

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**

E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Cross Reference: Document No. 20210236981

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

TERMINATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That Orange County, a charter county and political subdivision of the state of Florida, the owner and holder of a certain Drainage Easement Agreement executed by Kerina Village, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation, and Kerina Parkside Master, LLC, a Florida limited liability company, successor by conversion to Kerina Parkside Master, Inc., a Florida corporation, filed April 20, 2021, and recorded as Document No. 20210236981 of the Public Records of Orange County, Florida, upon the property situate in the said State and County described as follows, to-wit:

See Attached Exhibit "A"

hereby acknowledges that the use and conditions for which the said easement was granted have been fulfilled and the said easement is now and forever terminated and extinguished and hereby directs the Comptroller of Orange County to record this Termination and thus make the same a matter of record.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{signature on following page}

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

IN WITNESS WHEREOF, Orange County, Florida has caused its presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.

“COUNTY”
ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

Date: _____

ATTEST:

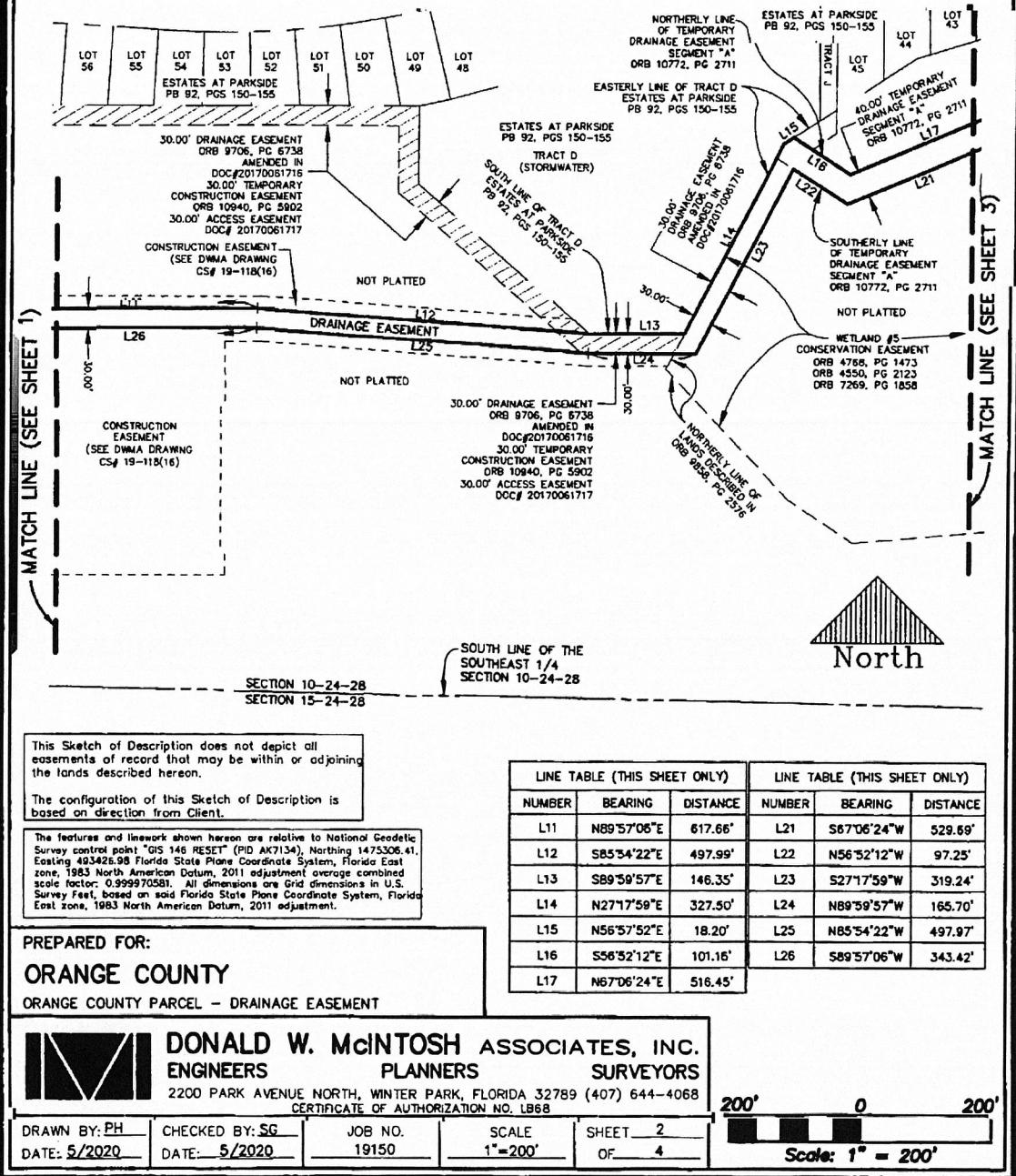
Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: _____
Deputy Clerk

Printed Name

SKETCH OF DESCRIPTION

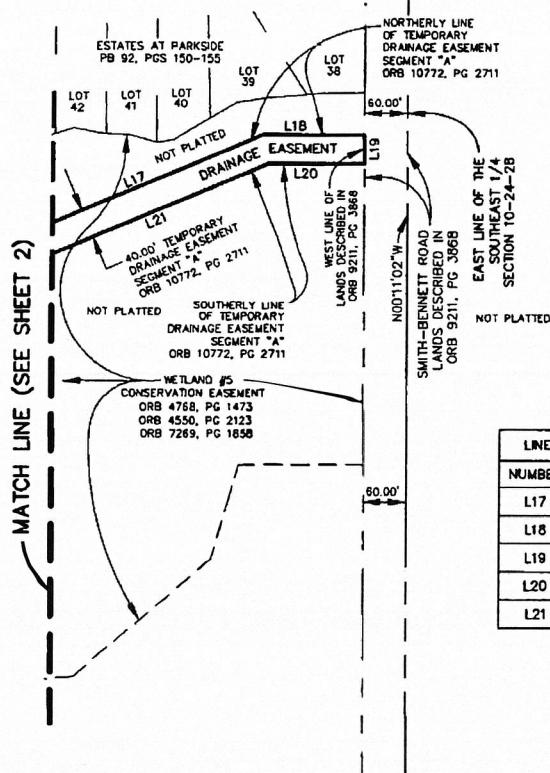
SEE SHEETS 1 THROUGH 3 FOR SKETCH
SEE SHEET 4 FOR NOTES, LEGEND AND LEGAL DESCRIPTION



Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH
SEE SHEET 4 FOR NOTES, LEGEND AND LEGAL DESCRIPTION



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L17	N67°06'24"E	516.45'
L18	N89°48'57"E	138.91'
L19	S00°11'02"E	40.00'
L20	S89°48'57"W	130.88'
L21	S67°06'24"W	529.69'

This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described hereon.

The configuration of this Sketch of Description is based on direction from Client.

The features and linework shown herein are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475308.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

PREPARED FOR:

ORANGE COUNTY

ORANGE COUNTY PARCEL - DRAINAGE EASEMENT



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NO. L868

DRAWN BY: PH
DATE: 5/2020

CHECKED BY: SG
DATE: 5/2020

JOB NO.
19150

SCALE
1" = 200'

SHEET 3
OF 4

200' 0 200'

Scale: 1" = 200'

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH
SEE SHEET 4 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

DESCRIPTION:

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'54"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeasterly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 301.21 feet to the POINT OF BEGINNING; thence N00°02'54"W, 182.27 feet to the point of curvature of a curve concave Westerly having a radius of 170.00 feet and a chord bearing of N05°57'25"W; thence Northerly along the arc of said curve through a central angle of 11°49'02" for a distance of 35.06 feet to a non-tangent line; thence N78°08'04"E, 80.00 feet to a non-tangent curve concave Westerly having a radius of 230.00 feet and a chord bearing of S05°57'25"E; thence Southerly along the arc of said curve through a central angle of 11°49'02" for a distance of 47.44 feet to the point of tangency; thence S00°02'54"E, 152.27 feet; thence N89°57'06"E, 129.50 feet; thence N00°02'54"W, 174.87 feet; thence N89°57'06"E, 617.66 feet; thence S85°54'22"E, 497.99 feet to the South line of Tract D, ESTATES AT PARKSIDE, according to the plat thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence run the following courses and distances along said South line and the Easterly line of said Tract D: S89°59'57"E, 146.35 feet; N27°17'59"E, 327.50 feet; N56°57'52"E, 18.20 feet to the Northerly line of Temporary Drainage Easement Segment "A", as recorded in Official Records Book 10772, Page 2711, of the Public Records of Orange County, Florida; thence departing said Easterly line of Tract D run the following courses and distances along said Northerly line: S56°52'12"E, 101.16 feet; N67°06'24"E, 516.45 feet; N89°48'57"E, 138.91 feet to a line that is 60.00 feet West of and parallel with the East line of the Southeast 1/4 of aforesaid Section 10, also being the West line of lands described in Official Records Book 9211, Page 3868 of the Public Records of Orange County, Florida; thence departing said Northerly line run S00°11'02"E along said parallel line and said West line, 40.00 feet to the Southerly line of said Temporary Drainage Easement Segment "A"; thence departing said parallel line and said West line run the following courses and distances along said Southerly line: S89°48'57"W, 130.88 feet; S67°06'24"W, 529.69 feet; N56°52'12"W, 97.25 feet to a line 30.00 feet East of and parallel with the aforesaid Easterly line of said Tract D; thence departing said Southerly line run S27°17'59"W along said parallel line, 319.24 feet; thence N89°59'57"W along a line 30.00 feet South of and parallel with the aforesaid South line of Tract D, 165.70 feet; thence departing said parallel line run N85°54'22"W, 497.97 feet; thence S89°57'06"W, 343.42 feet; thence S00°02'54"E, 353.37 feet; thence S89°57'06"W, 273.16 feet; thence N00°02'54"W, 178.50 feet; thence S89°57'06"W, 189.50 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 4.415 acres (192,311 square feet) more or less (calculated in ground dimensions).

NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described hereon.
- The configuration of this Sketch of Description is based on direction from Client.

PREPARED FOR:

ORANGE COUNTY

ORANGE COUNTY PARCEL - DRAINAGE EASEMENT



DONALD W. MCINTOSH ASSOCIATES, INC.

ENGINEERS

PLANNERS

SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NO. L868

DRAWN BY: PH

CHECKED BY: SG

JOB NO.

SCALE

SHEET 4

DATE: 5/2020

DATE: 5/2020

19150

N/A

OF 4

LEGEND

DW DONALD W. MCINTOSH ASSOCIATES, INC.

CS# SKETCH NUMBER

SECTION 10-24-28 SECTION, TOWNSHIP, RANGE

ORB OFFICIAL RECORDS BOOK

DOC# OFFICIAL RECORDS DOCUMENT NUMBER

L1 LINE NUMBER (SEE TABLE)

C1 CURVE NUMBER (SEE TABLE)

P-C POINT OF CUSP

PC POINT OF CURVATURE

PCC POINT OF COMPOUND CURVATURE

PT POINT OF TANGENCY

PRC POINT OF REVERSE CURVATURE

NT NON-TANGENT

R/W RIGHT-OF-WAY

PB PLAT BOOK

PG(S) PAGE(S)

(C) CALCULATED