**Easement Area**"), as more particularly described on **Exhibit "C"** attached hereto, which Facility shall be constructed at the sole cost of the Developer and operated and maintained at the sole cost of the Grantee as described herein. This Easement shall be used by Grantee solely for one underground 36inch RCP pipe ("**Facility**") for

drainage across the OUC Property and related fencing and shrubbery as described herein.

The easement granted under this Non-Exclusive Underground Pipeline Easement shall be subject to the following OUC conditions and requirements:

- Developer has begun construction their Facility, and related fencing and shrubbery as described herein, pursuant to an easement granted by Grantor to Developer which is recorded in OR Document Number 20230703001 and such Facility shall be consistent with OUC approved plans.
- Grantee acknowledges that the easement and property rights being granted under this Non-Exclusive Underground Pipeline Easement are within lands with high voltage electrical lines and that future overhead and/or underground lines may be added in the future.
- Grantee acknowledges that OUC utilizes heavy, high lift aerial bucket trucks with a typical Gross Vehicle Weight Rating (GVWR) of 90,000 pounds. Additionally, Grantee acknowledges that OUC utilizes heavy cranes to install steel poles, and that under certain conditions these vehicles can exert upwards of 5,000 pounds per square foot (PSF) of ground surface loading. Developer's Facility shall be designed with the assumption that the maximum ground surface loading will be located directly above their underground facility. As such, the Facility shall be designed to withstand the weight and traffic generated by said commercial vehicles and equipment.
- Developer shall construct the Facility in a manner that maintains existing ground elevations, and shall compact all excavated areas to greater than 95% compaction in lifts no greater than twelve (12) inches, with Limerock Bearing Ration (LBR) greater than forty (40).
- Grantee shall take reasonable steps to protect the OUC facilities at all times during the performance of any work associated with its drainage pipe installation, operations, and maintenance including maintaining a minimum of fifty (50) feet of clear lateral distance from any OUC pole, and not stockpile any material or spoils piles taller than ten (10) feet above existing grade.
- Grantee shall not alter the grade or permit such alteration anywhere on the Easement Area without the prior express written consent of OUC.

WHEREAS, as shown on the FCP, the OUC Property bisects the Developer Property into two parcels, with residential lots to the West ("**Residential Parcel**") and a drainage pond to the East (the "**Pond**")

NOW, THEREFORE, for and in consideration of the foregoing premises and, the mutual agreement of the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitations.** The above recitations are true and correct, and are incorporated in and made a part of this Easement Agreement.

2. **Grant of Permanent Easement Grant.** The Grantee shall have a perpetual, non-exclusive easement (the "**Maintenance Easement**") to enter onto OUC Property, within the Easement Area, for Developer to construct and maintain, and County to maintain, repair and replace the

Facility as provided herein, including the right to clear and keep clear all trees, undergrowth, and other similar obstructions that may interfere with normal operation or maintenance of the Facility.

3. **Grantor's Reservation of Rights.** Subject to the rights created herein, Grantor expressly reserves (to itself, its successors and assigns) the reasonable right to use, or to grant to others the right to use by virtue of additional licenses, rights-of-way, reservations or easements, any and all portions of the area upon, above, or under the Easement Area and the Property in Grantor's reasonable discretion for any purpose whatsoever not inconsistent with the rights herein granted, including, but not limited to, the right of ingress and egress over and across the Easement Area onto any adjacent or contiguous Grantor property; provided, such right does not unreasonably interfere with Grantee's Permitted Use of the Easement Area pursuant to the terms hereof.

4. **Grantor Covenants.** Grantor covenants that it is the owner in fee simple of the Easement Area, and that Grantor has the right to grant the approvals, privileges, and easements stated herein, and further covenants that the Grantee shall have quiet and peaceful possession, use, and enjoyment of the rights herein granted. Grantor shall not allow others to, engage in any use on the subject property which conflicts with the easements contained herein.

5. **Construction of Facility.** Developer shall construct the Facility in a reasonable and expeditious manner, and in accordance with any specification required by County and approved by OUC. Developer shall act in good faith to install the Facility within the 20-foot drainage easement area shown on the FCP. Additionally, Developer shall install a masonry-type wall along the rear of the lot lines within the lots located on the Developer Property (as shown on the FCP) along the property line between the Developer Property and the OUC Property. Additionally, Developer shall install a commercial-grade, black, chain-link fence along the Easement Area access point adjacent to the lots on either side thereof as agreed to by the parties. The 20-foot chain-link section include decorative shrubbery, planted in front of the chain-link portion of the Developer Property side.

