



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

**DATE:** June 12, 2019

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

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

**FROM:** Kim Heim, Senior Title Examiner *KH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Utility Easement from Pioneers, Inc., authorized to do business in Florida under the name Pioneers International, Inc., and Lake Whip I LLC to Orange County with Joinder and Consent to Utility Easement from Lake Nona Hotel, LLC, authorized to transact business in the State of Florida as Lake Nona Hotel DE, LLC, and Subordination of Encumbrances to Property Rights to Orange County from Axiom Bank and authorization to record instruments

**PROJECT:** Pioneers Holiday Inn Express Permit #16-E-068 OCU File #87186  
District 4

**PURPOSE:** To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

**ITEMS:** Utility Easement  
Cost: Donation  
Total size: 5,188 square feet

Subordination of Encumbrances to Property Rights to Orange County

Real Estate Management Division

Agenda Item 9

June 12, 2019

Page 2

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:** Grantor to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUL 16 2019

THIS IS A DONATION

Project: Pioneers Holiday Inn Express Permit #16-E-068 OCU File #87186

### UTILITY EASEMENT

THIS INDENTURE, Made this 10<sup>th</sup> day of May, A.D. 2019, Pioneers, Inc., a Virginia not-for-profit corporation, authorized to do business in Florida under the name Pioneers International, Inc., a Virginia not for profit corporation, whose address is 10123 William Carey Dr., Orlando, FL 32832 and Lake Whip I LLC, a Florida limited liability company, whose address is 10123 William Carey Dr., Orlando, FL 32832, 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 and its assigns, an easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

#### SEE ATTACHED EXHIBIT "A"

**Property Appraiser's Parcel Identification Numbers:**

**a portion of**

**20-24-31-2901-01-000, 20-24-31-2901-02-000 & 20-24-31-2901-03-000**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its 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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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

Signed, sealed and delivered  
in the presence of:

Pioneers, Inc., a Virginia not-for-profit  
corporation, authorized to do business in  
Florida under the name Pioneers International,  
Inc., a Virginia not for profit corporation

[Signature]  
Witness

BY: [Signature]  
Michael Constantino, as Vice President

William Davis  
Printed Name

[Signature]  
Witness

James R Britton  
Printed Name

(Signature of TWO witnesses required by Florida law)

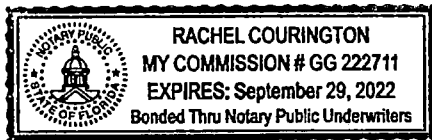
STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 16<sup>th</sup> of May, 2019,  
by Michael Constantino, as Vice President of Pioneers, Inc., a Virginia not-for-profit corporation,  
authorized to do business in Florida under the name Pioneers International, Inc., a Virginia not for profit  
corporation, on behalf of the corporation. He  is personally known to me or  has produced  
n/a as identification.

(Notary Seal)

[Signature]  
Notary Signature

Rachel Courington  
Printed Notary Name



Notary Public in and for  
the county and state aforesaid.  
My commission expires: September 29th, 2022

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

Signed, sealed and delivered  
in the presence of:

Lake Whip I LLC,  
a Florida limited liability company

[Signature]  
Witness

BY: [Signature]

FRED LIVINGSTON  
Printed Name

Johnny C. Fowler Jr.  
Printed Name

[Signature]  
Witness

Manager  
Title

Michael Constantino  
Printed Name

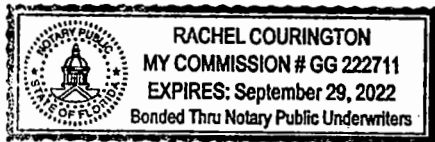
(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 10<sup>th</sup> of May, 2019,  
by Johnny C. Fowler, Jr., as manager of Lake Whip I LLC, a Florida limited  
liability company, on behalf of the company. He/She  is personally known to me or  has produced  
n/a as identification.

(Notary Seal)

[Signature]  
Notary Signature



Rachel Courington  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.  
My commission expires Sep. 29, 2022

This instrument prepared by:  
Kim Heim, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

**JOINDER AND CONSENT TO UTILITY EASMENT**

The undersigned hereby certifies that it is the tenant described in the following encumbrances upon the above-described Utility Easement: (i) as referenced in that certain Memorandum of Lease, recorded March 20, 2017, as Official Records Document No. 20170145918, of the Public Records of Orange County, Florida, and (ii) that certain unrecorded Lease Agreement dated March 16, 2017 as described in the Memorandum of Lease (collectively, the "Encumbrances") and that the undersigned hereby joins in and consents to the execution and recording of the foregoing Utility Easement, and agrees that the Encumbrances, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Utility Easement, as said easement may be modified, amended, and/or assigned from time to time.

