



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801

Legislation Text

File #: 26-0669, **Version:** 1

Interoffice Memorandum

DATE: May 26, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Mary Tiffault, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Conservation Easement Agreement (Hancock Lone Palm North - CAI-23-06-030-MM) by and between Hancock Lone Palm Road Properties, LLC in favor of Orange County, Florida and authorization to record instrument for Conservation Area Impact Permit #CAI-23-06-030-MOD (Hancock Lone Palm North). District 4. (Real Estate Management Division)

PROJECT: Conservation Area Impact Permit #23-06-030-MOD (Hancock Lone Palm North)

PURPOSE: To provide for access and Conservation Easement.

ITEM:

Conservation Easement Agreement
Cost: Donation
Size: 4.438 acres

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division

Environmental Protection Division

REMARKS: Hancock Lone Palm North (the Owner) received approval for the Hancock Lone Palm North Subdivision, whereas the Environmental Protection Division (EPD) issued Conservation Area Impact (CAI) CAI-23-06-030 modified by CAI-23-06-030-MM (collectively "Permit"). This Permit requires the Owner to place certain portions of the property into a Conservation Easement dedicated to Orange County.

This action ensures the Conservation Easement will be retained forever in its natural condition to prevent any use of the Conservation Easement that might impair or interfere with the environmental value of the Easement.

This action also provides access to the property from Hancock Lone Palm Road for purposes of County ingress or egress to inspect the Conservation Easement until such time as the property is platted. Once the Property is platted the blanket easement over the property shall terminate and the County is granted access to the Conservation Easement via the platted roads. The Owner and County intend for the conditions and covenants contained in this Agreement to run with the land in perpetuity and to be binding on all subsequent owners and occupants of any portion of the property. Owner to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 16 2026

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

Mary Tiffault, 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

Property Appraiser's Parcel Identification Number:

a portion of 24-22-31-0000-00-061, 24-22-31-0000-00-062, 24-22-31-0000-00-045, and 24-22-31-0000-00-069

Project: Conservation Area Impact Permit #23-06-030-MOD (Hancock Lone Palm North)
Permit #: CAI-23-06-030 as modified by CAI-23-06-030-MM

THIS IS A DONATION

NOTICE: THIS DOCUMENT WAS ACCEPTED AND APPROVED BY ORANGE COUNTY, FLORIDA, A GOVERNMENTAL ENTITY AS PART OF, OR AS A CONDITION OF, ANY SUCH COMPREHENSIVE PLAN OR PLAN AMENDMENT; ZONING ORDINANCE; LAND DEVELOPMENT REGULATION; BUILDING CODE; DEVELOPMENT PERMIT; DEVELOPMENT ORDER; OR OTHER LAW, REGULATION, OR REGULATORY APPROVAL AND IS NOT SUBJECT TO ALTERATION OR INVALIDATION BY THE FLORIDA MARKETABLE RECORD TITLE ACT (See Section 712.04, Florida Statutes).

CONSERVATION EASEMENT AGREEMENT
(Hancock Lone Palm North- CAI-23-06-030-MM)

THIS CONSERVATION EASEMENT AGREEMENT (the "**Agreement**") is made and entered into as of the date of last execution below (the "**Effective Date**") by and between **Hancock Lone Palm Road Properties, LLC, a Florida limited liability company**, with mailing address of 4739 Patch Road, Suite 40, Orlando, Florida 32806, ("**Owner**"), in favor of **Orange County, Florida** a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 ("**County**"). Owner and County may also be referred to individually to as the Party or collectively referred to as the Parties.

Project: Conservation Area Impact Permit #23-06-030-MOD (Hancock Lone Palm North)
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RECITALS

A. WHEREAS, Owner is the sole fee simple owner of a certain tract of real property in Orange County, Florida, more particularly described in the attached **Exhibit A** (the “**Property**”); and

B. WHEREAS, Owner received approval for Hancock Lone Palm North Preliminary Subdivision Plan, to construct the master infrastructure for its development project commonly known as Hancock Lone Palm North on the Property (the “**Project**”), which is subject to the regulatory jurisdiction of Orange County; and

C. WHEREAS, on August 26, 2024, the Orange County Environmental Protection Division issued Conservation Area Impact Permit, CAI-23-06-030, subsequently modified on July 25, 2025 as CAI-23-06-030-MM (collectively, the “**Permit**”) for impacts associated with the Project. The Permit is on file with the Orange County Environmental Protection Division and is incorporated herein by reference; and

D. WHEREAS, the Permit requires Owner to place certain portions of the Property into a conservation easement dedicated to Orange County as mitigation for the proposed impacts of the Project and the location of the area(s) included area more particularly described in the attached **Exhibit B**, (the “**Conservation Easement**”); and

E. WHEREAS, Owner and County intend for the conditions and covenants contained in this Agreement to run with the land in perpetuity and to be binding on all subsequent owners and occupants of any portion of the Property.

