



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: February 18, 2019

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

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

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

CONTACT PERSON: **Paul Sladek, Manager**

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

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

PROJECT: Palm Parkway Connector

District 1

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

ITEMS: Special Warranty Deeds (2)
Cost: Donation
Total size: 3.984 acres

Slope Easement
Cost: Donation
Total size: 30,819 square feet

Transit, Pedestrian and Utility Easement

Cost: Donation
Total size: 23,078 square feet

Pedestrian and Landscape Easement

Cost: Donation
Total size: 10,935 square feet

Temporary Construction Easements (2)

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

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

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

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

Grantor to pay all closing costs and prorated taxes.

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

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

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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

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

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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

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

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "A"

to Special Warranty Deed

Legal Description

(Parcels 105B and 105C)

[See attached Sketch and Legal Descriptions]

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

PARCEL 105B

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


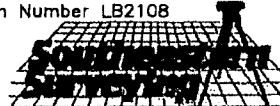
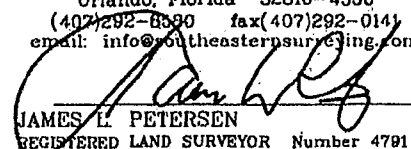
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent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

Containing 1.908 acres, more or less.

SURVEYORS REPORT

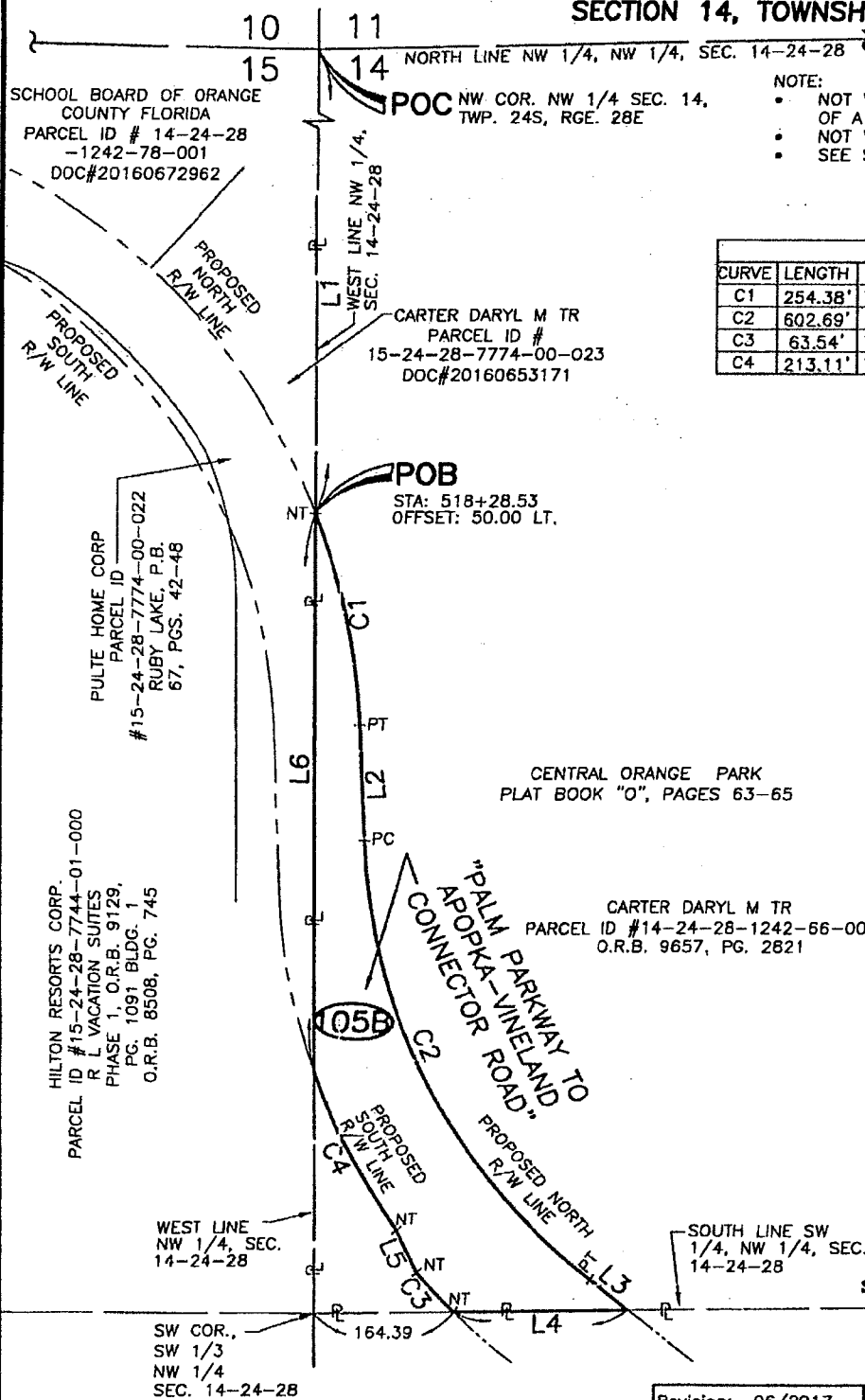
1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in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

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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG		Certification Number LB2108 51599084  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8300 fax (407)292-0141 email: info@southeasternsurveying.com  JAMES E. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 200'	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

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

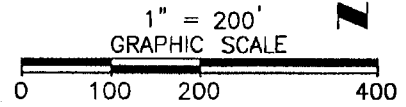
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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

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

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



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



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

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

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

THIS IS NOT A SURVEY.

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

PARCEL 105C

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


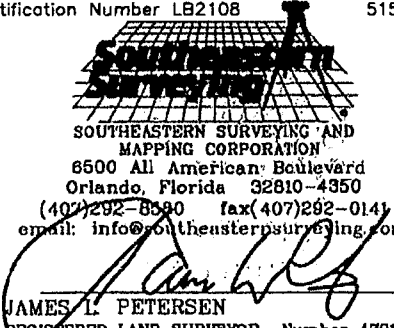
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2650.80 feet along the West line of said Northwest quarter to the Southwest quarter corner of said Northwest quarter of Section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

Containing 7,506 square feet more or less.

SURVEYORS REPORT

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

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

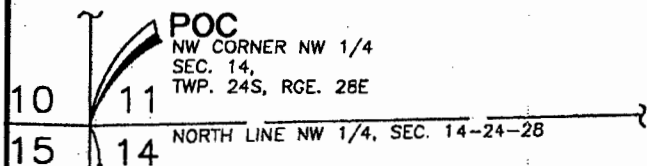
DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599103
	Job Number: 51599	Scale: 1" = 60'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
SHEET 1 OF 2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

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LEGEND

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



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

REDGATE AVENUE
 (VACATED) 60' RIGHT OF WAY

2650.80'

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

CHURCH STREET
 (VACATED) 60' RIGHT OF WAY

18.00'

105C

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

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

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

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

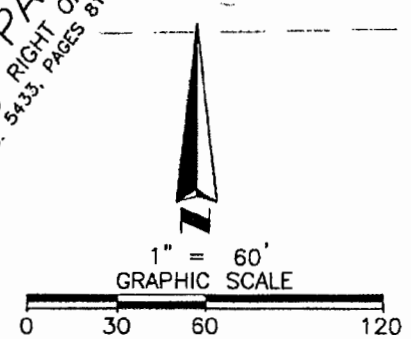
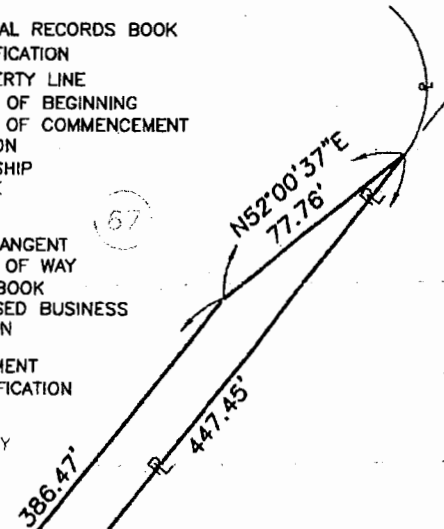
SOUTH LINE NW 1/4, SEC 14-24-28

S89°27'15"W
 23.22'

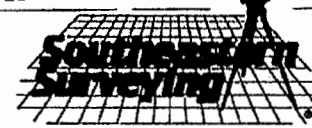
N38°37'33"E

S38°37'33"W

PROPOSED R/W LINE
 EXISTING WESTERLY R/W LINE
PALM PARKWAY
 130.00' RIGHT OF WAY
 O.R.B. 3433, PAGES 819-826



GRAYDON AVENUE
 (VACATED)
 30' RIGHT OF WAY



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

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

THIS IS NOT A SURVEY.

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

Revision: 06/2017

Address Comments

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

FEB 27 2019

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

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

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

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

PROJECT: PALM PARKWAY CONNECTOR

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

Signed, sealed and delivered in the presence of:

Witness 1 sign: [Signature]

Witness 1 print name: Joan M Fisher

Witness 2 sign: [Signature]

Witness 2 print name: Emily Brown

Grantor:

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

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

STATE OF FLORIDA
COUNTY OF ORANGE

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

(NOTARY SEAL)

[Signature]
Notary Public Signature

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



PROJECT: PALM PARKWAY CONNECTOR

Exhibit "A"

to Special Warranty Deed

Legal Description

(Parcel 105A)

[See attached Sketch and Legal Descriptions]

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

PARCEL 105A

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

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


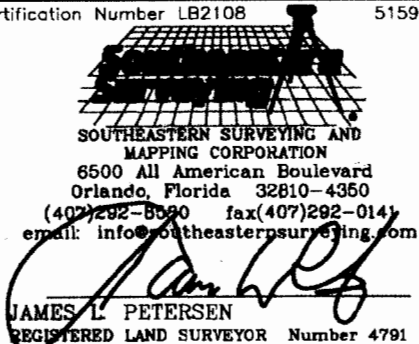
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 1.904 acres, more or less.

SURVEYORS REPORT

- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
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- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.
Not valid without sheet 2

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

DESCRIPTION 	Date:	June 23, 2014 CBvG	Certification Number LB2108 51599058  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8000 fax(407)292-0141 email: info@theeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791		
	Job Number:	51599		Scale:	1" = 200'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.				
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH					

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

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

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

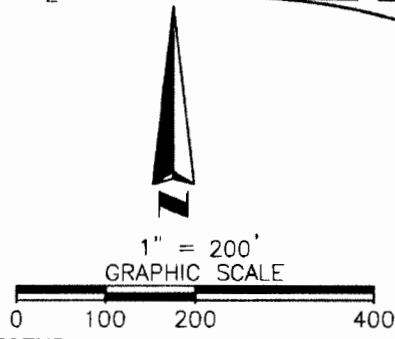
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

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

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

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



LEGEND

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

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

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

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

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

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

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

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

POB
 STA: 503+60.34
 OFFSET: 50.00 LT.

PALM PARKWAY TO APOPKA-VINELAND
 CONNECTOR ROAD

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

MUNGER LAND COMPANY
 PLAT BOOK "E", PAGE 22

PULTE HOME CORP
 PARCEL ID # 15-24-28-7774-00-022
 RUBY LAKE, P.B. 67, PGS. 42-48
 SW COR.,
 NE 1/4, NE 1/4
 SEC. 15-24-28

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

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

THIS IS NOT A SURVEY.

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

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

Revision: 06/2017

Address Comments

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

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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

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

SLOPE EASEMENT

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered in the presence of:

“GRANTOR”

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

Witness 1 sign: [Signature]

Witness 1 print name: Joan M Fisher

Witness 2 sign: [Signature]

Witness 2 print name: Emily Brown

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

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

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

(NOTARY SEAL)

[Signature]
Notary Public Signature
Joan M Fisher

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



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "A"

to Slope Easement

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

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

ESTATE: Perpetual Easement
 PURPOSE: 20' Slope Easement

PARCEL 805E

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


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

Containing 21,634 square feet more or less.