6. **Maintenance.** Upon completion of the Facility, Developer shall maintain all improvements within the Easement Area until approval for maintenance of all or part of the Facility by the County as provided herein, and subject to the requirements of Chapter 34, County Code. Upon such approval by the County, Developer shall continue to maintain the shrubbery, wall, and fences, described in Paragraph 5, at its sole cost and expense and the County shall maintain and operate the Facility constructed by Developer at its sole cost and expense, in accordance with applicable law, permits, and County-wide standards. Notwithstanding anything foregoing to the contrary, the Parties agree that Developer may transfer its maintenance obligations with respect to the shrubbery, wall, and fences hereunder to its HOA as successor in interest without further consent by OUC. Developer may maintain any shrubbery and fences using third party vendors or internal resources, in its sole discretion. Grantee and/or the HOA shall not construct any improvements in the Easement Area or perform any maintenance work within the Easement Area without the prior written consent of OUC, which consent shall not be unreasonably withheld or delayed, except for Grantee Emergency Operations, in which case Grantee may construct temporary improvements in the Easement Area without prior approval but shall provide notice to Grantor as soon as practicable. "Grantee Emergency Operations" shall mean those actions reasonably necessary to prevent or address imminent threats to human health, public safety, property damage, the environment, or the safe and reliable operation of Grantee's stormwater

management facilities.

7. **Successors and Assigns.** All covenants, terms, provisions, and conditions herein contained shall inure to and be binding upon the heirs and/or legal representatives, successors, and assigns of the parties hereto, respectively.

8. **Counterparts.** This Easement Agreement may be executed in the same number of counterparts as there are parties; each of which shall be deemed to be an original and all of which shall together constitute one and the same instrument.

9. **Liability and Indemnity.**

Condition of Easement Area; Indemnity.

Developer hereby assumes all risks for damages, injuries, or loss to either property or persons, caused by, or arising out of, or resulting from, or in any way associated with the installation, construction, use, maintenance, repair or replacement of the Facilities on the Easement Area, prior to the date of County issuance of approval for maintenance. Developer shall indemnify and hold County and Grantor harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the use and occupancy of the Easement Area, prior to the date of County issuance of approval for maintenance, by the Developer, or its HOA as successor in interest, or their respective servants, employees, or agents, excepting, to the extent such claims or damages are due to or caused by the acts of the County or Grantor, or their servants or agents; provided, however, that nothing contained herein shall constitute a waiver of Grantor's sovereign immunity or increase the limitations specified in Section 768.28, Florida Statutes.

County, to the extent permitted by law, will defend, indemnify, and hold harmless Grantor, its affiliates, successors and assigns, and their respective employees, officers, directors, members, managers, and agents from and against any and all claims, suits, judgments, demands, liability, losses, actions, damages, disputes, costs, and expenses, of any nature whatsoever, directly or indirectly, arising from or out of, relating to, or caused in whole or in part by County's negligent use of the Easement Area or exercise of other rights under this Agreement; excepting those acts or omissions arising out of the sole negligence of OUC. Nothing contained herein shall constitute a waiver of County's sovereign immunity or increase the limitations specified in Section 768.28, Florida Statutes.

10. Notwithstanding anything herein to the contrary, City does not assume any contractual obligations described in this Amended Non-Exclusive Underground Drainage Pipe Easement, and Developer, Grantee and OUC so acknowledge and agree to same. The parties further acknowledge that City has no duties, obligations or responsibilities whatsoever with respect to the Lands and any construction, operation or maintenance of any improvements, infrastructure or otherwise on such Lands. The provisions hereof shall inure to and be binding upon the heirs and/or legal representatives, successors and assigns of the parties hereto, respectively.

IN WITNESS WHEREOF the PARTIES has caused these presents to be executed in its name on the day and year first above written.

Signed, sealed and delivered
In our presence:

(Signature of Witness #1)

(Print Name of Witness #1)

(Signature of Witness #2)

(Print Name of Witness #2)

CITY

CITY OF ORLANDO, FLORIDA

a municipal corporation existing under the laws of
the State of Florida (SEAL)

By: _____
Mayor / Mayor Pro Tem

Date: _____

Attest:

_____, City Clerk

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of _ physical presence
or _ online notarization, this ___ day of _____, 20___, by
_____ as Mayor / Mayor Pro Tem, and _____, as City
Clerk, of the City of Orlando, Florida.