NOW, THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, the parties agree as follows:

1. Grant. Owner hereby voluntarily grants and conveys to the County the following easements:

a. Conservation Easement. Pursuant to the provisions of Section 704.06, Florida Statutes (2024), Owner hereby voluntarily grants and conveys to County the Conservation Easement in perpetuity of the nature and character and to the extent hereinafter set forth.

b. Access Easement. County shall access the Property from Hancock Lone Palm Road. Owner grants to County a blanket access easement over the Property to access the Conservation Easement until such time as the Property is platted. Once the Property is platted the blanket easement over the Property shall terminate and the County is granted access to the Conservation Easement via the platted roads.

This Agreement does not confer the right or access by the general public to any portion of the Conservation Easement.

2. Purpose. The purpose of this Agreement is to ensure that the Conservation Easement will be retained forever in its natural condition, except as may be altered in accordance

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with the Permit, and to prevent any use of the Conservation Easement that might impair or interfere with the environmental value of the Conservation Easement. Those wetland and upland areas included in the Conservation Easement that are to be enhanced, restored, or created pursuant to the Permit shall be retained and maintained in the enhanced, restored, or created conditions required by the Permit. Access shall be for the purposes of ingress and egress to inspect the Conservation Easement in a reasonable manner and at reasonable times to determine if activities and uses thereon are in compliance with this Agreement, and/or to perform, or require to be performed, any restoration, creation, enhancement, maintenance and monitoring activities, or surface water improvements which are specifically authorized or required by the Permit.

3. Prohibited Uses. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are specifically authorized or required by the Permit, any activity on or use of the Conservation Easement inconsistent with this Agreement's purpose is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited in, under, over, through or on the Conservation Easement:

- a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
- b. Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials;
- c. Removal or destruction of trees, shrubs, or other vegetation;
- d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
- e. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;
- f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;
- g. Acts or uses detrimental to such retention of land or water areas; and
- h. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance, including abandoned and neglected cemeteries that are 50 or more years old.

4. Reserved Rights. Owner reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, which are not expressly prohibited herein and are not inconsistent with the Permit or the purpose of the Conservation Easement.

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5. Owner's Affirmative Covenants.

a. Authorization. Owner has the full right and authority to grant this Conservation Easement and has executed this Agreement for the purpose of ensuring compliance with the conditions of the Permit.

b. Title. Owner fully warrants title to said Property and will warrant and defend the same against the lawful claims of all persons whomsoever.

c. Expenses; Taxes. Owner retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate comprehensive general liability insurance coverage. Such responsibilities and costs shall include those associated with the management activities discussed in the Management Plan. Owner shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Owner. Owner shall pay before delinquency all taxes, assessments, fee, and charges of whatever description levied on or assessed against the Property by competent authority, and shall furnish County with satisfactory evidence of payment upon request.

d. Hold Harmless and Indemnification. The Owner, on behalf of themselves and their successors, agents and assigns, hereby assume sole and entire responsibility and release, indemnify and defend (with counsel acceptable to the County) and hold harmless the County, its officials, officers, agents, contractors, and employees from and against any and all claims, suits, judgments, demands, liabilities, losses, damages, fees, fines, costs and expenses (including, but not limited to, attorneys' fees, paralegals fees, consultants' fees and costs at all administrative pretrial, trial and appellate levels) of any kind or nature whatsoever arising out of or related in any way to the County's grant of the Permit and Owners subsequent grant of the Conservation Easement to County, including without limitation all claims relating to injury to persons (including death) or to property, real or personal.

6. Enforcement and Remedies.

a. County shall have the right to proceed at law or in equity to enforce the provisions of this Agreement and/or to prevent the occurrence of any of the prohibited activities set forth herein, and/or to require the restoration of areas or features of the Conservation Easement that may be damaged by any activity inconsistent with this Agreement.

b. Costs of Enforcement. The Parties expressly agree that each Party shall bear the cost of its own attorney and legal fees in connection with any dispute arising out of this Agreement, or the breach, enforcement, or interpretation of this Agreement, regardless of whether such dispute results in mediation, arbitration, litigation, all or none of the above, and regardless of whether such attorney and legal fees are incurred at trial, retrial, on appeal, at hearings or rehearings, or in administrative, bankruptcy, or reorganization proceedings.