SURVEYORS REPORT

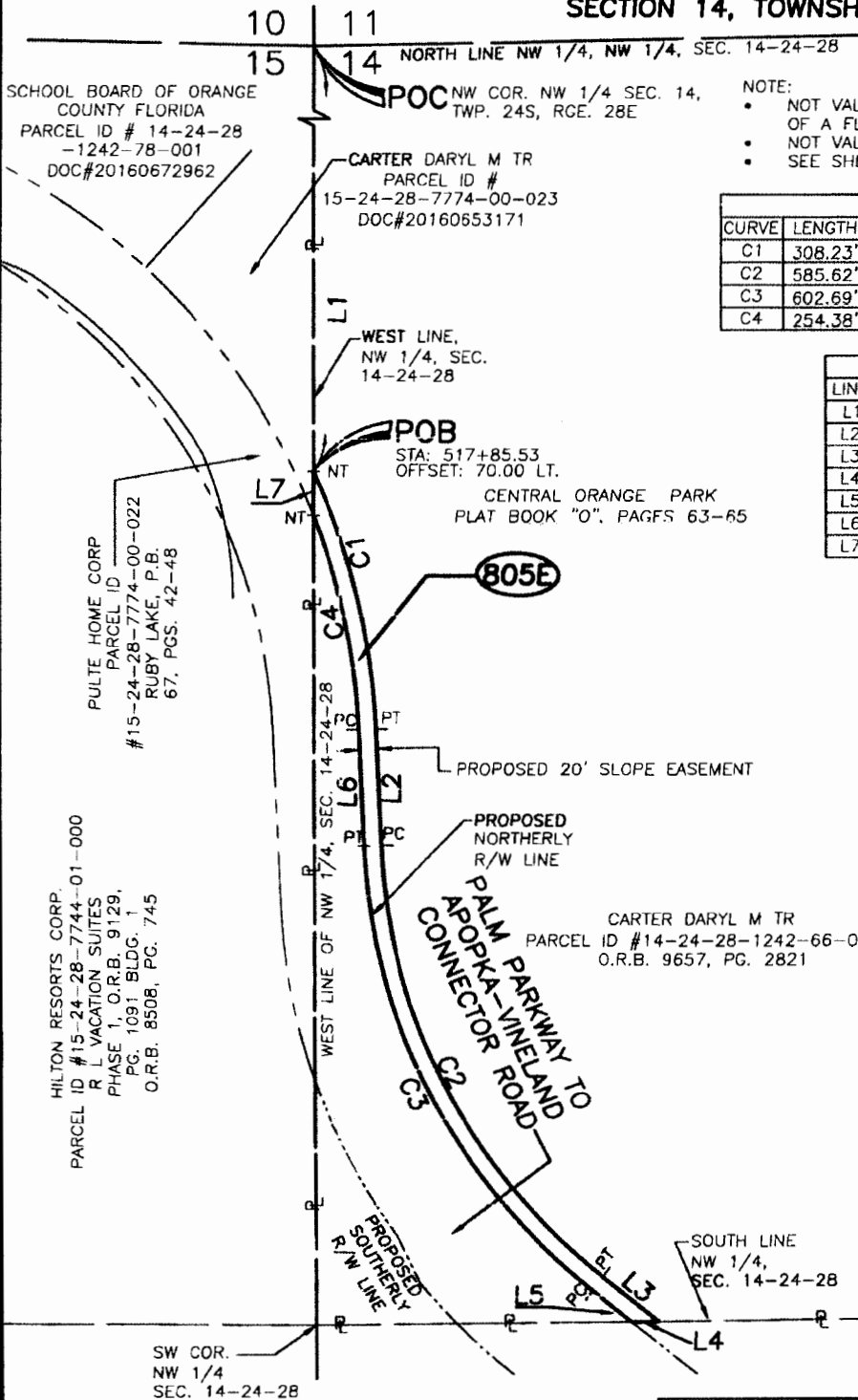
1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in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

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

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

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

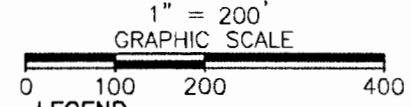
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



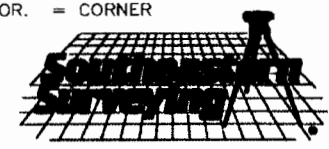
- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1
 - SEE SHEETS 13-16 OF RIGHT OF WAY MAPS.

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

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



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



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

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

THIS IS NOT A SURVEY.

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

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

PARCEL 805N

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


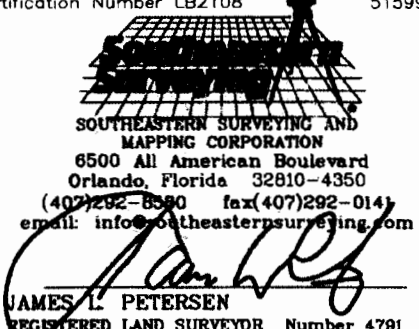
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 368.38 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15"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

Containing 2,584 square feet more or less.

SURVEYORS REPORT

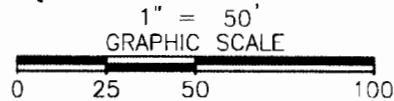
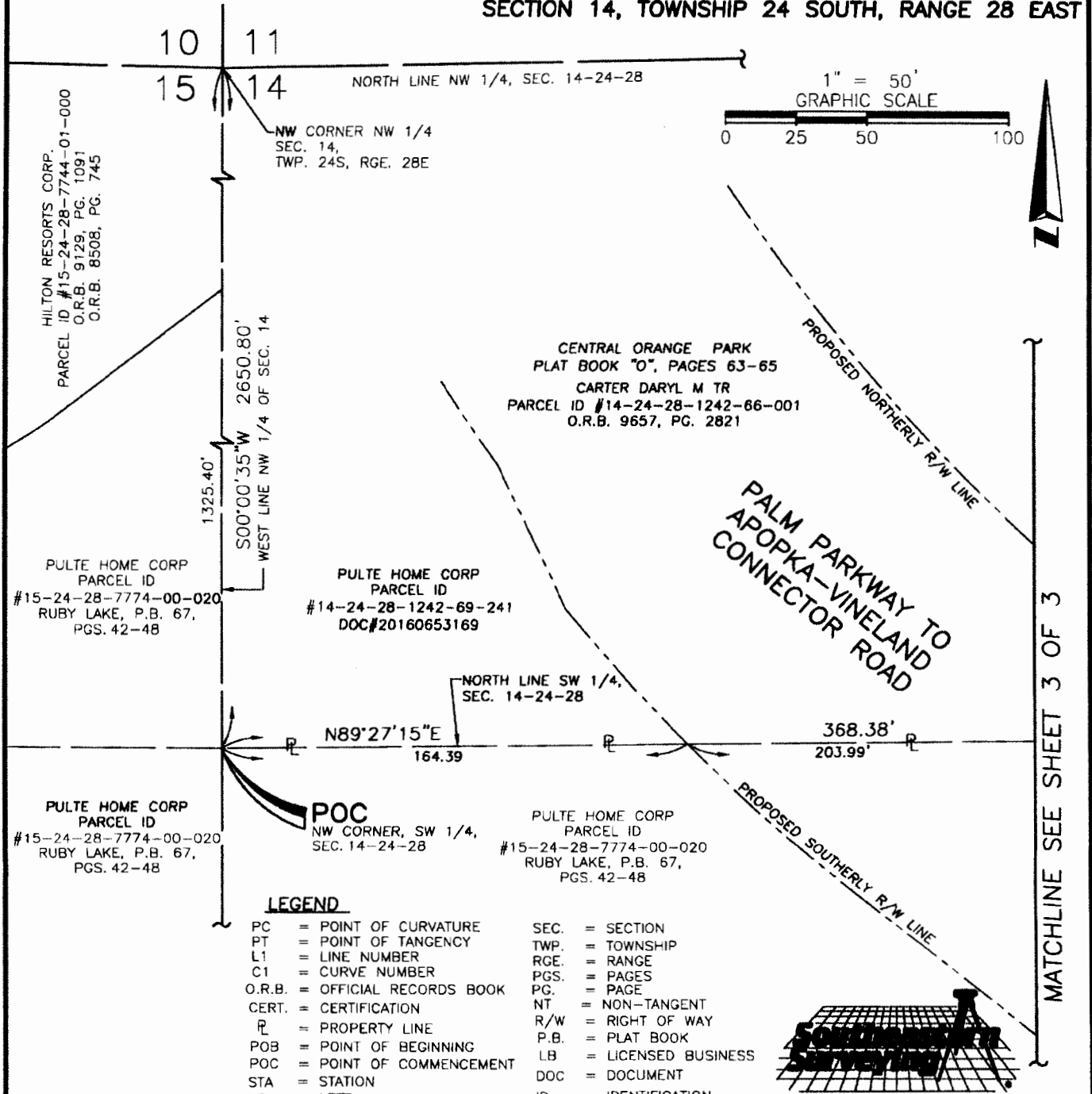
- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in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

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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599097
	Job Number: 51599	Scale: 1" = 50'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



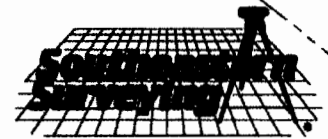
MATCHLINE SEE SHEET 3 OF 3

LEGEND

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

NOTE:

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



SOUTHEASTERN SURVEYING & MAPPING CORP.
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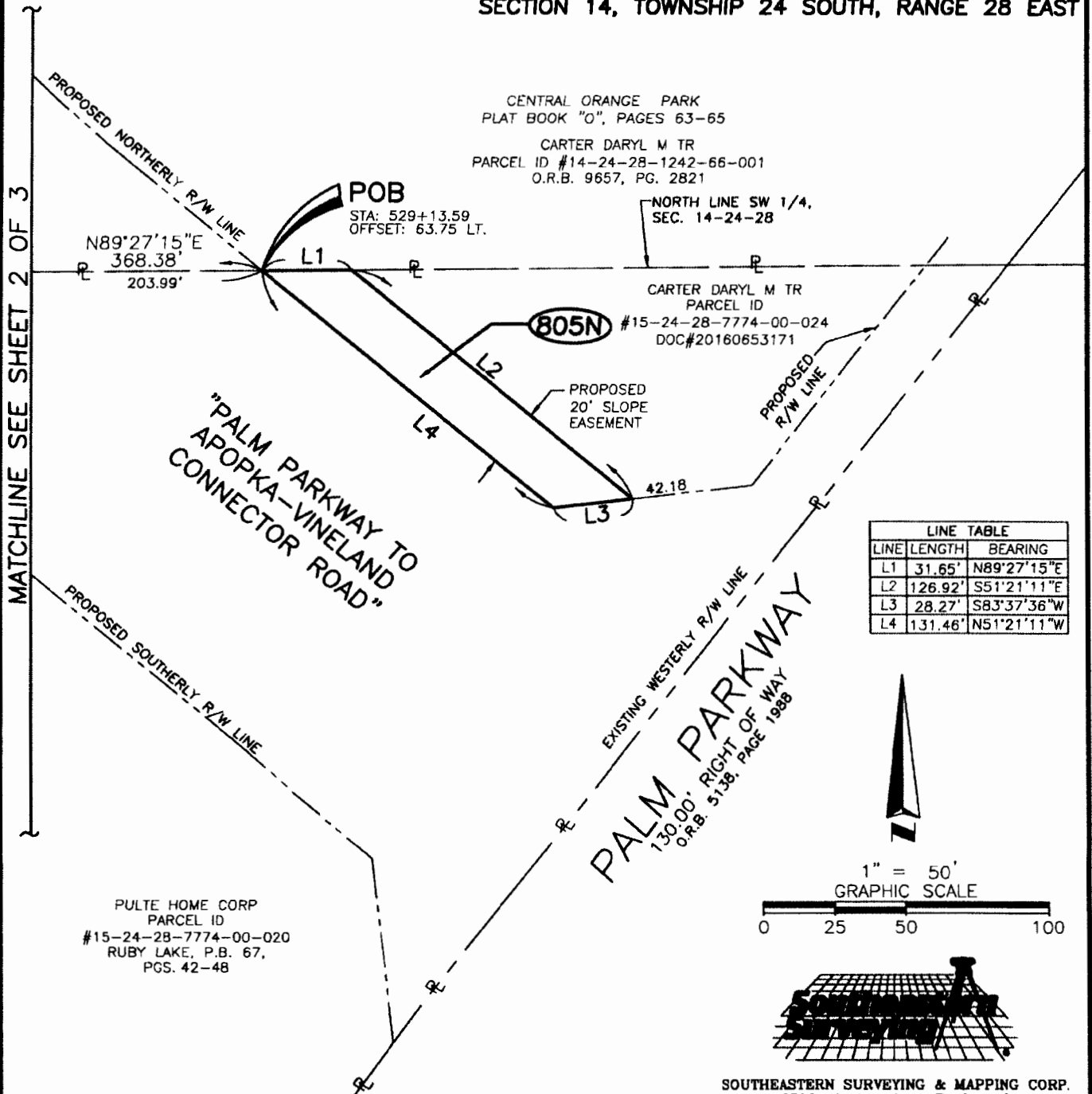
Drawing No: 51599097
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

