



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: March 6, 2019

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

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

FROM: Elizabeth Price Jackson, Senior Title Examiner *EPJ*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Corrective Trustee's Deed from Gary T. Randall, as trustee and not individually, to Orange County and Quit Claim Deed from The Oasis at Moss Park Preserve, LLC to Orange County and authorization to perform all actions necessary and incidental to closing

PROJECT: Innovation Way South (Randall) RAC

District 4

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

ITEMS: Corrective Trustee's Deed
Cost: Donation
Size: 2.56 acres

Quit Claim Deed
Cost: Donation
Size: 2.56 acres

APPROVALS: Real Estate Management Division
Public Works Department
Transportation Planning Division

REMARKS: On November 13, 2018, the Board approved a Trustee's Deed (Deed) as a requirement of the Amended and Restated Innovation Way South Right-of-Way Agreement (Gary T. Randall, Trustee) approved by the Board on October 14, 2014. Subsequent to the recording of the Deed, scrivener's errors were discovered in the legal description. The Corrective Trustee's Deed corrects the legal description set forth in the Deed. The Quit Claim Deed is being granted by an adjacent owner to release their interest, if any, in the lands conveyed by the Corrective Trustee's Deed.

Grantors to pay all closing costs.

Project: Innovation Way South (Randall) RAC

Property Appraiser's parcel number:
a portion of 09-24-31-0000-00-003

NOTE: THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF THAT CERTAIN TRUSTEE'S DEED DATED OCTOBER 29, 2018, AND RECORDED NOVEMBER 19, 2018 IN INSTRUMENT #20180674589, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE ON THIS DEED.

CORRECTIVE TRUSTEE'S DEED

THIS CORRECTIVE TRUSTEE'S DEED, made and executed this 20 day of February, 2019, by and between Gary T. Randall, as trustee and not individually, whose address is P.O. Box 1988, Orlando, Florida 32802 ("Grantor"), and Orange County, a charter county and political subdivision of the state of Florida, whose address is c/o County Administrator, 201 S. Rosalind Avenue, Orlando, Florida 32801 ("Grantee")

WITNESSETH

THAT GRANTOR, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is 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 ATTACHED 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 hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

Project: Innovation Way South (Randall) RAC

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

Signed, sealed and delivered
in the presence of:

Scott Maynard
Witness

Scott maynard
Printed Name

Aaron Johnson
Witness

Aaron Johnson
Printed Name

Gary T. Randall

Gary T. Randall,
as trustee and not individually
POB 1988
Orlando, FL 32802

(Signatures of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 20 day of February, 2019, by Gary T. Randall, as trustee and not individually, who is personally known to me or who has produced _____ as identification.

(Notary Seal)



Melinda S. Hooshmandan
Notary Signature

Melinda S. Hooshmandan
Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: 8/25/2020

This instrument prepared by:
[[Taylor D. Ward
Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801]]

EXHIBIT A

(See following 4 pages)

SKETCH OF DESCRIPTION

SHEET 1 OF 4

LEGAL DESCRIPTION (RIGHT-OF-WAY PARCEL).