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c. Acts Beyond Owner's Control. Nothing contained in this Agreement shall be construed to entitle County to bring any action against Owner for any injury to or change in the Property resulting from natural causes beyond Owner's control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by Owner under emergency conditions to prevent, abate or mitigate significant injury to the Property resulting from such causes.

d. Sovereign Immunity. Notwithstanding anything to the contrary herein, nothing contained in this Agreement shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes. Further, the foregoing shall not constitute an agreement by the County to assume any liability of any kind for the acts, omissions, and/or negligence of the Owner, their successors, assigns, heirs, grantees, representatives, invitees, permittees, contractors, agents, or other representatives, or any liability related to the Property.

e. Venue and Jurisdiction. Venue for any action, suit, or proceeding brought to recover any sum due under, or to enforce compliance with, this Agreement shall lie in the court of competent jurisdiction in and for Orange County, Florida; each party hereby specifically consents to the exclusive personal jurisdiction and exclusive venue of such court. Should any federal claims arise for which the courts of the State of Florida lack jurisdiction, venue for those actions shall be in the Orlando Division of the U.S. Middle District of Florida. THE PARTIES HERETO WAIVE A TRIAL BY JURY OF ANY AND ALL ISSUES ARISING IN ANY ACTION OR PROCEEDING BETWEEN THEM OR THEIR SUCCESSORS UNDER OR CONNECTED WITH THIS AGREEMENT OR ANY OF ITS PROVISIONS AND ANY NEGOTIATIONS IN CONNECTION HEREWITH.

f. Waiver. County may enforce the terms of this Agreement at its discretion, but if Owner breaches any term of this Agreement and County does not exercise its rights under this Agreement, County's forbearance shall not be construed to be a waiver by County of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the County's rights under this Agreement. No delay or omission by County in the exercise of any right or remedy upon any breach by Owner shall impair such right or remedy or be construed as a waiver. County shall not be obligated to Owner, or to any other person or entity, to enforce the provisions of this Agreement.

7. Notice. All notices required or permitted to be given under this Agreement ("Notice") shall be in writing and shall be given or made to the respective party at the address or set forth below by (i) personal service; (ii) mailing by registered or certified mail, return receipt requested, postage prepaid; or (iii) reputable courier that provides written evidence of delivery. Either party may change its address for Notice by a Notice sent to the other in accordance with this Paragraph. Each Notice shall be deemed given or made upon receipt or refusal to receive, except Notices sent on a non-business day or after 5:00 p.m. on a business day shall not be deemed delivered until the next business day.

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As to Owner:	<i>with a copy to:</i>
Hancock Lone Palm Road Properties, LLC 4739 Patch Road, Suite 40 Orlando, Florida 32806	N/A
As to County:	<i>with a copy to:</i>
Orange County, Florida Environmental Protection Division Attn: Environmental Protection Officer 3165 McCrory Place, Suite 200 Orlando, Florida 32803	Orange County, Florida Real Estate Management Division Attn: Manager <u>Physical Address:</u> 400 E. South St., 5 th Floor Orlando, Florida 32801 <u>Mailing Address:</u> P.O. Box 1393 Orlando, Florida 32802-1393 Orange County, Florida County Attorney's Office Attn: County Attorney 201 S. Rosalind Ave., 3 rd Floor Orlando, Florida 32801

8. Miscellaneous.

a. Effective Date. This Agreement shall become effective on the date of execution by County or the date of execution by the Owner, whichever is later.

b. Counterparts. This Agreement may be executed in up to two (2) counterparts, each of which shall constitute an original, but all of which together shall constitute one and the same Agreement.

c. Headers. All headers, paragraph titles, and captions contained in this Agreement are for convenience only and shall not be deemed part of the context nor affect the interpretation of this Agreement.

d. Gender and Number. All personal pronouns used whether in the masculine, feminine, or neuter gender, shall include all other genders. The singular shall include the plural and the plural shall include the singular unless the context shall indicate or specifically provide to the contrary.