Witnesses:

Lake Nona Hotel, LLC, a Delaware limited liability company, authorized to transact business in the State of Florida as Lake Nona Hotel DE, LLC, a Delaware limited liability company

[Signature]

Print Name: BRIAN WALSH

By: [Signature]  
Frederick W. Steudler, as Manager

[Signature]

Print Name: Dawn T. Beske

STATE OF Florida )  
COUNTY OF Seminole )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2019, by Frederick W. Steudler, as Manager, of Lake Nona Hotel, LLC, a Delaware limited liability company, authorized to transact business in the State of Florida as Lake Nona Hotel DE, LLC, a Delaware limited liability company, on behalf of said limited liability company. He/she is personally known to me, or has produced \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
Notary Public

Print Name: Diane H. Stephens  
My Commission Expires: \_\_\_\_\_

**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**

**EXHIBIT "A"**

A PORTION OF LOT 3, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS  
OC PROJECT NUMBER: 16-E-068  
PURPOSE: UTILITY EASEMENT

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 3, FLETCHER CENTER II, AS RECORDED IN PLAT BOOK 91, PAGES 118-121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3 OF SAID PLAT; ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NARCOOSSEE ROAD (COUNTY ROAD 15), AS RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 75080, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°11'07" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 3 A DISTANCE OF 1.75 FEET; THENCE SOUTH 01°14'31" WEST, A DISTANCE OF 94.22 FEET; THENCE SOUTH 00°56'16" WEST, A DISTANCE OF 25.30 FEET; THENCE SOUTH 00°06'28" WEST, A DISTANCE OF 26.18 FEET TO A POINT OF CURVATURE WITH AN ARC TO THE LEFT (SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 48°45'23", A CHORD BEARING AND DISTANCE OF SOUTH 24°16'14" EAST, 33.02 FEET) FOR AN ARC DISTANCE OF 34.04 FEET TO A POINT OF TANGENCY; ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE NORTH 89°56'30" EAST A DISTANCE OF 32.81 FEET; THENCE SOUTH 00°29'49" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 3, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF WILLIAM CAREY DRIVE, AS RECORDED IN SAID PLAT; THENCE SOUTH 89°56'30" WEST ALONG THE SAID SOUTH BOUNDARY LINE, A DISTANCE OF 6.26 FEET TO A POINT OF CURVATURE WITH AN ARC TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 41°24'35", A CHORD BEARING AND DISTANCE OF NORTH 69°21'13" WEST, 28.28 FEET) FOR AN ARC DISTANCE OF 28.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 244.0 SQUARE FEET OF LAND, MORE OR LESS.


**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED UTILITY EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH RIGHT OF WAY LINE OF WILLIAM CAREY DRIVE BEARS S89°56'30"W.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY

REVISION DATE: OC COMMENTS 10/26/2018

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p><b>SKETCH AND LEGAL DESCRIPTION</b> FOR <b>PIONEERS, INC.</b></p>	<p>DATE OF DRAWING: 09/26/2018</p> <p>MANAGER: JDH      CADD: SCS</p>
	<p><b>SURVEYOR'S CERTIFICATION</b></p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p align="right">DATE: 10/26/2018</p> <p>JEFFREY D. HOFIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	<p>PROJECT NUMBER: 880-17001</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 880002SD.DWG</p> <p>SCALE: 1" = 30'      SHEET 1 OF 2</p>

**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**

A PORTION OF LOT 3, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

**EXHIBIT "A"**

**NARCOOSSEE ROAD (COUNTY ROAD 15)**

FDOT MAINTENANCE MAP SECTION 75080  
D.B. 347, PG. 195, D.B. 347, PG. 196,  
& O.R. 9838, PG. 2015, O.R. 9838, PG. 5903  
VARIABLE-WIDTH RIGHT OF WAY (C.I.P. 5101) PER

L1  
WEST LINE OF LOT 3  
L2  
EAST RIGHT OF WAY LINE  
L3  
L4  
PC  
C1  
C2  
L5  
L6  
L7

**P.O.C.**  
NORTHWEST CORNER  
OF LOT 3  
FLETCHER CENTER II  
PLAT BOOK 91, PAGES 118-121

THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°11'07"E	1.75'
L2	S01°14'31"W	94.22'
L3	S00°56'16"W	25.30'
L4	S00°06'28"W	26.18'
L5	N89°56'30"E	32.81'
L6	S00°29'49"W	10.00'
L7	S89°56'30"W	6.26'