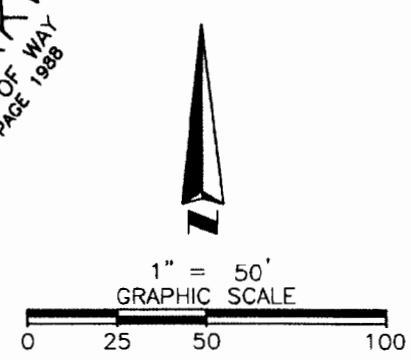
Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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



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

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

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

THIS IS NOT A SURVEY.

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

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

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

PARCEL 805P


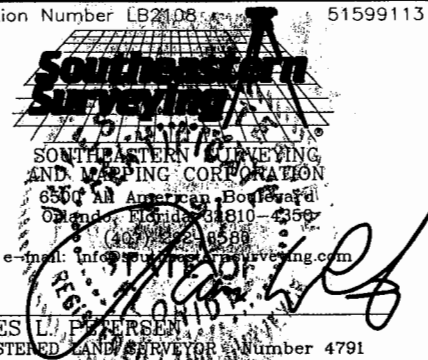
A portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

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

Containing 6601 square feet, more or less.

SURVEYOR'S REPORT:

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

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

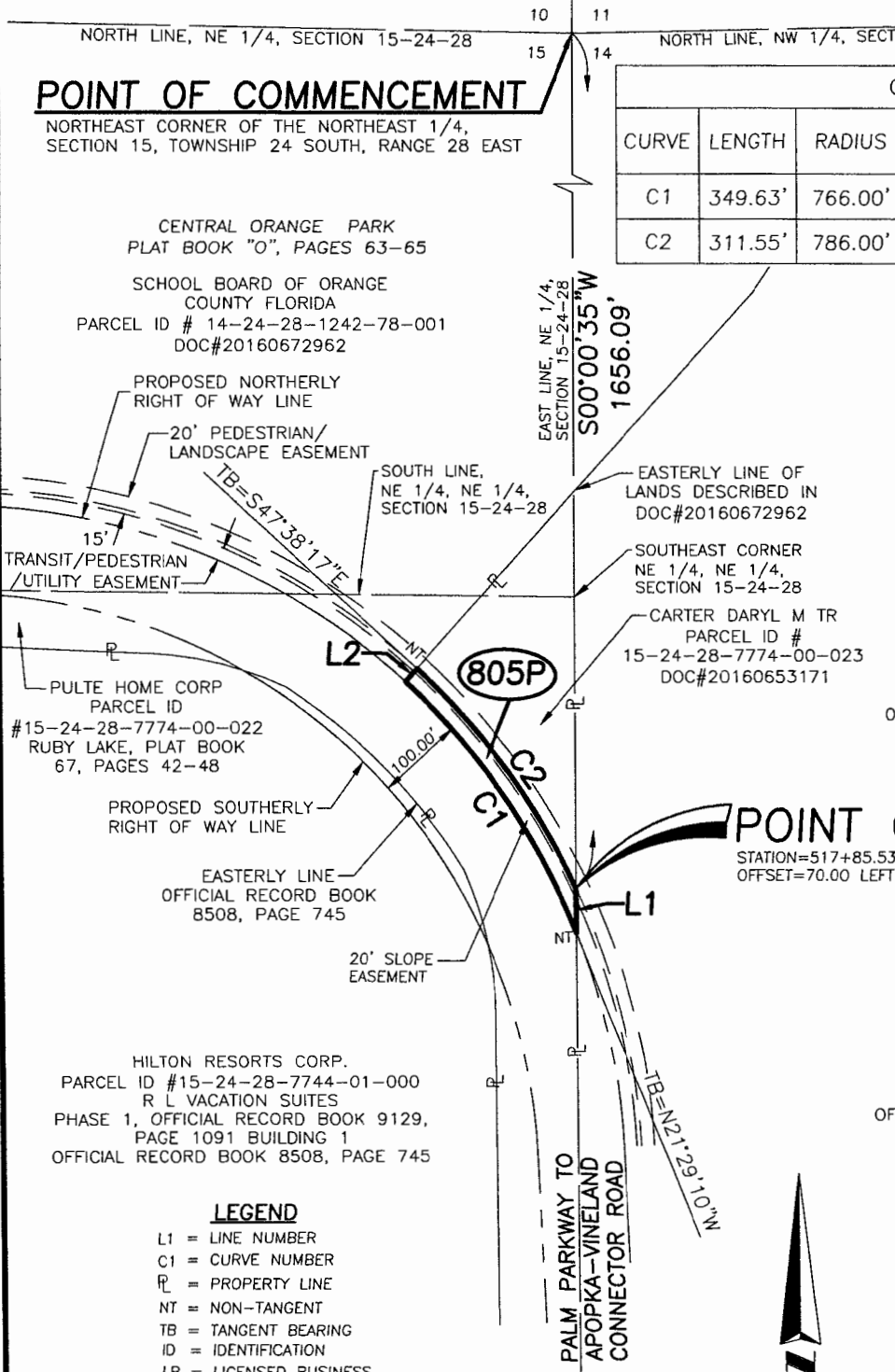
SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805P

POINT OF COMMENCEMENT

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

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

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



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

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

PROPOSED NORTHERLY
 RIGHT OF WAY LINE

20' PEDESTRIAN/
 LANDSCAPE EASEMENT

TRANSIT/PEDESTRIAN/
 UTILITY EASEMENT

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

EAST LINE, NE 1/4,
 SECTION 15-24-28
 S00°00'35"W
 1656.09'

EASTERLY LINE OF
 LANDS DESCRIBED IN
 DOC#20160672962

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

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

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

PROPOSED SOUTHERLY
 RIGHT OF WAY LINE

EASTERLY LINE
 OFFICIAL RECORD BOOK
 8508, PAGE 745

20' SLOPE
 EASEMENT

POINT OF BEGINNING

STATION=517+85.53
 OFFSET=70.00 LEFT

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

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

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

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

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

LEGEND

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

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

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

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



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

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "B"

to Slope Easement

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

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

PARCEL 103

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


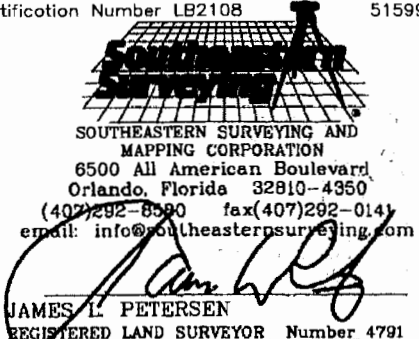
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance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

Containing 2.020 acres, more or less.

SURVEYORS REPORT

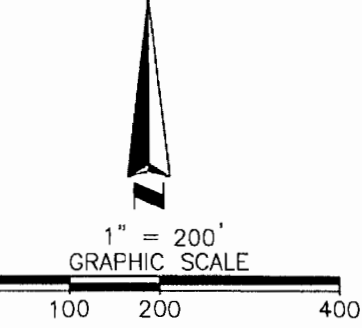
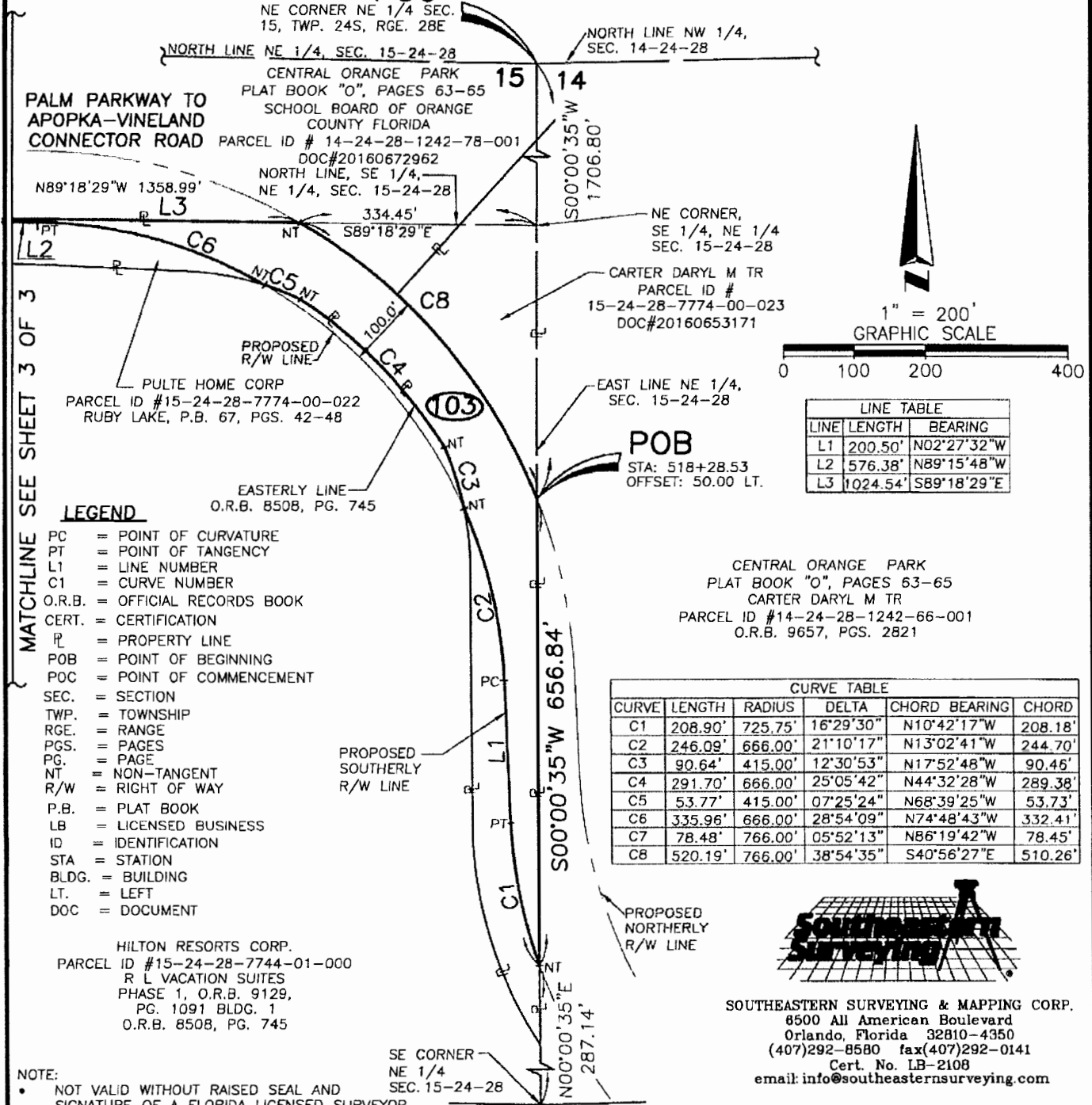
- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the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