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e. Severability. In the event that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement and a valid, legal, and enforceable provision shall be agreed upon by the Parties and become a part of this Agreement in lieu of the invalid, illegal, or unenforceable provision; in the event that a valid, legal, and unenforceable provision cannot be crafted, then this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein. To that end, this Agreement is declared severable.

f. Drafting; Negotiation. All Parties have participated fully in the negotiation and preparation hereof; this Agreement shall not be construed more strongly for or against any Party regardless of which Party is deemed to have drafted the Agreement.

g. No Partnership. Nothing contained in this Agreement shall be construed to create a partnership or joint venture between or among the Parties or their successors in interest.

h. No Third-Party Beneficiaries. Except as otherwise set forth herein, no individual, entity, or person other than the Parties shall have any rights or privileges under this Agreement, either as a third-party beneficiary or otherwise.

i. Binding Effect. The covenants, terms, conditions and restrictions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property. All provisions of this Conservation Easement shall survive and are enforceable after the issuance of a tax deed in accordance with Section 704.06, Florida Statutes (2024).

j. Conflict. In the event of a conflict between this Agreement and the Permit, the Permit shall control.

k. Amendment. This Agreement may not be amended or modified except by a written agreement executed by the parties or their respective successors and assigns having authority at the time of amendment or modification. Any such amendment must be recorded in the Official Records of Orange County, Florida to be effective.

l. Recording of Agreement. An executed original of this Agreement shall be recorded by County, at Owner's sole expense (recording fees and applicable taxes), in the Public Records of Orange County, Florida.

m. Entire Agreement. This Agreement contains the entire agreement of the parties with respect to the subject matter hereof, and no representations, inducements, promises, or other agreements, oral, written, or otherwise, between the parties which are not embodied within this Agreement shall be of any force or effect.

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IN WITNESS WHEREOF, the Parties have caused these presents to be signed in their names.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

Brian Whaley
Signature
Brian Whaley
Print Name

Mailing Address: 4803 Hindman Dr
City: Orlando State: FL
Zip Code: 32812

WITNESS #2

Ian McKinney
Signature
Ian McKinney
Print Name

Mailing Address: 4218 Inwood Landing Dr
City: Orlando State: FL
Zip Code: 32812

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of March, 2026, by Brock K. Evans, as Manager of Hancock Lone Palm Road Properties, LLC, a Florida limited liability company, on behalf of the company. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)

Eva Tracher
Notary Signature
Eva Tracher
Print Notary Name
Notary Public of: Florida
My Commission Expires: 8/10/26

OWNER

Hancock Lone Palm Road Properties, LLC,
a Florida limited liability company

By: Brock K. Evans
Brock K. Evans, Manager

Project: Conservation Area Impact Permit #23-06-030-MOD (Hancock Lone Palm North)
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"COUNTY"

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By:

Byron W. Brooks

Jerry L. Demings

Orange County Mayor

Date:

16 June 2026

ATTEST:

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

By:

Deputy Clerk

Jennifer Lara-Klimetz

Jennifer Lara-Klimetz

Printed Name

Project: Conservation Area Impact Permit #23-06-030-MOD (Hancock Lone Palm North)
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**MORTGAGEE'S JOINDER AND CONSENT TO CONSERVATION EASEMENT
AGREEMENT**

The undersigned hereby certifies that it is the holder of the following security instrument as listed below:

Title of Security Instrument	Date of Recording	Recording Reference
Mortgage, Security Agreement, Financing Statement and Assignment of Rents	August 22, 2025	Official Records Document No. 20250489494
Assignment of Rents, Leases, Profits and Contracts	August 22, 2025	Official Records Document No. 20250489495
Financing Statement	August 22, 2025	Official Records Document No. 20250489496

and recorded in the Public Records of Orange County, Florida (collectively the “**Security Instrument**”), and that the undersigned hereby joins in and consents to the execution and recording of the foregoing conservation easement agreement, and agrees that the Security Instrument, as it has been, and as it may be, modified, amended, and/or assigned from time to time, shall be subordinated to the conservation easement agreement, as said conservation easement agreement may be modified, amended, and/or assigned from time to time.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{Signature on following page}

Project: Conservation Area Impact Permit #23-06-030-MOD (Hancock Lone Palm North)
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Signature of **TWO** witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