Notary Public Signature

Print, Type or Stamp Name of Notary:

(Affix Notary Stamp or Seal)

___ Personally Known or ___ Produced Identification

Type of Identification Produced _____

FOR THE USE AND RELIANCE OF
CITY OF ORLANDO ONLY.

Approved as to form and legality,

Assistant City Attorney
City of Orlando, Florida

Signed, sealed and delivered
in the presence of:

OUC

ORLANDO UTILITIES COMMISSION

(Signature of Witness #1)

(Print Name of Witness #1)

(Signature of Witness #2)

(Print Name of Witness #2)

As to Orlando Utilities Commission

By: _____
CLINT BULLOCK
General Manager & CEO

Date: _____

Attest:

PAULA VELASQUEZ
Assistant Secretary

**Approved by OUC as to Form Other than
Legal Description**

Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared CLINT BULLOCK and PAULA VELAQUEZ respectively, General Manager & CEO and Assistant Secretary of the ORLANDO UTILITIES COMMISSION, a statutory commission under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing instrument on behalf of said ORLANDO UTILITIES COMMISSION, and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, and that the official seal of ORLANDO UTILITIES COMMISSION is duly affixed thereto and the instrument is the act and deed of said Commission.

WITNESS my hand and official seal in the county and state last aforesaid this ____ day of _____, 20__.

(Notarial Seal)

Notary Public (sign)
Print Name:
State of Florida
My Commission Expires:

Signed, sealed and delivered
In the presence of:

DEVELOPER

YUCATAN CFB HOMES, LLC, a Florida
limited liability company

(Signature of Witness #1)

(Print Name of Witness #1)

(Signature of Witness #2)

(Print Name of Witness #2)

By: _____

Print Name: _____

Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by means of __ physical presence or __ online notarization, by _____ as _____, of YUCATAN CFB HOMES, LLC, a Florida limited liability company, who is personally known to me and who did (did not) take an oath.

(Notary Seal)

Notary Public Signature

Print Notary Name:

My Commission Expires

COUNTY

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Jerry L. Demings

Orange County Mayor

Dated: _____

ATTEST:

Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County Commissioners

By: _____

Deputy Clerk

Printed Name

EXHIBIT "A"
DEVELOPER PROPERTY

In Section 27, Township 22 South, Range 30 East, West 1/2 of East 1/2 of Northeast 1/4 (less 75 foot strip sold to Orlando Utilities and less North 330 feet of West 330 feet, and less beginning Southwest corner of Northwest 1/4 of Southeast 1/4 of Northeast 1/4, run East 667.88 feet, North 150 feet, West 372.77 feet to West right-of-way of Orlando Utilities strip, North 15 degrees West along right-of-way to West line of East 1/2 of Northeast 1/4, thence South to beginning, and less Northeast 1/4 of Northwest 1/4 of Northeast 1/4 of Northeast 1/4 and less North 198 feet of South 1/2 of Northwest 1/4 of Northeast 1/4 of Northeast 1/4, and less beginning 198 feet South of Northeast corner of South 1/2 of Northwest 1/4 of Northeast 1/4 of Northeast 1/4, run South 400 feet, West 230 feet, North 400 feet, East 230 feet, to Point of Beginning)
AND

Beginning Southwest corner of Northwest 1/4 of Southeast 1/4 of Northeast 1/4 of Section, thence run South to South line of Section, thence West 135.5 feet North to a point West of beginning, thence East 135.5 feet to Point of Beginning.

Less: That portion thereof conveyed in Official Records Book 4371, Page 943.

Less: That portion thereof that lies within the Southeast 1/4 of Section 27, Township 22 South, Range 30 East, Orange County, Florida.

Less: Any portion that lies in Road right of way. AND

In Section 27, Township 22 South, Range 30 East, Begin 30 feet West of the Northwest corner of East 1/4 of Southeast 1/4, run South 124.19 feet along road right-of-way to Yucatan Drive, South 71 degrees West 321.98 feet, Southerly along curve 186.91 feet, North 32 degrees West 376.99 feet, East to Point of Beginning (less 75 foot right-of-way to Orlando Utilities Commission), lying in Orange County, Florida.