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 9; THENCE RUN NORTH 01°27'45" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 9 FOR A DISTANCE OF 95.47 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DOC.# 20180688157 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1590.50 FEET, WITH A CHORD BEARING OF SOUTH 66° 37' 30" WEST, AND A CHORD DISTANCE OF 188.87 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE COURSES: SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 06° 48' 29" FOR A DISTANCE OF 188.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF SOUTH 19° 17' 14" WEST, AND A CHORD DISTANCE OF 77.43 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101° 29' 02" FOR A DISTANCE OF 88.56 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1081.00 FEET, WITH A CHORD BEARING OF SOUTH 32° 15' 12" EAST, AND A CHORD DISTANCE OF 30.13 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 35' 50" FOR A DISTANCE OF 30.14 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL OF LAND DESCRIBED IN DOC.# 20180688157 AND A POINT ON THE NON TANGENT NORTHERLY LINE OF ORLANDO UTILITIES COMMISSION RAILROAD RIGHT-OF-WAY PER O.R. 3491, PG. 539 AND BEING THE NORTHEAST CORNER OF PARCEL 101 B AS DESCRIBED IN DOCUMENT # 20170508494 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 57° 16' 26" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF SAID PARCEL 101 B FOR A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 101 B AND THE SOUTHEAST CORNER OF A SECOND PARCEL OF LAND DESCRIBED IN AFORESAID DOC.# 20180688157 BEING A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1211.00 FEET, WITH A CHORD BEARING OF NORTH 30° 47' 02" WEST, AND A CHORD DISTANCE OF 94.38 FEET; THENCE RUN THE FOLLOWING THREE COURSES ALONG THE NORTHERLY AND EASTERLY LINES OF SAID PARCEL OF LAND: NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 27' 59" FOR A DISTANCE OF 94.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF NORTH 65° 06' 57" WEST, AND A CHORD DISTANCE OF 59.57 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73° 07' 50"

CONTINUED ON SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 9-24-31 BEING N01°27'45"E FOR ANGULAR DESIGNATION ONLY.

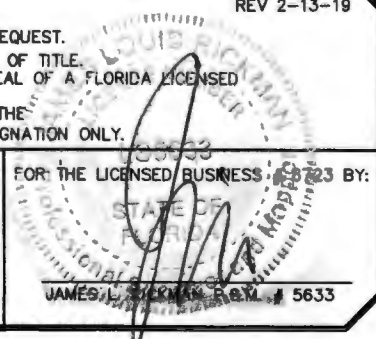
JOB NO. 20150442
DATE: 2-3-2019
SCALE: 1" = 150 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: JLR

FOR THE LICENSED BUSINESS: 68723 BY:

JAMES L. BRIDGMAN 5633

SK16
REV 2-13-19



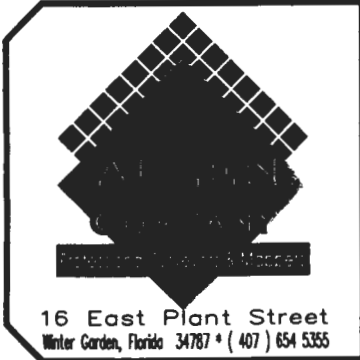
SKETCH OF DESCRIPTION

SHEET 2 OF 4

CONTINUED FROM SHEET 1

FOR A DISTANCE OF 63.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1590.50 FEET, WITH A CHORD BEARING OF SOUTH 81° 08' 59" WEST, AND A CHORD DISTANCE OF 157.10 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 39' 42" FOR A DISTANCE OF 157.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MOSS PARK ROAD ACCORDING TO OFFICIAL RECORDS BOOK 6175, PAGE 8600 OF AFORESAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2165.00 FEET, WITH A CHORD BEARING OF NORTH 75° 14' 24" WEST, AND A CHORD DISTANCE OF 334.76 FEET; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 52' 05" FOR A DISTANCE OF 335.09 FEET TO A POINT ON THE NON TANGENT WESTERLY LINE OF A VACATED PORTION OF MOSS ROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 10479, PAGE 8670 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00° 10' 58" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 33.81 FEET TO THE SOUTHWEST CORNER OF A THIRD PARCEL OF LAND DESCRIBED IN DOC.# 20180688157; THENCE RUN SOUTH 89° 49' 02" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND ALSO BEING THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE AFORESAID NORTHWEST 1/4 OF SECTION 9 FOR A DISTANCE OF 235.46 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1465.50 FEET, WITH A CHORD BEARING OF NORTH 73° 44' 34" EAST, AND A CHORD DISTANCE OF 668.34 FEET; THENCE DEPARTING SAID NORTH LINE AND CONTINUING ALONG SAID SOUTHERLY LINE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 21' 42" FOR A DISTANCE OF 674.27 FEET TO THE SOUTHEAST CORNER OF SAID THIRD PARCEL OF LAND DESCRIBED IN DOC.# 20180688157 AND A POINT ON THE NON TANGENT EAST LINE OF AFORESAID NORTHWEST 1/4 OF SECTION 9; THENCE RUN SOUTH 01° 27' 45" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 143.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.56 ACRES MORE OR LESS.