S. Griffin Aiko

Signature

S. GRIFFIN ARIKO

Print Name

Mailing Address: 33 W. Pinelech Avenue

City: Orlando State: FL

Zip Code: 32806

WITNESS #2

Gerald P. Izzo

Signature

Gerald P. Izzo

Print Name

Mailing Address: 33 W. Pinelech Avenue

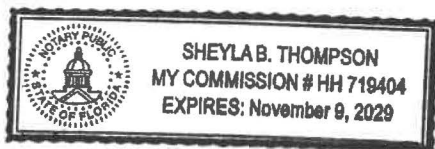
City: Orlando State: FL

Zip Code: 32806

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of April, 2026, by Frederick G. Pullum, as President, of One Florida Bank, a Florida corporation, on behalf of the corporation. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)



One Florida Bank,
a Florida corporation

By: *Frederick G. Pullum*

Signature

Frederick G. Pullum

Print Name

President

Title

Mailing Address: 1601 South Orange Avenue

City: Orlando State: Florida

Zip Code: 32830 32806

Notary Signature

Sheylab B. Thompson

Print Notary Name

Notary Public of:

My Commission Expires:

Florida

November 9, 2029

Project: Conservation Area Impact Permit #23-06-030-MOD (Hancock Lone Palm North)
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EXHIBIT A
LEGAL DESCRIPTION

Parcel 1

The following described land, situate, lying and being in Orange County, Florida, described as the South 352 feet of North 700 feet (Less the South 187 feet) of the West 1/2 of the Southwest 1/4 (Less the West 30 feet for road right-of-way, Section 24, Township 22, South, Range 31 East.

And,

Parcel 2

The following described land, situate, lying and being in Orange County, Florida, described as the South 287 feet of the North 800 feet of the West 1/2 of the Southwest 1/4 (Less the South 165 feet and the West 30 feet for road right of way), Section 24, Township 22 South, Range 31 East.

And,

Parcel 3

The following described land, situate, lying and being in Orange County, Florida, described as the South 165 feet of the North 800 feet of the West 1/2 of the Southwest 1/4 (Less the West 30 feet for road right of way), Section 24, Township 22 South, Range 31 East. (Less the East 264 feet thereof)

And,

Parcel 4

The following described land, situate, lying and being in Orange County, Florida, described as the East 264 feet of the South 165 feet of North 800 feet of the West 1/2 of the Southwest 1/4 of Section 24, Township 22 South, Range 31 East.

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EXHIBIT B
CONSERVATION EASEMENT AGEEMENT

SKETCH OF DESCRIPTION

CONSERVATION EASEMENT
HANCOCK LONE PALM 18 ACRES

A PORTION OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST

DESCRIPTION

A PORTION OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE WEST QUARTER (1/4) CORNER OF SAID SECTION 24; THENCE, ALONG THE WEST LINE OF SAID SECTION 24, RUN SOUTH 00°04'49" EAST, A DISTANCE OF 348.00 FEET; THENCE, DEPARTING SAID WEST LINE, RUN NORTH 89°46'55" EAST, A DISTANCE OF 651.97 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°46'55" EAST, A DISTANCE OF 682.81 FEET TO THE EAST LINE OF THE WEST HALF (1/2) OF SAID SECTION 24; THENCE, ALONG SAID EAST LINE, RUN SOUTH 00°13'36" EAST, A DISTANCE OF 402.08 FEET; THENCE, DEPARTING SAID EAST LINE, RUN THE FOLLOWING THIRTY-EIGHT (38) COURSES: (1) NORTH 67°51'09" WEST, A DISTANCE OF 72.53 FEET; (2) THENCE RUN NORTH 12°43'43" WEST, A DISTANCE OF 41.78 FEET TO THE NON-TANGENT POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 911.16 FEET, A CENTRAL ANGLE OF 00°35'55" AND A CHORD BEARING NORTH 36°39'46" WEST, A DISTANCE OF 9.52 FEET; (3) THENCE, ALONG THE ARC OF SAID CURVE, RUN 9.52 FEET TO THE NON-TANGENT POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.55 FEET, A CENTRAL ANGLE OF 57°30'51" AND A CHORD BEARING NORTH 82°07'57" WEST, A DISTANCE OF 19.77 FEET; (4) THENCE, ALONG THE ARC OF SAID CURVE, RUN 20.63 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 34.24 FEET, A CENTRAL ANGLE OF 46°21'09" AND A CHORD BEARING SOUTH 41°42'22" WEST, A DISTANCE OF 26.95 FEET; (5) THENCE, ALONG THE ARC OF SAID CURVE, RUN 27.70 FEET TO THE POINT OF NON-TANGENCY; (6) THENCE RUN SOUTH 10°49'48" WEST, A DISTANCE OF 64.73 FEET; (7) THENCE RUN NORTH 82°40'35" WEST, A DISTANCE OF 34.16 FEET; (8) THENCE RUN NORTH 07°19'31" EAST, A DISTANCE OF 25.00 FEET; (9) THENCE RUN NORTH 82°40'29" WEST, A DISTANCE OF 20.00 FEET; (10) THENCE RUN SOUTH 07°19'31" WEST, A DISTANCE OF 25.00 FEET; (11) THENCE RUN NORTH 82°40'35" WEST, A DISTANCE OF 0.44 FEET; (12) THENCE RUN NORTH 82°50'44" WEST, A DISTANCE OF 10.92 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.67 FEET, A CENTRAL ANGLE OF 37°16'37" AND A CHORD BEARING SOUTH 77°55'46" WEST, A DISTANCE OF 32.39 FEET; (13) THENCE, ALONG THE ARC OF SAID CURVE, RUN 32.97 FEET TO THE POINT OF NON-TANGENCY; (14) THENCE RUN SOUTH 54°59'08" WEST, A DISTANCE OF 28.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°46'57" AND A CHORD BEARING NORTH 81°37'23" WEST, A DISTANCE OF 34.35 FEET; (15) THENCE, ALONG THE ARC OF SAID CURVE, RUN 37.87 FEET TO A POINT; (16) THENCE RUN NORTH 38°13'54" WEST, A DISTANCE OF 79.23 FEET; (17) THENCE RUN NORTH 06°12'16" EAST, A DISTANCE OF 53.71 FEET; (18) THENCE RUN NORTH 12°51'45" EAST, A DISTANCE OF 29.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 21.93 FEET, A CENTRAL ANGLE OF 28°34'20" AND A CHORD BEARING NORTH 03°42'49" WEST, A DISTANCE OF 10.82 FEET;