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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599062
	Job Number: 51599	Scale: 1" = 200'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

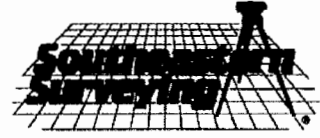


LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

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

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

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



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

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

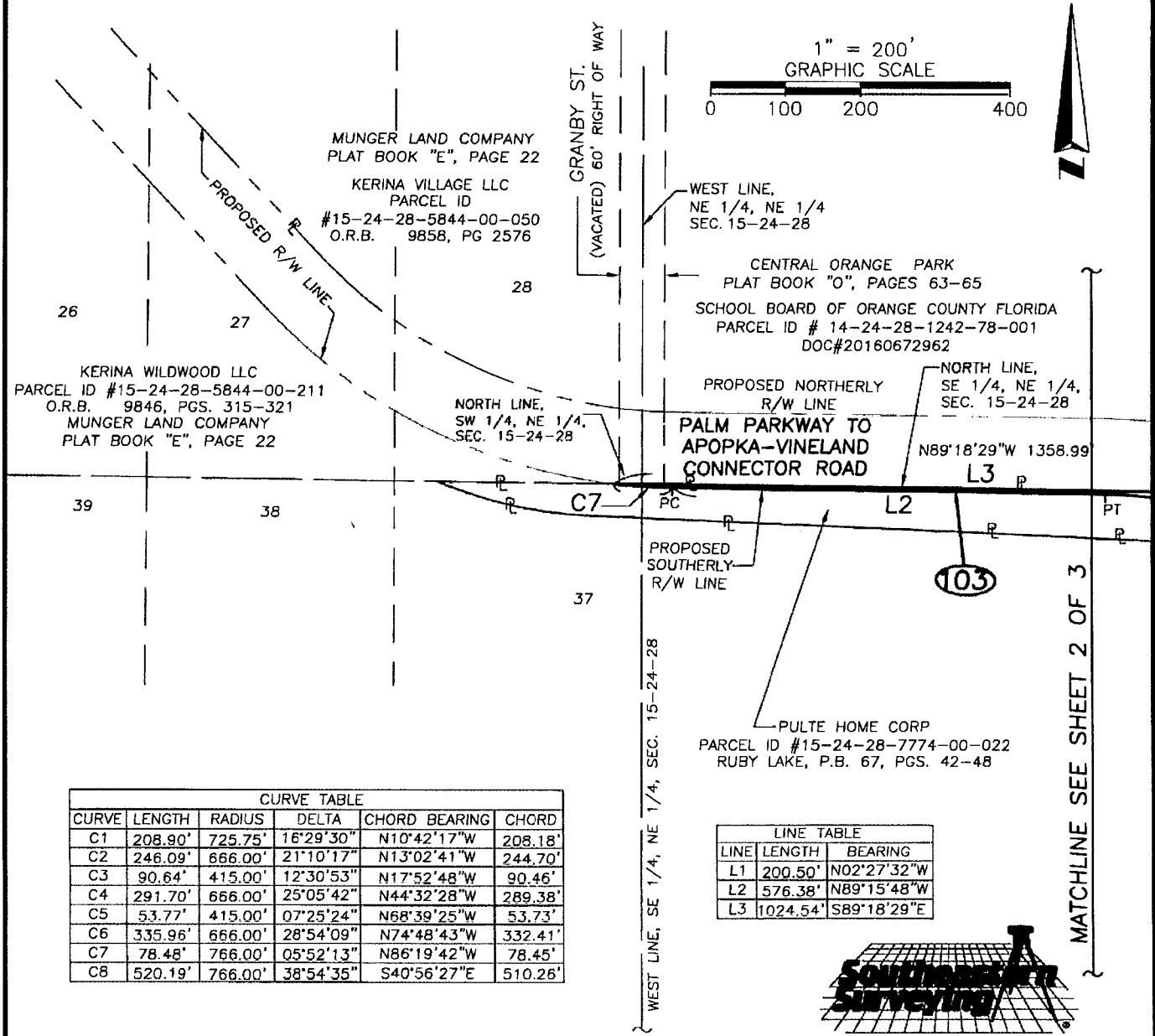
Drawing No: 51599062
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

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

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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

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



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 Cert. No. LB-2108
 email: info@southeasternsurveying.com

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

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

THIS IS NOT A SURVEY.

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

MATCHLINE SEE SHEET 2 OF 3

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

ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 105B

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


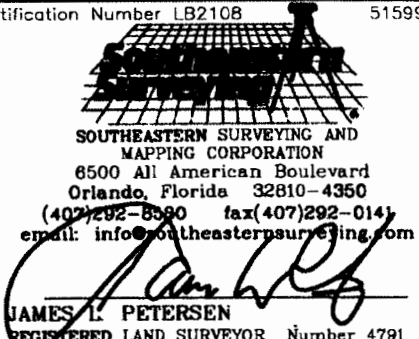
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent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

Containing 1.908 acres, more or less.

SURVEYORS REPORT

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

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

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

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

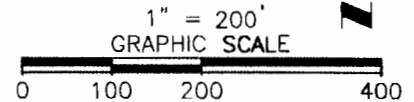
SCHOOL BOARD OF ORANGE COUNTY FLORIDA
PARCEL ID # 14-24-28
-1242-78-001
DOC#20160672962

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

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

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

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



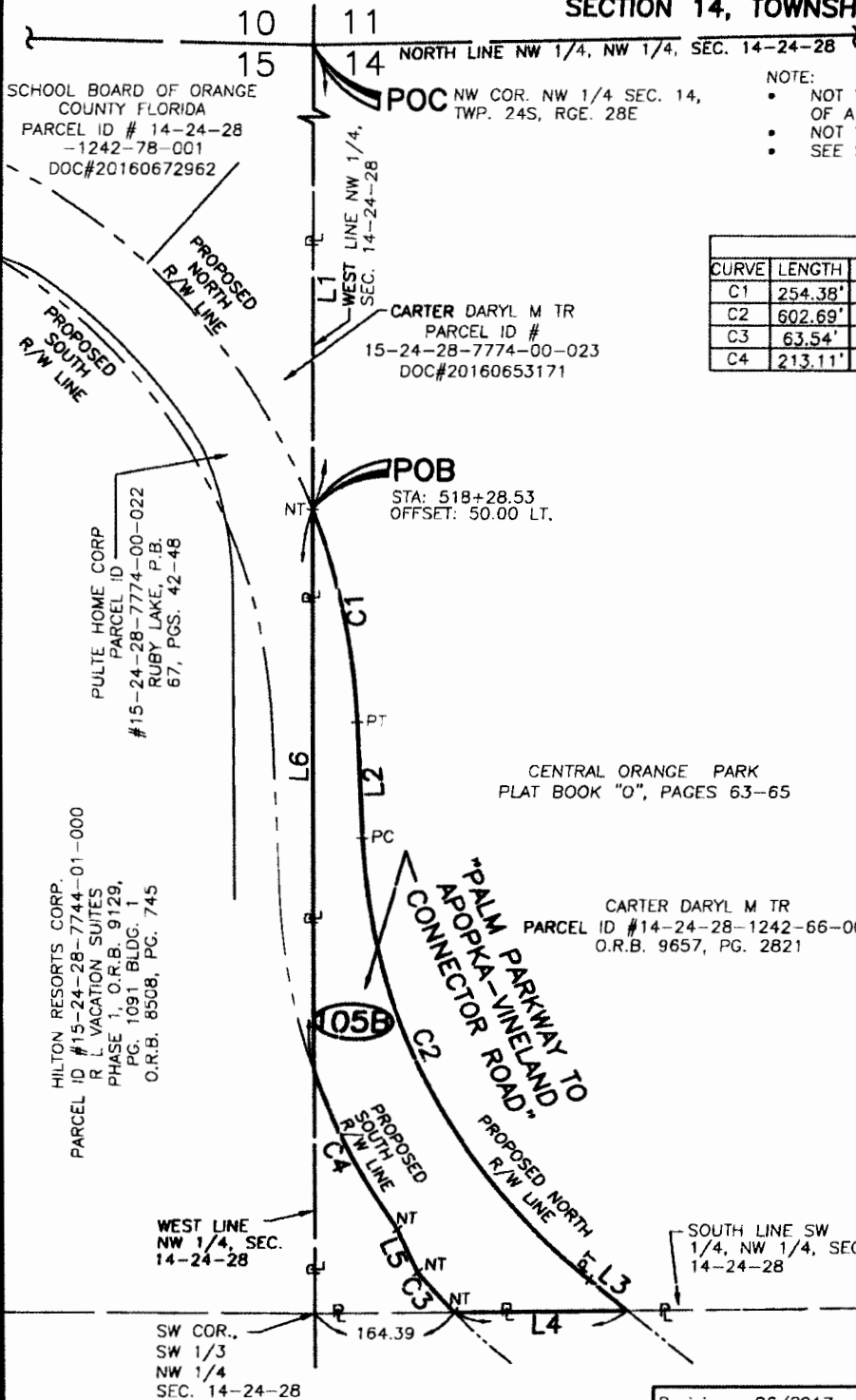
LEGEND

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



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

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



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

THIS IS NOT A SURVEY.

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

PARCEL 105C

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


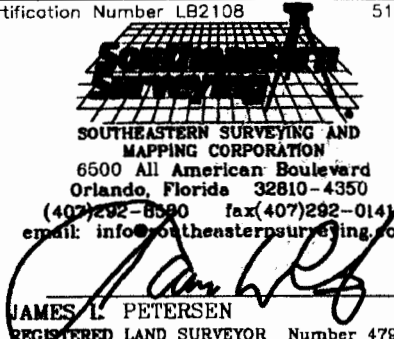
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2650.80 feet along the West line of said Northwest quarter to the Southwest quarter corner of said Northwest quarter of Section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


Containing 7,506 square feet more or less.