THIS IS NOT A SURVEY:

O.R. DENOTES OFFICIAL RECORDS BOOK
 PG. DENOTES PAGE
 DOC# DENOTES OFFICIAL RECORDS DOCUMENT

⊙ DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 ⊥ DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 N.T. DENOTES NON TANGENT
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

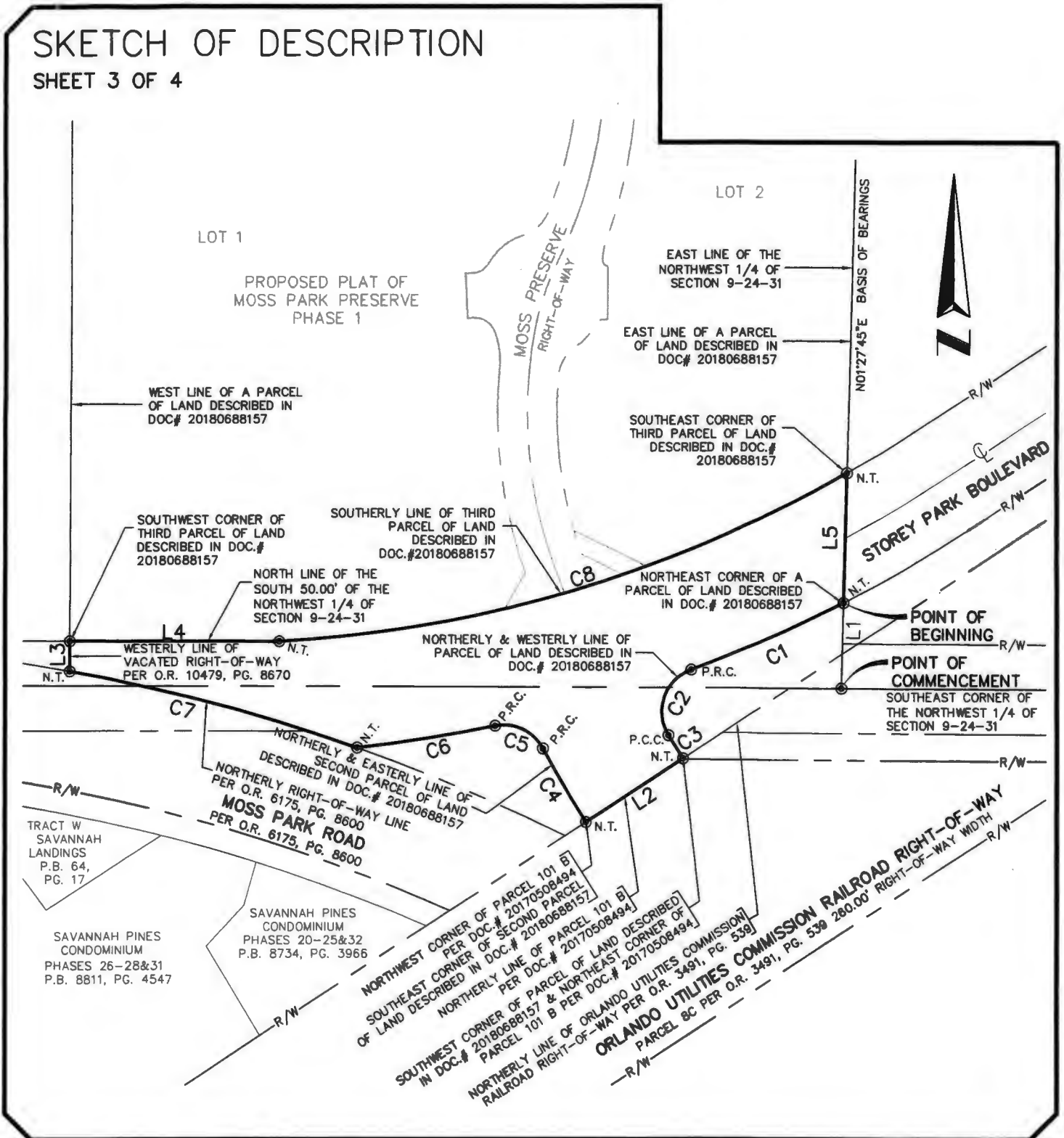
SK16
 REV 2-13-19

JOB NO. 20150442
 DATE: 2-3-2019
 SCALE: 1" = 150 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: PJR
 CHECKED BY: JLR

SKETCH OF DESCRIPTION

SHEET 3 OF 4



ALLEN COMPANY

16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

THIS IS NOT A SURVEY:

| | | | |
|------|---------------------------------|--------|-----------------------------------|
| O.R. | NOTES OFFICIAL RECORDS BOOK | ● | NOTES CHANGE IN DIRECTION |
| PG. | NOTES PAGE | R/W | NOTES RIGHT-OF-WAY |
| DOC# | NOTES OFFICIAL RECORDS DOCUMENT | ⊙ | NOTES CENTERLINE |
| | | P.C. | NOTES POINT OF CURVATURE |
| | | N.T. | NOTES NON TANGENT |
| | | P.R.C. | NOTES POINT OF REVERSE CURVATURE |
| | | P.C.C. | NOTES POINT OF COMPOUND CURVATURE |

| | |
|----------------------|--------------------|
| JOB NO. 20150442 | CALCULATED BY: JLR |
| DATE: 2-3-2019 | DRAWN BY: PJR |
| SCALE: 1" = 150 FEET | CHECKED BY: JLR |
| FIELD BY: N/A | |

SK16
REV 2-13-19

SKETCH OF DESCRIPTION

SHEET 4 OF 4

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 95.47' | N01°27'45"E |
| L2 | 130.00' | S57°16'26"W |
| L3 | 33.81' | N00°10'58"E |
| L4 | 235.46' | S89°49'02"E |
| L5 | 143.68' | S01°27'45"W |

| CURVE TABLE | | | | | |
|-------------|----------|---------|---------|-------------|------------|
| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
| C1 | 1590.50' | 188.98' | 188.87' | S66°37'30"W | 06°48'29" |
| C2 | 50.00' | 88.56' | 77.43' | S19°17'14"W | 101°29'02" |
| C3 | 1081.00' | 30.14' | 30.13' | S32°15'12"E | 01°35'50" |