EXHIBIT “B”
Final Construction Plan (“FCP”)

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE PAVEMENT	10,000	SQ. YD.	1.50	15,000.00
2	ASPHALT PAVEMENT	5,000	SQ. YD.	1.20	6,000.00
3	GRAVEL	2,000	CY	1.00	2,000.00
4	LANDSCAPING	100	SQ. YD.	1.00	100.00
5	PAINT	100	GA.	1.00	100.00
6	IRONING	100	GA.	1.00	100.00
7	CONCRETE CURB	100	LINEAL FT.	1.00	100.00
8	ASPHALT CURB	100	LINEAL FT.	1.00	100.00
9	GRAVEL CURB	100	LINEAL FT.	1.00	100.00
10	LANDSCAPING	100	SQ. YD.	1.00	100.00
11	PAINT	100	GA.	1.00	100.00
12	IRONING	100	GA.	1.00	100.00
13	CONCRETE CURB	100	LINEAL FT.	1.00	100.00
14	ASPHALT CURB	100	LINEAL FT.	1.00	100.00
15	GRAVEL CURB	100	LINEAL FT.	1.00	100.00
16	LANDSCAPING	100	SQ. YD.	1.00	100.00
17	PAINT	100	GA.	1.00	100.00
18	IRONING	100	GA.	1.00	100.00
19	CONCRETE CURB	100	LINEAL FT.	1.00	100.00
20	ASPHALT CURB	100	LINEAL FT.	1.00	100.00
21	GRAVEL CURB	100	LINEAL FT.	1.00	100.00
22	LANDSCAPING	100	SQ. YD.	1.00	100.00
23	PAINT	100	GA.	1.00	100.00
24	IRONING	100	GA.	1.00	100.00
25	CONCRETE CURB	100	LINEAL FT.	1.00	100.00
26	ASPHALT CURB	100	LINEAL FT.	1.00	100.00
27	GRAVEL CURB	100	LINEAL FT.	1.00	100.00
28	LANDSCAPING	100	SQ. YD.	1.00	100.00
29	PAINT	100	GA.	1.00	100.00
30	IRONING	100	GA.	1.00	100.00
31	CONCRETE CURB	100	LINEAL FT.	1.00	100.00
32	ASPHALT CURB	100	LINEAL FT.	1.00	100.00
33	GRAVEL CURB	100	LINEAL FT.	1.00	100.00
34	LANDSCAPING	100	SQ. YD.	1.00	100.00
35	PAINT	100	GA.	1.00	100.00
36	IRONING	100	GA.	1.00	100.00
37	CONCRETE CURB	100	LINEAL FT.	1.00	100.00
38	ASPHALT CURB	100	LINEAL FT.	1.00	100.00
39	GRAVEL CURB	100	LINEAL FT.	1.00	100.00
40	LANDSCAPING	100	SQ. YD.	1.00	100.00
41	PAINT	100	GA.	1.00	100.00
42	IRONING	100	GA.	1.00	100.00
43	CONCRETE CURB	100	LINEAL FT.	1.00	100.00
44	ASPHALT CURB	100	LINEAL FT.	1.00	100.00
45	GRAVEL CURB	100	LINEAL FT.	1.00	100.00
46	LANDSCAPING	100	SQ. YD.	1.00	100.00
47	PAINT	100	GA.	1.00	100.00
48	IRONING	100	GA.	1.00	100.00
49	CONCRETE CURB	100	LINEAL FT.	1.00	100.00
50	ASPHALT CURB	100	LINEAL FT.	1.00	100.00
51	GRAVEL CURB	100	LINEAL FT.	1.00	100.00
52	LANDSCAPING	100	SQ. YD.	1.00	100.00
53	PAINT	100	GA.	1.00	100.00
54	IRONING	100	GA.	1.00	100.00
55	CONCRETE CURB	100	LINEAL FT.	1.00	100.00
56	ASPHALT CURB	100	LINEAL FT.	1.00	100.00
57	GRAVEL CURB	100	LINEAL FT.	1.00	100.00
58	LANDSCAPING	100	SQ. YD.	1.00	100.00
59	PAINT	100	GA.	1.00	100.00
60	IRONING	100	GA.	1.00	