SURVEYORS REPORT

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

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

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

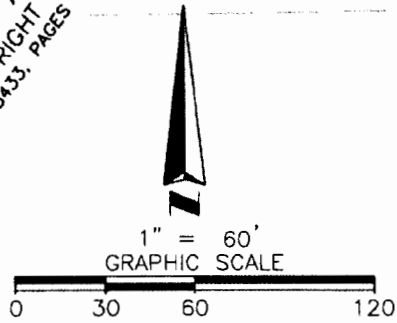
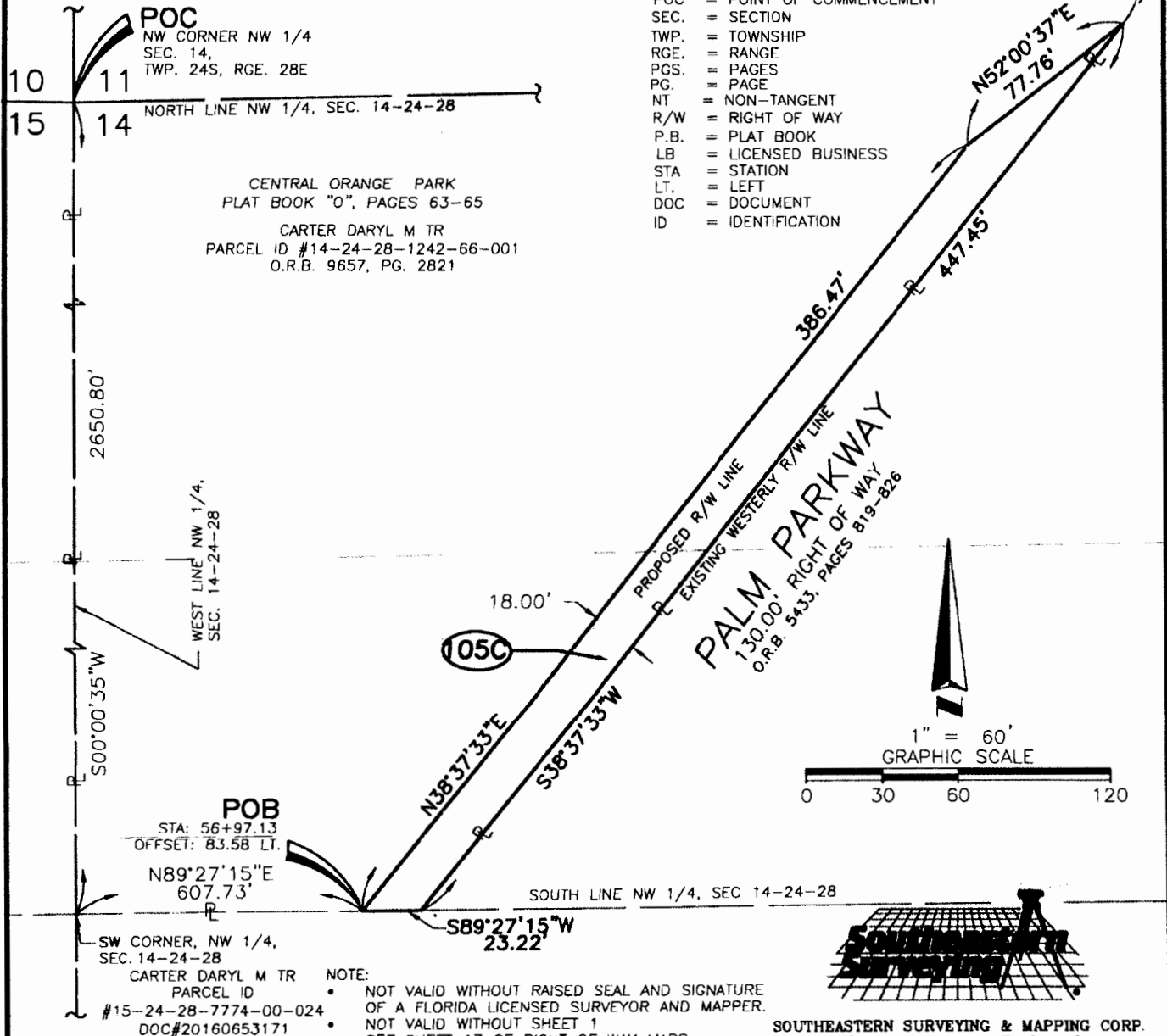

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8590 fax(407)292-0141
 email: info@southeasternsurveying.com

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LEGEND

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



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

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

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

THIS IS NOT A SURVEY.

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

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

ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 106

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


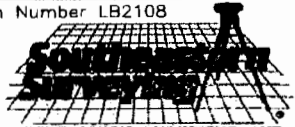
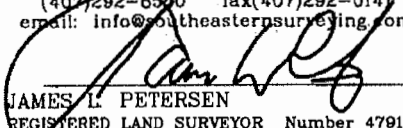
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15"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

Containing 1.000 acres, more or less.

SURVEYORS REPORT

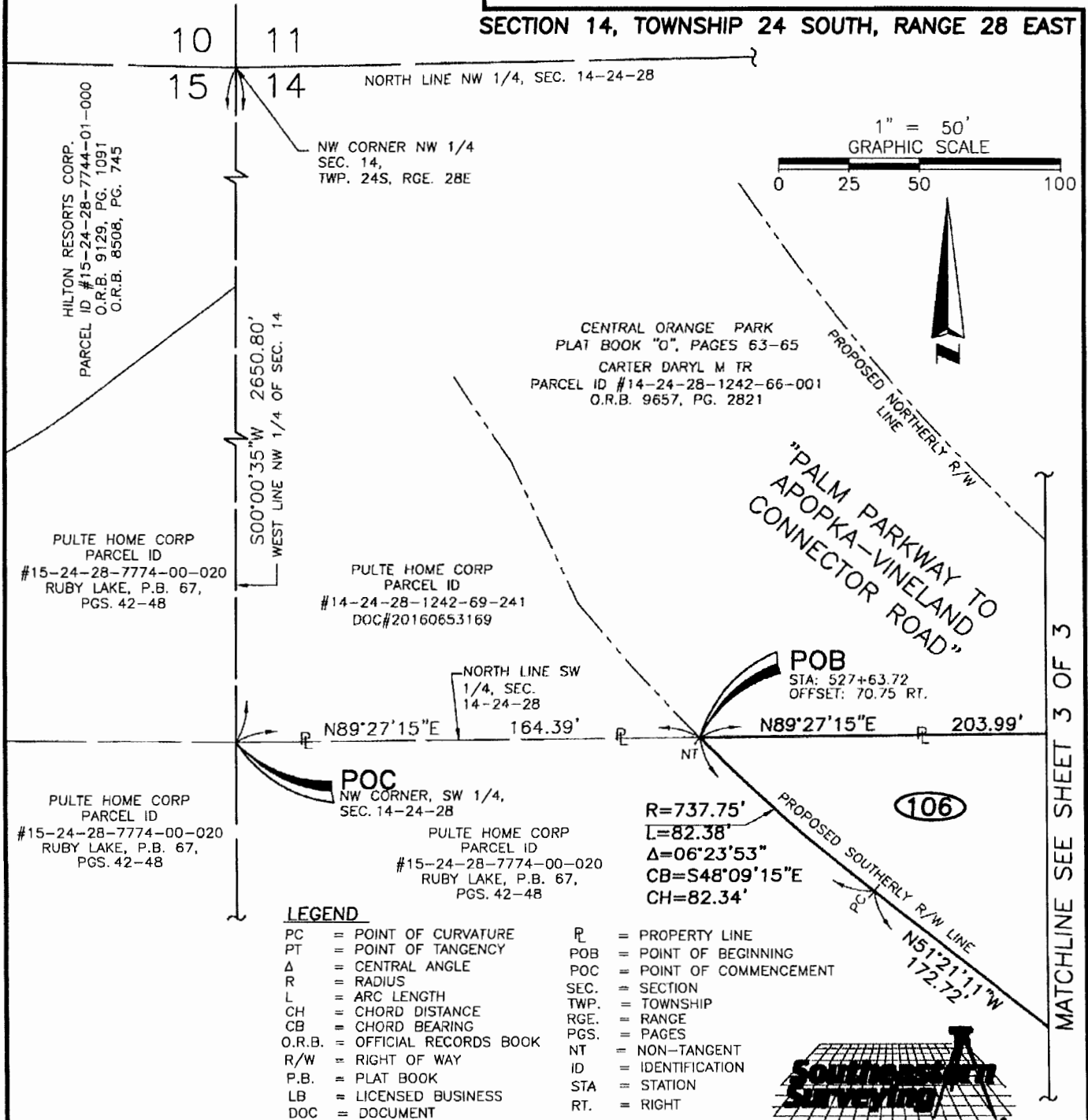
- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in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

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

	DESCRIPTION		Date: June 23, 2014 CBvG		Certification Number LB2108 51599095  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-014 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	FOR	Job Number: 51599	Scale: 1" = 50'	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH				

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



MATCHLINE SEE SHEET 3 OF 3



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

NOTE:

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

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

THIS IS NOT A SURVEY.

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

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

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

N89°27'15"E
 203.99'

N89°27'15"E
 23.22'

S51°21'11"E
 131.46'
 PROPOSED NORTHERLY R/W LINE

PROPOSED
 R/W LINE
 N38°37'33"E
 97.14'

N83°37'36"E
 76.50'

290.19'

"PALM PARKWAY TO
 APOPKA-VINELAND
 CONNECTOR ROAD"

EXISTING WESTERLY R/W LINE
 S38°37'33"W
 130.00' RIGHT OF WAY
 O.R.B. 5138, PAGE 1998

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

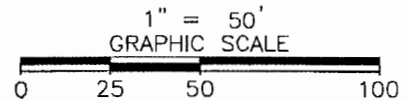
N49°21'48"W
 61.02'

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

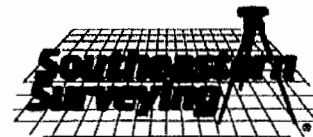
106

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

TRACT "B"-LANDSCAPING,
 UTILITY, PEDESTRIAN AND
 DRAINAGE TRACT, P.B. 67,
 PGS. 42-48



THIS IS NOT A SURVEY.



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

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

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

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

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBvG

FEB 26 2019

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

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

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

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

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

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

SEE ATTACHED SCHEDULE "A"

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

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

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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

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

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

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered in the presence of:

“GRANTOR”

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

Witness 1 sign: Joan M Fisher

Witness 1 print name: Joan M Fisher

Witness 2 sign: Sarah W. Kurtz

Witness 2 print name: Sarah W. Kurtz

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

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

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

(NOTARY SEAL)



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

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

Schedule "A"

to Transit, Pedestrian and Utility Easement

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

[See attached Sketch and Legal Description]

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 805D

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 805D

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


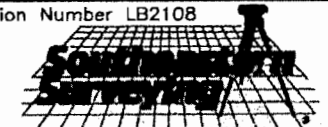
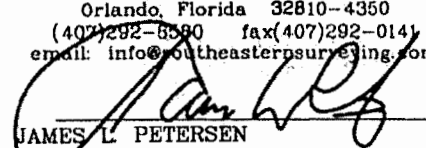
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1668.13 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent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

Containing 16,111 square feet more or less.

SURVEYORS REPORT

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

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

	Date: June 23, 2014 CBvG		Certification Number LB2108 51599085  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-5580 fax(407)292-0141 email: info@southeasternsurveying.com
	Job Number: 51599	Scale: 1" = 200'	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

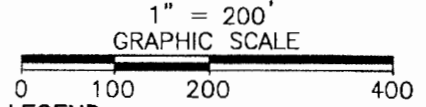
SCHOOL BOARD OF ORANGE COUNTY FLORIDA
 PARCEL ID # 14-24-28-1242-78-001
 DOC#20160672962

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

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

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

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



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

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

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

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

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

PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD

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

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



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

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

THIS IS NOT A SURVEY.

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

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805L

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 805L

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



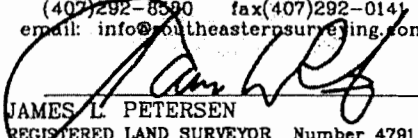
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 368.38 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15"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

Containing 1,946 square feet more or less.