| C4 | 1211.00' | 94.40' | 94.38' | N30°47'02"W | 04°27'59" |
| C5 | 50.00' | 63.82' | 59.57' | N65°06'57"W | 73°07'50" |
| C6 | 1590.50' | 157.16' | 157.10' | S81°08'59"W | 05°39'42" |
| C7 | 2165.00' | 335.09' | 334.76' | N75°14'24"W | 08°52'05" |
| C8 | 1465.50' | 674.27' | 668.34' | N73°44'34"E | 26°21'42" |



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 PG. DENOTES PAGE
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SK16
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JOB NO. 20150442

DATE: 2-3-2019

SCALE: 1" = 150 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: JLR

Project: Innovation Way South (Randall) RAC

Project: Innovation Way South (Randall) RAC

Property Appraiser's parcel number:
a portion of 09-24-31-0000-00-003

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made and given effective as of the 20th day of February, 2019 ("**Effective Date**"), by **THE OASIS AT MOSS PARK PRESERVE, LLC**, a Florida limited liability company ("**Grantor**") whose address is 247 North Westmont Drive, Altamonte Springs, Florida 32714, to and in favor of **ORANGE COUNTY**, a charter county and political subdivisions of the State of Florida, whose address is c/o County Administrator, 201 S. Rosalind Avenue, Orlando, Florida 32801 ("**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 hereby remise, release, grant, alien, convey, and quit-claim unto the Grantee all of Grantor's interest, if any, in that certain piece, parcel, or tract of land situated in Orange County, Florida more particularly described as follows (hereinafter the "**Subject Property**");

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEROF

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 same, in fee simple, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behalf of the Grantee forever.