EXHIBIT "C"
EASEMENT AREA

EXHIBIT "C-1"
EASEMENT AREA

SKETCH OF DESCRIPTION
DRAINAGE EASEMENT
YUCATAN GARDENS

A PORTION OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 30 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 27, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 27, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE PLAT OF FORSYTH OAKS, AS RECORDED IN PLAT BOOK 35, PAGE 45 OF THE PUBLIC RECORDS OF SAID ORANGE COUNTY; THENCE SOUTH 89°48'00" WEST ALONG THE NORTH LINE OF THE OF SAID SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$, SAID LINE ALSO BEING THE SOUTHERLY LINE OF 150-FOOT ORANGE COUNTY DRAINAGE EASEMENT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1898, PAGE 778 OF THE PUBLIC RECORDS OF SAID ORANGE COUNTY, A DISTANCE OF 254.59 FEET TO THE POINT OF INTERSECTION OF SAID ORANGE COUNTY DRAINAGE EASEMENT RIGHT-OF-WAY AND A 75 FOOT ORLANDO UTILITIES COMMISSION (PARCEL ID 27-22-3030-0000-00-069); THENCE SOUTH 15°22'46" EAST ALONG THE EASTERLY LINE OF SAID 75 FOOT ORLANDO UTILITIES COMMISSION, A DISTANCE OF 125.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 15°22'46" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EASTERLY LINE SOUTH 74°37'14" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID 75 FOOT ORLANDO UTILITIES COMMISSION; THENCE NORTH 15°22'46" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID WESTERLY LINE RUN NORTH 74°37'14" EAST, A DISTANCE OF 75.00 FEET RETURNING TO THE POINT OF BEGINNING.
CONTAINING 1,500.00 SQUARE FEET OR 0.0344 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. BEARINGS SHOWN HEREON ARE BASED ON N LINE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ SEC 27-22-30, WHICH BEARS S89°48'00", PER ASSUMED

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

THIS IS NOT A SURVEY.

DRAINAGE EASEMENT
YUCATAN GARDENS

A PORTION OF SECTION 27,
TOWNSHIP 22 SOUTH,
RANGE 30 EAST

ORANGE COUNTY, FLORIDA

JOB NO.:	DATE	REVISIONS	TECH
YUCATAN			
SCALE: 1" = 50'			
FIELD DATE: N/A			
FIELD BY: N/A			
DRAWN BY: TKC			
APPROVED BY: EGT			
DRAWING FILE #			
YUCATAN DE SOD_RECORDER.DWG			

ASM

AMERICAN SURVEYING
& MAPPING, INC.

NDDS NATIONAL DUE
DILIGENCE SERVICES

221 Circle Drive, Maitland, FL 32751
407 426 7979

americanurveyingandmapping.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



E. GLENN TURNER, PSM #5843

DATE:

SKETCH OF DESCRIPTION

DRAINAGE EASEMENT

YUCATAN GARDENS

A PORTION OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 30 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

150 FOOT ORANGE COUNTY
DRAINAGE EASEMENT ROW
ORB 1898, PG 778

S LINE ORANGE COUNTY DRAINAGE EASEMENT ROW

S89°48'00"W 254.59'

N LINE SW 1/4 OF THE SE 1/4
OF THE NE 1/4 SEC 27-22-30

POC

THE NE CORNER OF THE
SW 1/4 OF THE SE 1/4
OF THE NE 1/4 SEC 27-22-30
AND THE NW CORNER
FORSYTH OAKS
PG 35, PG 45

EASTERN LINE CITY OF ORLANDO
ORLANDO UTILITIES COMMISSION
S15°22'46"E 125.06'
CITY OF ORLANDO
75 FOOT
ORLANDO UTILITIES COMMISSION
PARCEL ID 27-22-30-30-0000-00-069

POB

Line Table		
Line #	Direction	Length
L1	S15°22'46"E	20.00'
L2	S74°37'14"W	75.00'
L3	N15°22'46"W	20.00'
L4	N74°37'14"E	75.00'

FORSYTH OAKS
PG 35, PG 45

SHEET 2 OF 2 -- NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.

LEGEND AND ABBREVIATIONS

LB	LICENSED BUSINESS	PG	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER	ROW	RIGHT-OF-WAY
POC	POINT OF COMMENCEMENT		
POB	POINT OF BEGINNING		
PR	PLAT BOOK		
ORB	OFFICIAL RECORDS BOOK		

ASM AMERICAN
SURVEYING
& MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

11971 Mowbray Blvd, Suite 200, Orlando, FL 32812 americanmapping.com 407-421-7777