SURVEYOR'S NOTES

(CONTINUED)

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.082(2) AND 5J17.082(3).
4. THIS DOCUMENT CONSISTS OF 5 PAGES NOT FULL OR COMPLETE WITHOUT ALL.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST, WHICH BEARS SOUTH 00°04'49" EAST, ASSUMED.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 5

SEE SHEET 3 OF 5 FOR SKETCH

SEE SHEET 4 & 5 OF 5 FOR LINE & CURVE TABLES

NOT VALID WITHOUT SHEETS 2 THROUGH 5 OF 5

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION

CONSERVATION EASEMENT
HANCOCK LONE PALM 18 ACRES

A PORTION OF
SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST

ORANGE COUNTY, FLORIDA

JOB NO.:	211101	DATE	REVISIONS	TECH
SCALE:	1"=100'	08/19/25	COUNTY COMMENTS	EGW
FIELD DATE:				
FIELD BY:				
DRAWN BY:	EGW			
APPROVED BY:				
DRAWING FILE #				
211101_CONSERVATION				
(TRACT 01.DWG)				

ASM
**AMERICAN SURVEYING
& MAPPING, INC.**

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

221 Circle Drive, Maitland, FL 32751 Phone: 407-428-7978
LB#6393 nationalduediligenceservices.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



E. GLENN TURNER, PSM #5643

DATE:

Project: Conservation Area Impact Permit #23-06-030-MOD (Hancock Lone Palm North)
Permit # CAI-23-06-030 as modified by CAI-23-06-030-MM

SKETCH OF DESCRIPTION

CONSERVATION EASEMENT

HANCOCK LONE PALM 18 ACRES

A PORTION OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST

DESCRIPTION (CONTINUED)