THE CONVEYANCE made herein, however, is expressly made **SUBJECT TO** ad valorem real property taxes and assessments for the year 2019, and thereafter, and easements and restrictions of record, acceptable to Orange County, if any, the reference to which shall not operate to reimpose the same.

Project: Innovation Way South (Randall) RAC

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.

WITNESSES:

“GRANTOR”

THE OASIS AT MOSS PARK PRESERVE, LLC, a Florida limited liability company

[Signature]
Print Name: SONIA P. BAUTISTA

[Signature]
Print Name: Julie Schroeder

By: [Signature]
Richard R. Haley
Executive Vice President

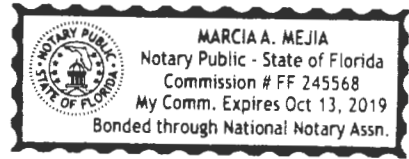
Date of Execution: February 20, 2019

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 20th day of February, 2019, by Richard R. Haley as Executive Vice President of THE OASIS AT MOSS PARK PRESERVE, LLC, a Florida limited liability company. Said person (check one) is personally known to me or produced _____ as identification.

[Signature]
Print Name: Marcia A. Mejia
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

This instrument was prepared:
Taylor D. Ward, Esquire
Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801



Project: Innovation Way South (Randall) RAC

EXHIBIT A

(See following 4 pages)

SKETCH OF DESCRIPTION

SHEET 1 OF 4

LEGAL DESCRIPTION (RIGHT-OF-WAY PARCEL).

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 9; THENCE RUN NORTH 01°27'45" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 9 FOR A DISTANCE OF 95.47 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DOC.# 20180688157 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1590.50 FEET, WITH A CHORD BEARING OF SOUTH 66° 37' 30" WEST, AND A CHORD DISTANCE OF 188.87 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND THE NORTHERLY AND WESTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE COURSES: SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 06° 48' 29" FOR A DISTANCE OF 188.98 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF SOUTH 19° 17' 14" WEST, AND A CHORD DISTANCE OF 77.43 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101° 29' 02" FOR A DISTANCE OF 88.56 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1081.00 FEET, WITH A CHORD BEARING OF SOUTH 32° 15' 12" EAST, AND A CHORD DISTANCE OF 30.13 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 35' 50" FOR A DISTANCE OF 30.14 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL OF LAND DESCRIBED IN DOC.# 20180688157 AND A POINT ON THE NON TANGENT NORTHERLY LINE OF ORLANDO UTILITIES COMMISSION RAILROAD RIGHT-OF-WAY PER O.R. 3491, PG. 539 AND BEING THE NORTHEAST CORNER OF PARCEL 101 B AS DESCRIBED IN DOCUMENT # 20170508494 OF AFORESAID PUBLIC RECORDS; THENCE RUN SOUTH 57° 16' 26" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF SAID PARCEL 101 B FOR A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 101 B AND THE SOUTHEAST CORNER OF A SECOND PARCEL OF LAND DESCRIBED IN AFORESAID DOC.# 20180688157 BEING A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1211.00 FEET, WITH A CHORD BEARING OF NORTH 30° 47' 02" WEST, AND A CHORD DISTANCE OF 94.38 FEET; THENCE RUN THE FOLLOWING THREE COURSES ALONG THE NORTHERLY AND EASTERLY LINES OF SAID PARCEL OF LAND: NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 27' 59" FOR A DISTANCE OF 94.40 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF NORTH 65° 06' 57" WEST, AND A CHORD DISTANCE OF 59.57 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73° 07' 50"