SURVEYORS REPORT

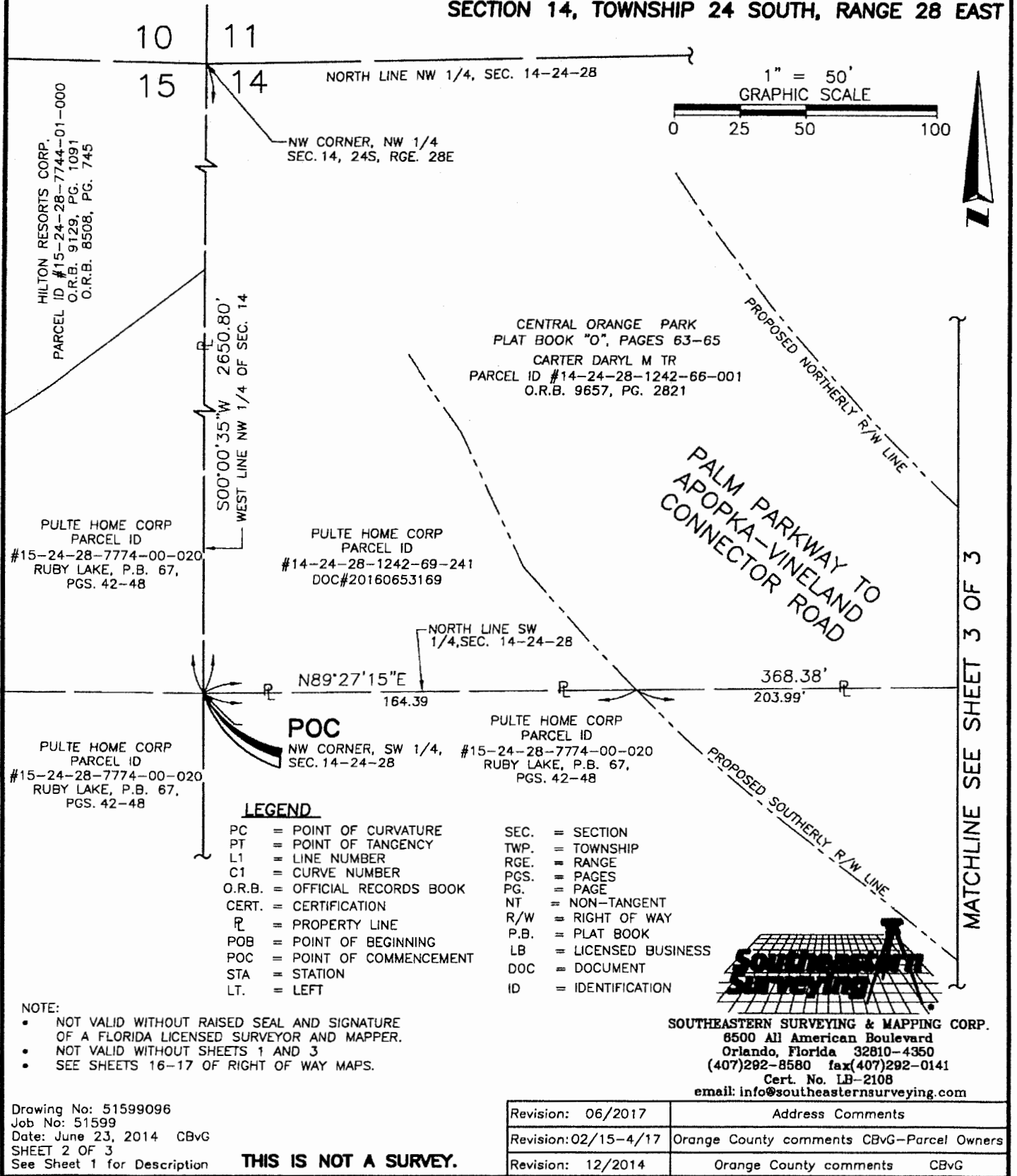
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in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

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

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

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

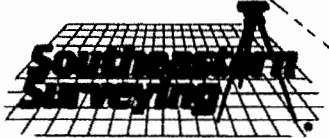
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LEGEND

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

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



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

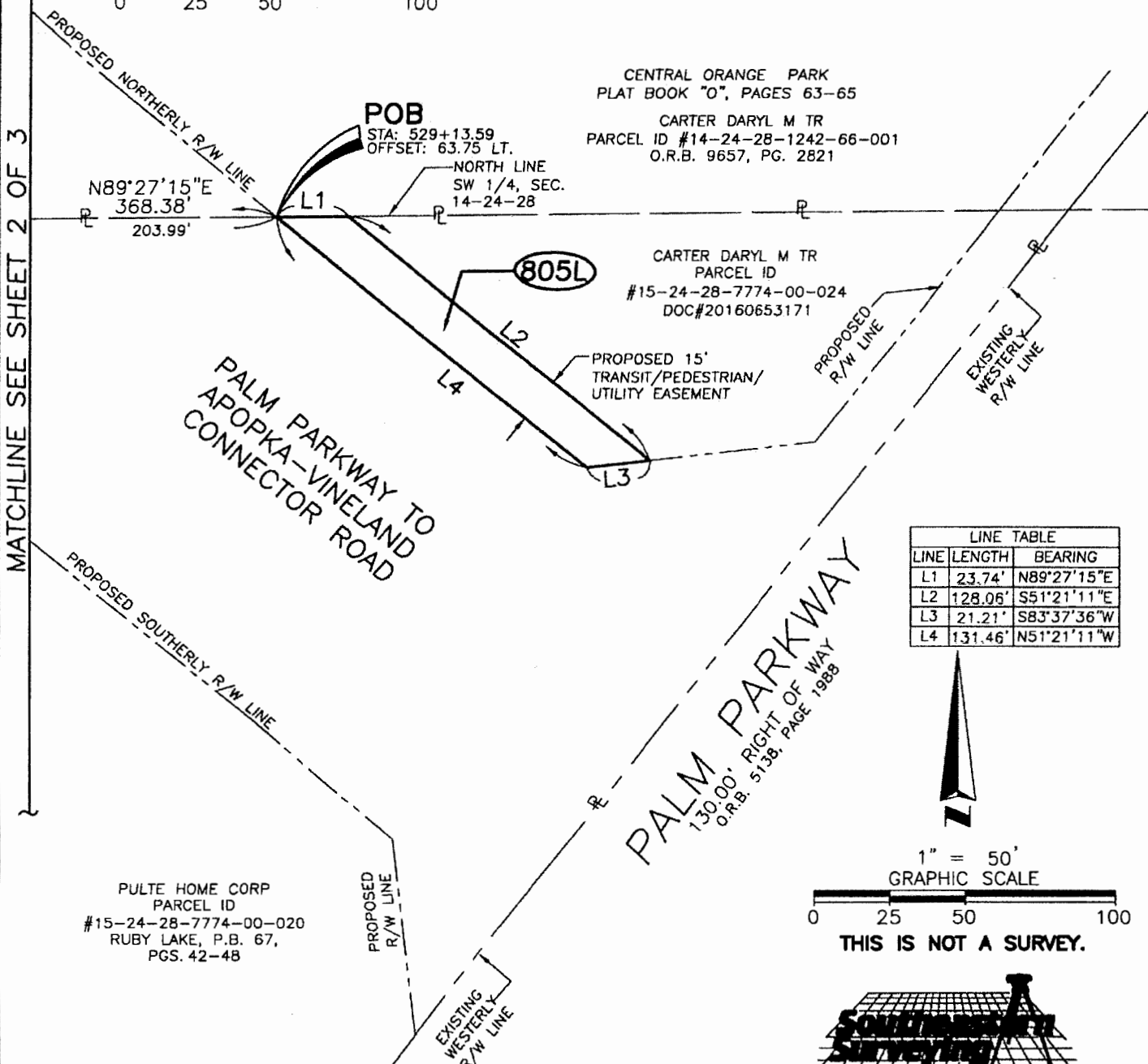
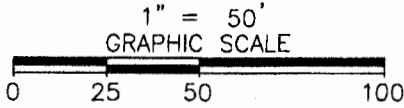
Drawing No: 51599096
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

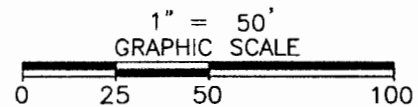
Revision:	Address	Comments
Revision: 06/2017		
Revision: 02/15-4/17		Orange County comments CBvG-Parcel Owners
Revision: 12/2014		Orange County comments CBvG

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

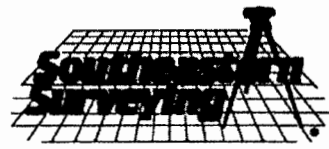
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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



THIS IS NOT A SURVEY.



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

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

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

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

SCHEDULE "A"

PALM PARKWAY TO APOPKA--VINELAND

CONNECTOR ROAD

PARCEL 8050

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 8050



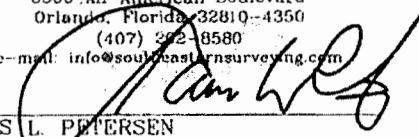
A portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

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

Containing 5021 square feet, more or less.

SURVEYOR'S REPORT:

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

	Sketch & Description		Date: 04/14/2017 S.S.	Certification Number LB2108 51599112
	Job Number: 51599	Scale: 1" = 200'	 <p> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 262-8580 e-mail: info@southeasternsurveying.com </p>	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED:			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791		

SKETCH OF DESCRIPTION

PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 8050

POINT OF COMMENCEMENT

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

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

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

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

PROPOSED NORTHERLY
RIGHT OF WAY LINE

20' PEDESTRIAN/
LANDSCAPE EASEMENT

20' SLOPE
EASEMENT

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

PROPOSED SOUTHERLY
RIGHT OF WAY LINE

EASTERLY LINE
OFFICIAL RECORD BOOK
8508, PAGE 745

15'
TRANSIT/PEDESTRIAN/
UTILITY EASEMENT

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

LEGEND

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

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

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

10 11
15 14

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

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

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

EASTERLY LINE OF
LANDS DESCRIBED IN
DOC#20160672962

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

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

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

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

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

POINT OF BEGINNING

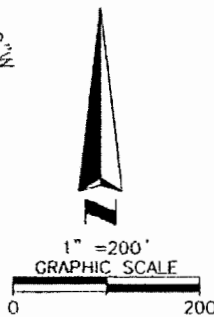
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OFFSET=65.00 LEFT

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

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

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD

TB=N2°29'10"W



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

e-mail: info@southeasternsurveying.com

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

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

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

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

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

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

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

SEE ATTACHED SCHEDULE "A"

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

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

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

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

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

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

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered in the presence of:

“GRANTOR”

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

Witness 1 sign: Joan M Fisher

Witness 1 print name: Joan M Fisher

Witness 2 sign: Sarah W. Kurtz

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

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

STATE OF FLORIDA
COUNTY OF ORANGE

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

(NOTARY SEAL)



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

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

Schedule "A"

to Pedestrian and Landscape Easement

Legal Description of the Easement Area

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

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

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

PARCEL 805F

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



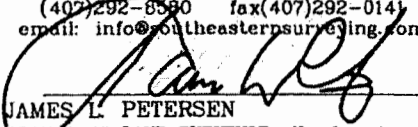
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1621.93 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent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

Containing 0.517 acres, more or less.

SURVEYORS REPORT

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

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

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

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

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

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

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

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

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

POB
 STA: 517+57.84
 OFFSET: 85.00 LT.

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

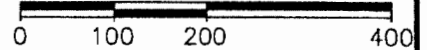
HILTON RESORTS CORP.
 PARCEL ID #15-24-28-7744-01-000
 R L VACATION SUITES
 PHASE 1, O.R.B. 9129,
 PG. 1091 BLDG. 1
 O.R.B. 8508, PG. 745

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

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

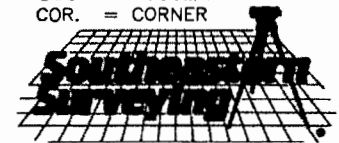
LINE TABLE		
LINE	LENGTH	BEARING
L1	1621.93'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	100.97'	S51°21'11"E
L4	31.65'	S89°27'15"W
L5	76.44'	N51°21'11"W
L6	135.37'	N02°27'32"W
L7	46.20'	N00°00'35"E

1" = 200'
 GRAPHIC SCALE



LEGEND

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



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

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

NOTE:

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

THIS IS NOT A SURVEY.