AREA ABOVE RESERVED FOR RECORDING INFORMATION

(19) THENCE, ALONG THE ARC OF SAID CURVE, RUN 10.94 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 29°17'40" AND A CHORD BEARING NORTH 32°38'49" WEST, A DISTANCE OF 5.06 FEET; (20) THENCE, ALONG THE ARC OF SAID CURVE, RUN 5.11 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.35 FEET, A CENTRAL ANGLE OF 40°56'39" AND A CHORD BEARING NORTH 67°45'59" WEST, A DISTANCE OF 24.73 FEET; (21) THENCE, ALONG THE ARC OF SAID CURVE, RUN 25.26 FEET TO A POINT; (22) THENCE RUN SOUTH 89°49'58" WEST, A DISTANCE OF 38.58 FEET; (23) THENCE RUN SOUTH 84°57'30" WEST, A DISTANCE OF 62.92 FEET; (24) THENCE RUN NORTH 83°23'30" WEST, A DISTANCE OF 57.80 FEET TO THE NON-TANGENT POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 68.66 FEET, A CENTRAL ANGLE OF 21°12'11" AND A CHORD BEARING NORTH 33°18'11" WEST, A DISTANCE OF 25.26 FEET; (25) THENCE, ALONG THE ARC OF SAID CURVE, RUN 25.41 FEET TO A POINT; (26) THENCE RUN NORTH 42°53'37" WEST, A DISTANCE OF 16.43 FEET; (27) THENCE RUN NORTH 41°52'32" WEST, A DISTANCE OF 8.97 FEET; (28) THENCE RUN NORTH 44°19'24" WEST, A DISTANCE OF 38.68 FEET; (29) THENCE RUN NORTH 46°59'47" EAST, A DISTANCE OF 41.31 FEET; (30) THENCE RUN NORTH 48°53'59" WEST, A DISTANCE OF 32.37 FEET; (31) THENCE RUN NORTH 34°14'20" WEST, A DISTANCE OF 26.10 FEET; (32) THENCE RUN SOUTH 48°44'35" WEST, A DISTANCE OF 40.59 FEET; (33) THENCE RUN NORTH 41°40'37" WEST, A DISTANCE OF 9.11 FEET; (34) THENCE RUN NORTH 49°59'55" WEST, A DISTANCE OF 15.17 FEET; (35) THENCE RUN NORTH 00°20'04" WEST, A DISTANCE OF 49.60 FEET; (36) THENCE RUN NORTH 89°24'34" WEST, A DISTANCE OF 54.00 FEET; (37) THENCE RUN NORTH 00°09'22" WEST, A DISTANCE OF 61.64 FEET; (38) THENCE RUN NORTH 54°17'50" WEST, A DISTANCE OF 8.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 193,332 SQUARE FEET (4.438 ACRES), MORE OR LESS.

SHEET 2 OF 5 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 3 OF 5 FOR SKETCH
SEE SHEET 4 & 5 OF 5 FOR LINE & CURVE TABLES
NOT VALID WITHOUT SHEETS 1 & 3 THROUGH 5 OF 5

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

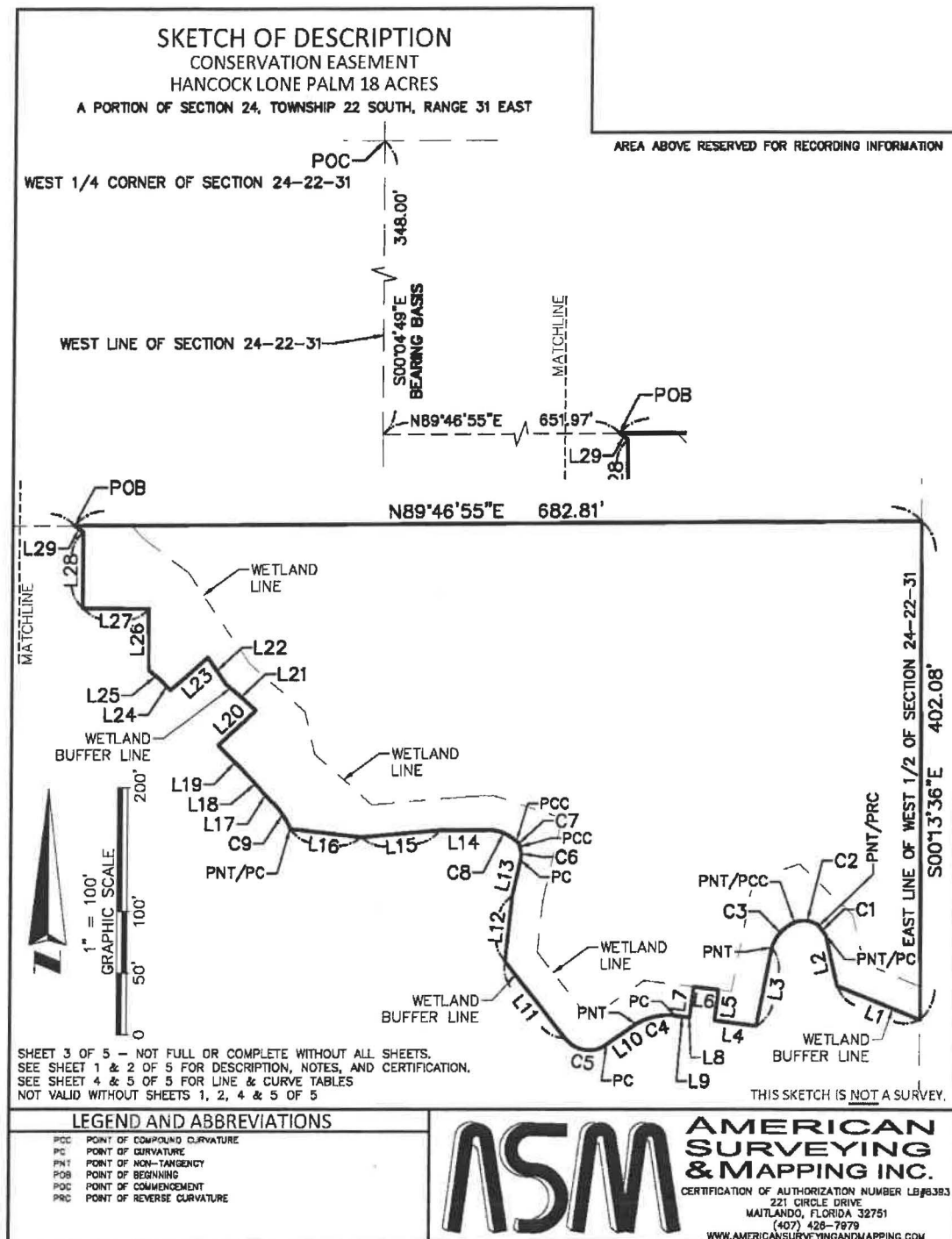
PCC POINT OF COMPOUND CURVATURE
PC POINT OF CURVATURE
PNT POINT OF NON-TANGENCY
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRC POINT OF REVERSE CURVATURE