CONTINUED ON SHEET 2



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SK16
REV 2-13-19

JOB NO. 20150442
DATE: 2-3-2019
SCALE: 1" = 150 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: JLR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 4

CONTINUED FROM SHEET 1

FOR A DISTANCE OF 63.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1590.50 FEET, WITH A CHORD BEARING OF SOUTH 81° 08' 59" WEST, AND A CHORD DISTANCE OF 157.10 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 39' 42" FOR A DISTANCE OF 157.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MOSS PARK ROAD ACCORDING TO OFFICIAL RECORDS BOOK 6175, PAGE 8600 OF AFORESAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2165.00 FEET, WITH A CHORD BEARING OF NORTH 75° 14' 24" WEST, AND A CHORD DISTANCE OF 334.76 FEET; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 52' 05" FOR A DISTANCE OF 335.09 FEET TO A POINT ON THE NON TANGENT WESTERLY LINE OF A VACATED PORTION OF MOSS ROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 10479, PAGE 8670 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00° 10' 58" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 33.81 FEET TO THE SOUTHWEST CORNER OF A THIRD PARCEL OF LAND DESCRIBED IN DOC.# 20180688157; THENCE RUN SOUTH 89° 49' 02" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND ALSO BEING THE NORTH LINE OF THE SOUTH 50.00 FEET OF THE AFORESAID NORTHWEST 1/4 OF SECTION 9 FOR A DISTANCE OF 235.46 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1465.50 FEET, WITH A CHORD BEARING OF NORTH 73° 44' 34" EAST, AND A CHORD DISTANCE OF 668.34 FEET; THENCE DEPARTING SAID NORTH LINE AND CONTINUING ALONG SAID SOUTHERLY LINE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 21' 42" FOR A DISTANCE OF 674.27 FEET TO THE SOUTHEAST CORNER OF SAID THIRD PARCEL OF LAND DESCRIBED IN DOC.# 20180688157 AND A POINT ON THE NON TANGENT EAST LINE OF AFORESAID NORTHWEST 1/4 OF SECTION 9; THENCE RUN SOUTH 01° 27' 45" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 143.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.56 ACRES MORE OR LESS.



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Winter Garden, Florida 34787 • (407) 654 5355

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O.R. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE
DOC# DENOTES OFFICIAL RECORDS DOCUMENT

⊙ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
Ⓢ DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
N.T. DENOTES NON TANGENT
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