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

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

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805M

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

PARCEL 805M

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


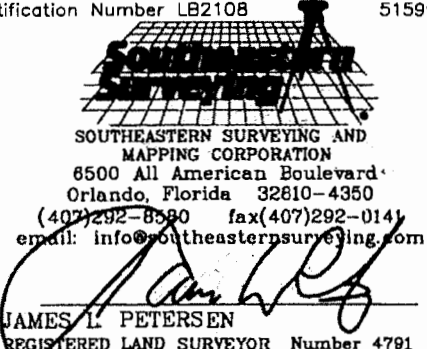
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 392.12 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15"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

Containing: 2,516 square feet more or less.

SURVEYORS REPORT

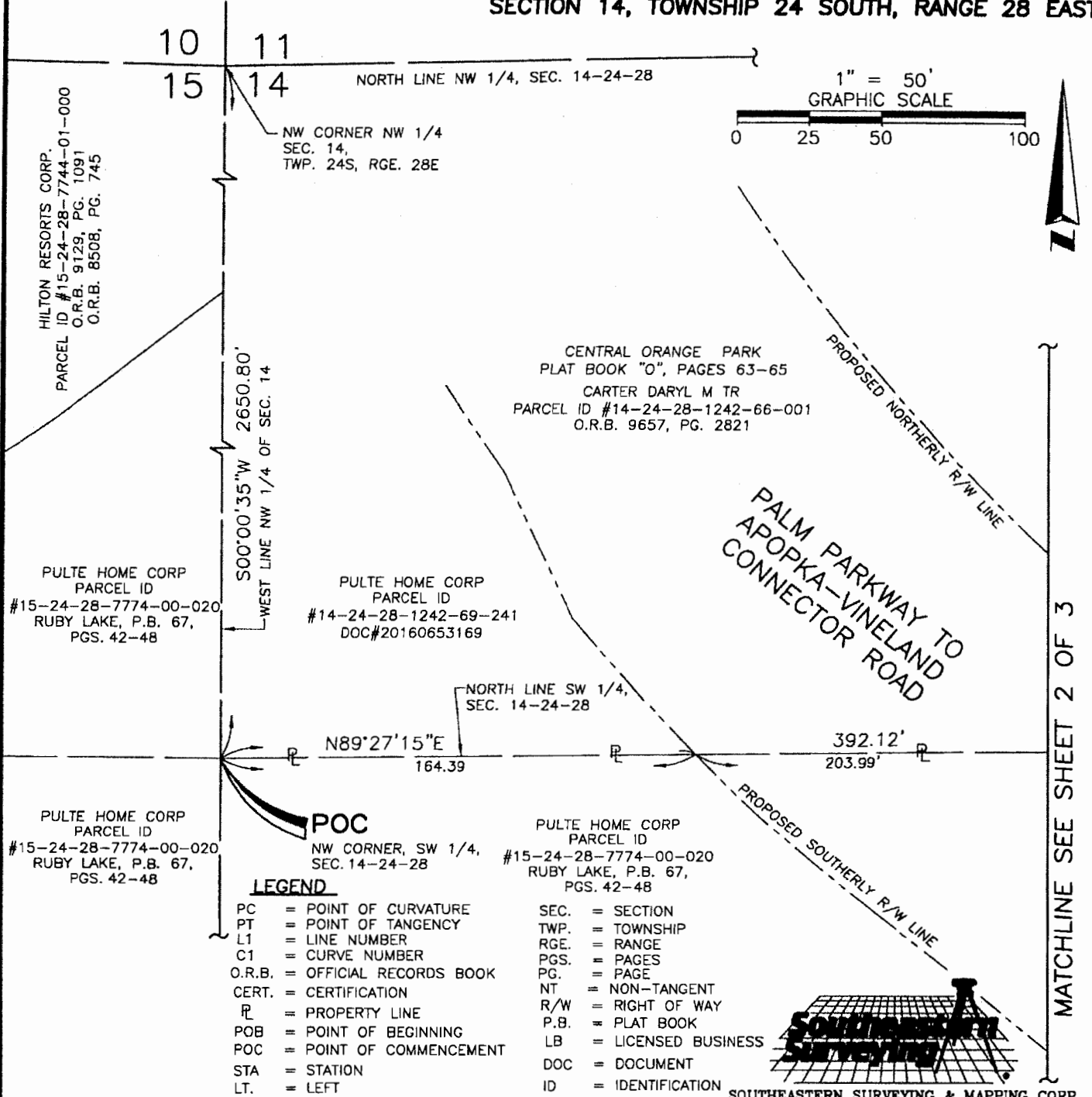
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in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

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

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

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

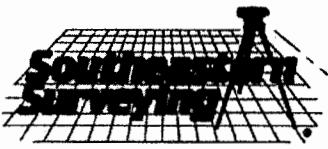
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LEGEND

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

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



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

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

THIS IS NOT A SURVEY.

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

MATCHLINE SEE SHEET 2 OF 3

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

MATCHLINE SEE SHEET 2 OF 3

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

NORTH LINE SW 1/4,
 SEC. 14-24-28

POB
 STA: 529+31.98
 OFFSET: 78.75 LT.

N89°27'15"E
 392.12'
 203.99'

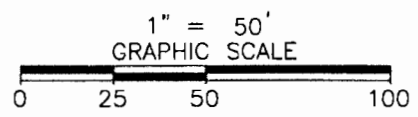
PALM PARKWAY TO
 APOPKA-VINELAND
 CONNECTOR ROAD

805M

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

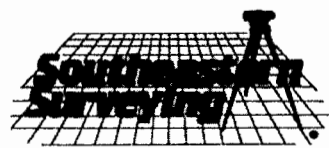
PROPOSED 20'
 PEDESTRIAN/
 LANDSCAPE
 EASEMENT

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



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

PALM PARKWAY
 130.00' RIGHT OF WAY
 O.R.B. 5138, PAGE 1988



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

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

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

THIS IS NOT A SURVEY.

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

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 805Q

ESTATE: Perpetual Easement

PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 805Q


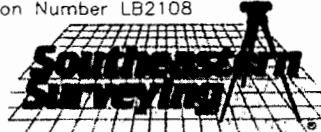
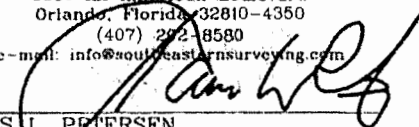
A portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

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

Containing 6062 square, more or less.

SURVEYOR'S REPORT:

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

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

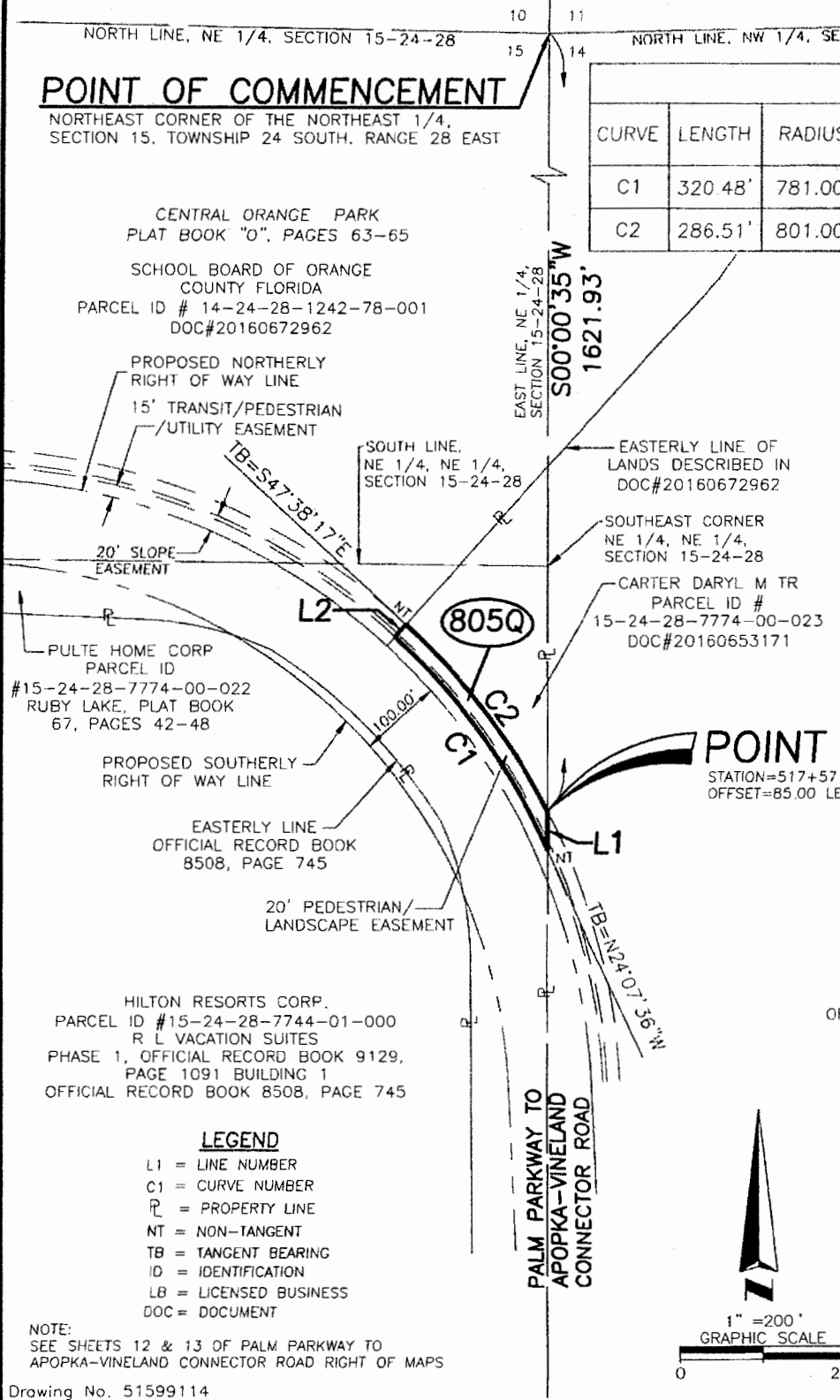
SKETCH OF DESCRIPTION
 PALM PARKWAY TO APOPKA-VINELAND
 CONNECTOR ROAD
 PARCEL 805Q

POINT OF COMMENCEMENT

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

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

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



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

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

PROPOSED NORTHERLY
 RIGHT OF WAY LINE
 15' TRANSIT/PEDESTRIAN
 /UTILITY EASEMENT

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

EASTERLY LINE OF
 LANDS DESCRIBED IN
 DOC#20160672962

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

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

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

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

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

PROPOSED SOUTHERLY
 RIGHT OF WAY LINE

EASTERLY LINE
 OFFICIAL RECORD BOOK
 8508, PAGE 745

20' PEDESTRIAN/
 LANDSCAPE EASEMENT

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

POINT OF BEGINNING

STATION=517+57.84
 OFFSET=85.00 LEFT

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

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

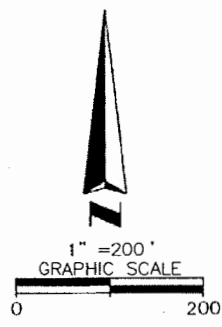
LEGEND

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

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

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

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



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

FEB 26 2019

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

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

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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

TEMPORARY CONSTRUCTION EASEMENT

(Parcel 705D)

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

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

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

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

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

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered in the presence of:

Grantor:

Witness 1 sign: [Signature]

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

Witness 1 print name: Joan M Fisher

Witness 2 sign: [Signature]

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

Witness 2 print name: Sarah W. Kurtz

(Signature of TWO Witnesses required by Florida Law)

Date Executed: December 12, 2018

STATE OF FLORIDA
COUNTY OF ORANGE

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

(NOTARY SEAL)

[Signature]
Notary Public Signature

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



Exhibit "A"

to Temporary Construction Easement

Legal Description of the Easement Area
(Parcel 705D)

[See attached Sketch and Legal Description]

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

ESTATE: Temporary Easement
 PURPOSE: Temporary Construction

PARCEL 705D


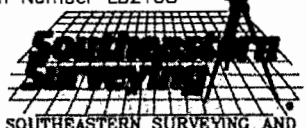
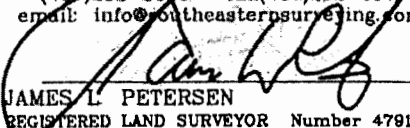
A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "0", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

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

Containing 3,561 square feet, more or less.