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SKETCH OF DESCRIPTION
 CONSERVATION EASEMENT
 HANCOCK LONE PALM 18 ACRES
 A PORTION OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1	N67°51'09"W	72.53'	L16	N83°23'30"W	57.80'
L2	N12°43'43"W	41.78'	L17	N42°53'37"W	16.43'
L3	S10°49'48"W	64.73'	L18	N41°52'32"W	8.97'
L4	N82°40'35"W	34.16'	L19	N44°19'24"W	38.68'
L5	N07°19'31"E	25.00'	L20	N46°59'47"E	41.31'
L6	N82°40'29"W	20.00'	L21	N48°53'59"W	32.37'
L7	S07°19'31"W	25.00'	L22	N34°14'20"W	26.10'
L8	N82°40'35"W	0.44'	L23	S48°44'35"W	40.59'
L9	N82°50'44"W	10.92'	L24	N41°40'37"W	9.11'
L10	S54°59'08"W	28.85'	L25	N49°59'55"W	15.17'
L11	N38°13'54"W	79.23'	L26	N00°20'04"W	49.60'
L12	N06°12'16"E	53.71'	L27	N89°24'34"W	54.00'
L13	N12°51'45"E	29.20'	L28	N00°09'22"W	61.64'
L14	S89°49'58"W	38.58'	L29	N54°17'50"W	8.73'
L15	S84°57'30"W	62.92'			

SHEET 4 OF 5 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
 SEE SHEET 1 & 2 OF 5 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
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LEGEND AND ABBREVIATIONS

PCC POINT OF COMPOUND CURVATURE
 PC POINT OF CURVATURE
 PNT POINT OF NON-TANGENCY
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 PRC POINT OF REVERSE CURVATURE



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SKETCH OF DESCRIPTION
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A PORTION OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 31 EAST

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	9.52'	911.16'	00°35'55"	N36°39'46"W	9.52'
C2	20.63'	20.55'	57°30'51"	N82°07'57"W	19.77'
C3	27.70'	34.24'	46°21'09"	S41°42'22"W	26.95'
C4	32.97'	50.67'	37°16'37"	S77°55'46"W	32.39'
C5	37.87'	25.00'	86°46'57"	N81°37'23"W	34.35'
C6	10.94'	21.93'	28°34'20"	N03°42'49"W	10.82'
C7	5.11'	10.00'	29°17'40"	N32°38'49"W	5.06'
C8	25.26'	35.35'	40°56'39"	N67°45'59"W	24.73'
C9	25.41'	68.66'	21°12'11"	N33°18'11"W	25.26'

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