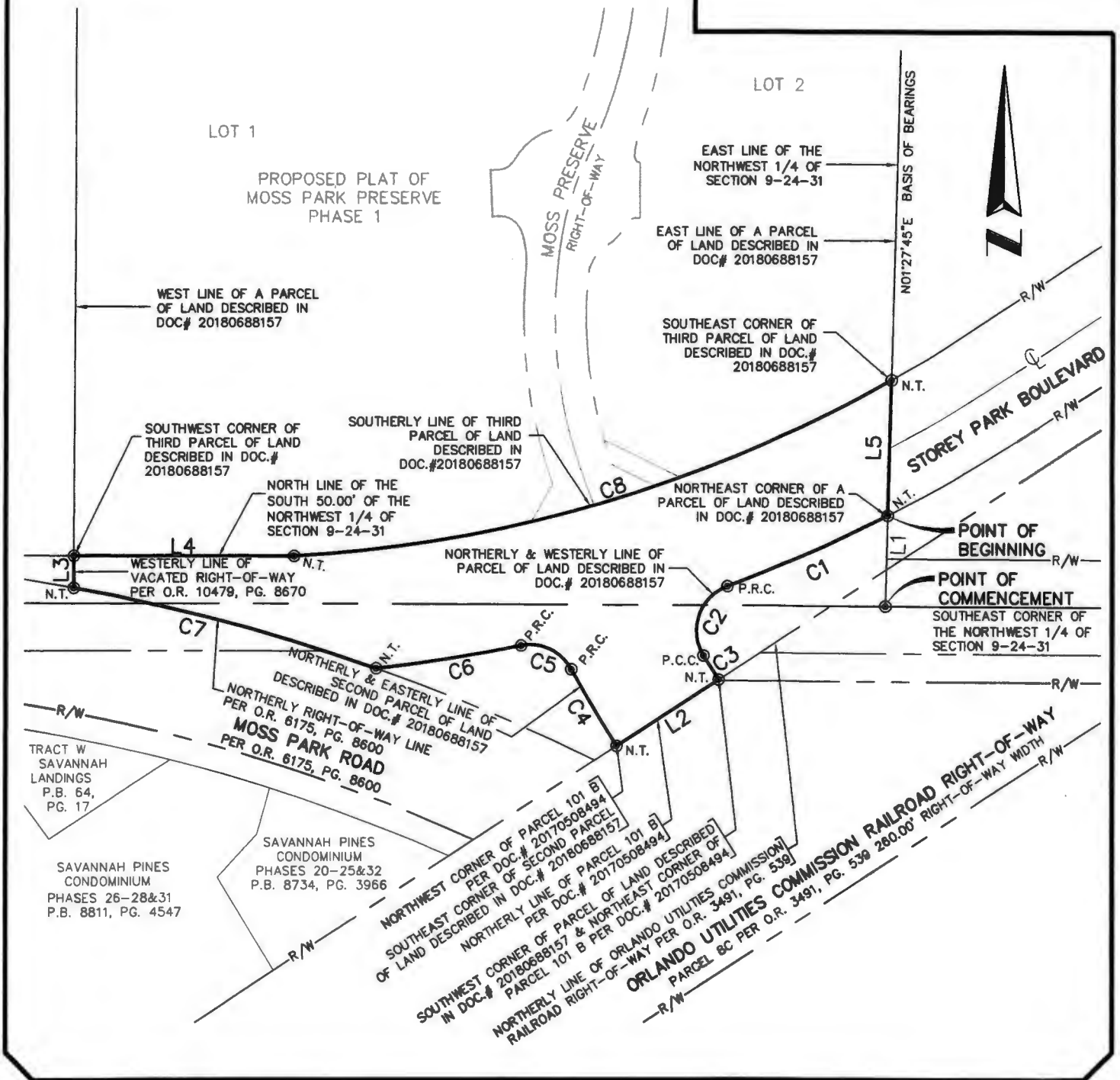
SK16
REV 2-13-19

JOB NO. 20150442
DATE: 2-3-2019
SCALE: 1" = 150 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: JLR

SKETCH OF DESCRIPTION

SHEET 3 OF 4



ALLEN COMPANY
 16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654 5355

THIS IS NOT A SURVEY:

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SKETCH OF DESCRIPTION

SHEET 4 OF 4

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 95.47' | N01°27'45"E |
| L2 | 130.00' | S57°16'26"W |
| L3 | 33.81' | N00°10'58"E |
| L4 | 235.46' | S89°49'02"E |
| L5 | 143.68' | S01°27'45"W |

| CURVE TABLE | | | | | |
|-------------|----------|---------|---------|-------------|------------|
| CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
| C1 | 1590.50' | 188.98' | 188.87' | S66°37'30"W | 06°48'29" |
| C2 | 50.00' | 88.56' | 77.43' | S19°17'14"W | 101°29'02" |
| C3 | 1081.00' | 30.14' | 30.13' | S32°15'12"E | 01°35'50" |
| C4 | 1211.00' | 94.40' | 94.38' | N30°47'02"W | 04°27'59" |
| C5 | 50.00' | 63.82' | 59.57' | N65°06'57"W | 73°07'50" |
| C6 | 1590.50' | 157.16' | 157.10' | S81°08'59"W | 05°39'42" |
| C7 | 2165.00' | 335.09' | 334.76' | N75°14'24"W | 08°52'05" |
| C8 | 1465.50' | 674.27' | 668.34' | N73°44'34"E | 26°21'42" |



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