SURVEYORS REPORT

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

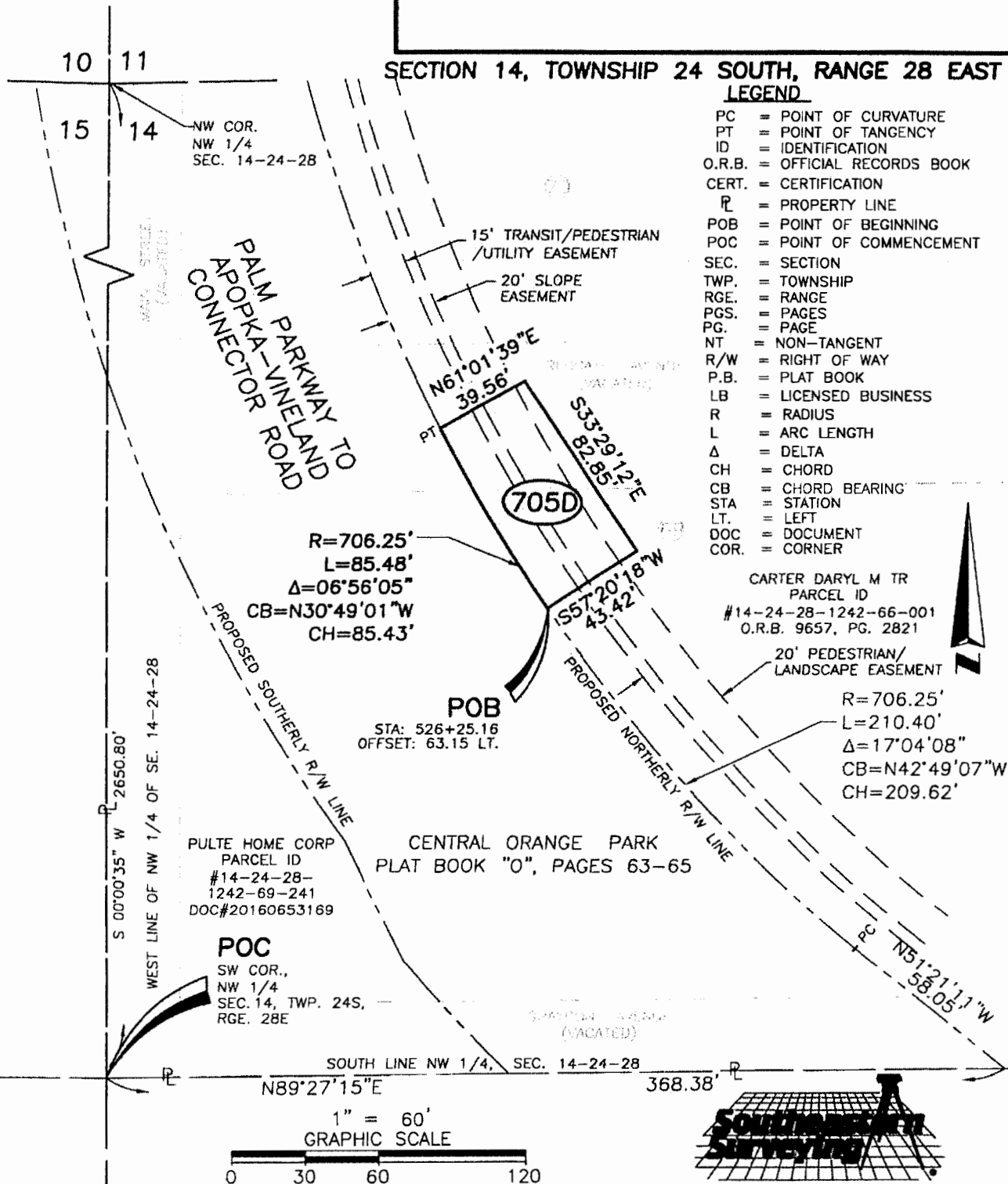
Revision: 06/2017	Address Comments	Revision: 02/2015	Orange County comments	CBvG
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.	Revision: 12/2014	Orange County comments	CBvG
DESCRIPTION		Date: June 23, 2014 CBvG	Certification Number LB2108 51599109	
		Job Number: 51599	Scale: 1" = 60'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

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LEGEND

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



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

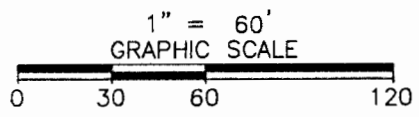
R=706.25'
 L=210.40'
 Δ=17°04'08"
 CB=N42°49'07"W
 CH=209.62'

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

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

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

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



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

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

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

THIS IS NOT A SURVEY.

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

Revision: 06/2017

Address Comments

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 26 2019

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

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

PROJECT: PALM PARKWAY CONNECTOR

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

TEMPORARY CONSTRUCTION EASEMENT

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

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

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

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

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

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

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

Signed, sealed and delivered in the presence of:

Grantor:

Witness 1 sign: [Signature]

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

Witness 1 print name: Joan M Fisher

Witness 2 sign: [Signature]

Witness 2 print name: Emily Brown

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

STATE OF FLORIDA
COUNTY OF ORANGE

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

(NOTARY SEAL)



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

[Signature]
Notary Public Signature

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

PROJECT: PALM PARKWAY CONNECTOR

Exhibit "A"

to Temporary Construction Easement

Legal Description of the Easement Area
(Parcel 705C)

[See attached Sketch and Legal Description]

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

PARCEL 705C

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


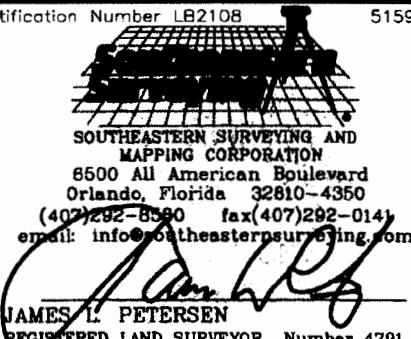
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.78 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; thence departing said West line North 69°39'53"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

Containing 2,971 square feet more or less.

SURVEYORS REPORT

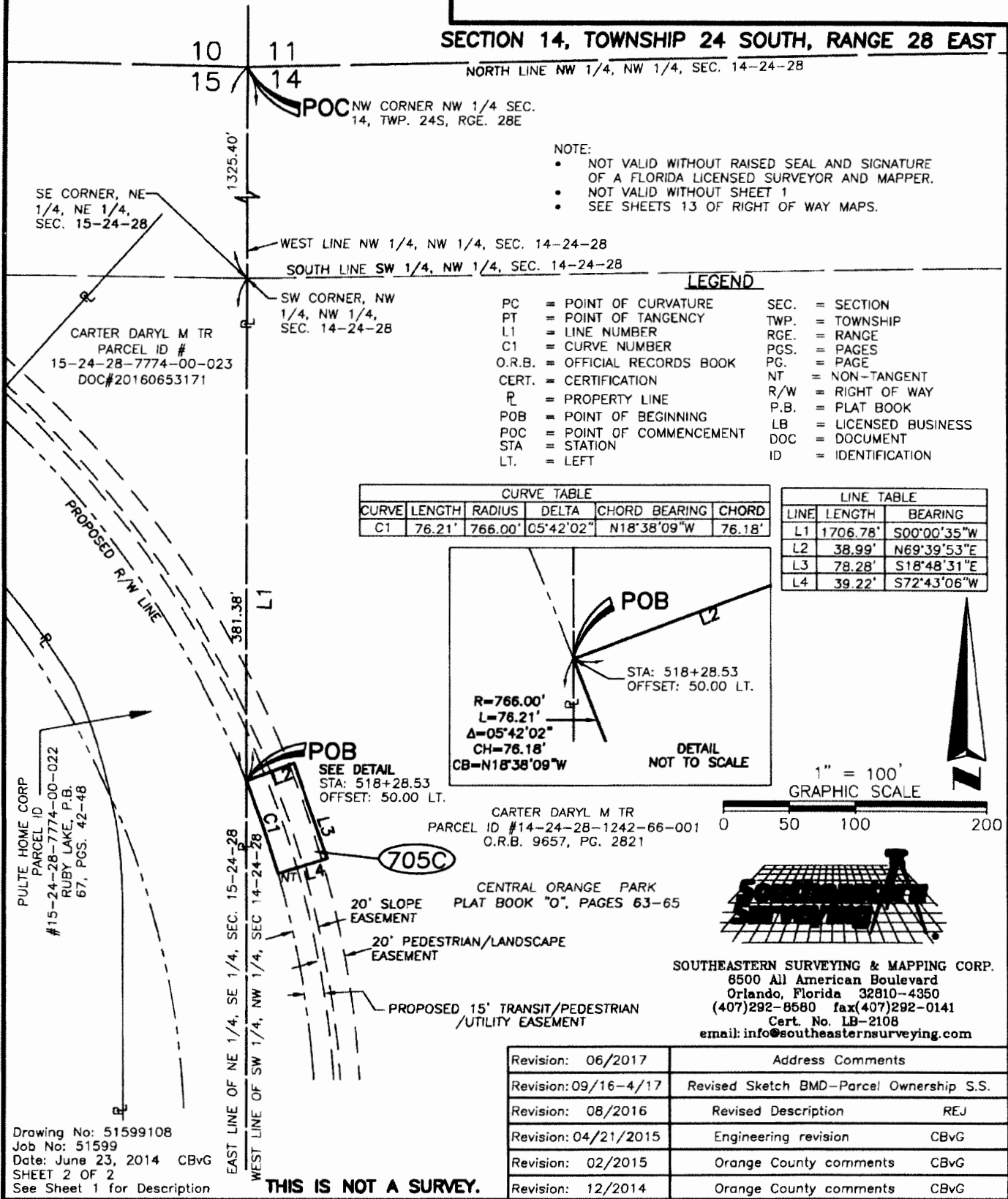
1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in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

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

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

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

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



NOTE:

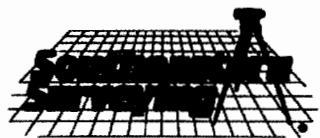
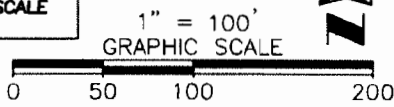
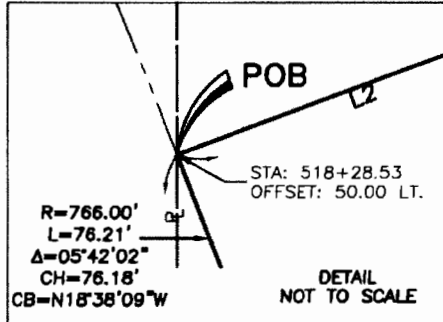
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 13 OF RIGHT OF WAY MAPS.

LEGEND

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

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

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



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

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

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

THIS IS NOT A SURVEY.