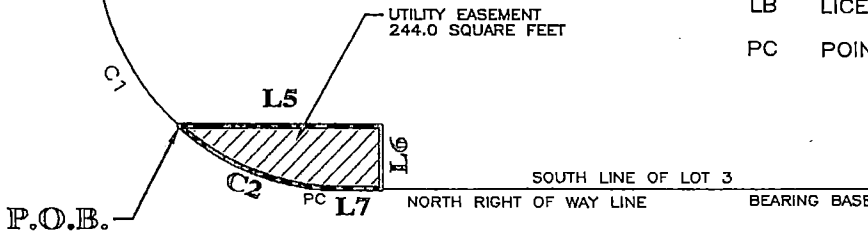
**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	40.00'	48°45'23"	S24°16'14"E	33.02'	34.04'
C2	40.00'	41°24'35"	N69°21'13"W	28.28'	28.91'

**LOT 3  
FLETCHER CENTER II  
PLAT BOOK 91, PAGES 118-121**

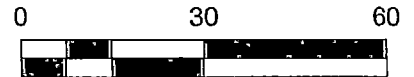
**LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LB LICENSED BUSINESS
- PC POINT OF CURVATURE



**WILLIAM CAREY DRIVE**

RIGHT OF WAY WIDTH VARIES  
PLAT BOOK 91, PAGES 118-121



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY  
REVISION DATE: OC COMMENTS 10/26/2018

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809

PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedgepls.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH AND LEGAL DESCRIPTION  
FOR  
PIONEERS, INC.

PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS  
OC PROJECT NUMBER: 16-E-068  
PURPOSE: UTILITY EASEMENT

DATE OF DRAWING: 09/26/2018	
MANAGER: JDH	CADD: SCS
PROJECT NUMBER: 880-17001	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S): N/A	
COMPUTER FILE: 880002SD.DWG	
SCALE: 1" = 30'	SHEET 2 OF 2



**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**

**EXHIBIT "A"**

A PORTION OF LOT 1, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS  
OC PROJECT NUMBER: 16-E-068  
PURPOSE: UTILITY EASEMENT

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1, FLETCHER CENTER II, AS RECORDED IN PLAT BOOK 91, PAGES 118-121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT; THENCE NORTH 89°54'50" EAST, A DISTANCE OF 88.01 FEET TO THE EAST RIGHT OF WAY LINE OF PIONEERS WAY AS RECORDED IN FLETCHER CENTER II, PLAT BOOK 91, PAGES 118-121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°56'16" WEST ALONG THE SAID EAST RIGHT OF WAY LINE A DISTANCE OF 111.19 FEET; THENCE SOUTH 26°24'07" WEST A DISTANCE OF 25.20 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE SOUTH 89°03'44" EAST A DISTANCE OF 29.50 FEET; THENCE SOUTH 00°27'22" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°48'09" WEST, A DISTANCE OF 35.00 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE; THENCE NORTH 00°56'16" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 29.00 FEET; THENCE NORTH 26°24'07" EAST A DISTANCE OF 12.01 FEET TO THE POINT OF BEGINNING.


CONTAINING 1363.0 SQUARE FEET OF LAND, MORE OR LESS.

**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED UTILITY EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE EAST RIGHT OF WAY LINE OF PIONEERS WAY BEARS NO0°56'16"E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY  
REVISION DATE: OC COMMENTS 10/26/2018

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6845</p>	<p><b>SKETCH AND LEGAL DESCRIPTION</b> FOR <b>PIONEERS, INC.</b></p>	<p>DATE OF DRAWING: 09/26/2018</p>
	<p><b>SURVEYOR'S CERTIFICATION</b> I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p align="right">DATE: 10/26/2018</p> <p>JEFFREY D. HOPIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	<p>MANAGER: JDH      CADD: SCS</p> <p>PROJECT NUMBER: 880-17001</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 880002SD.DWG</p> <p>SCALE: 1" = 50'      SHEET 1 OF 2</p>

# SKETCH OF DESCRIPTION UTILITY EASEMENT

EXHIBIT "A"

A PART OF LOT 1, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LOT 3  
FLETCHER CENTER II  
PLAT BOOK 91, PAGES 118-121

## LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- PG. PAGE
- LB LICENSED BUSINESS

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°03'44"E	29.50'
L2	S00°27'22"W	40.00'
L3	N88°48'09"W	35.00'
L4	N00°56'16"E	29.00'
L5	N26°24'07"E	12.01'

NORTH RIGHT OF WAY LINE

WILLIAM CAREY DRIVE

RIGHT OF WAY WIDTH VARIES  
PLAT BOOK 91, PAGES 118-121

THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

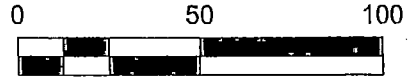
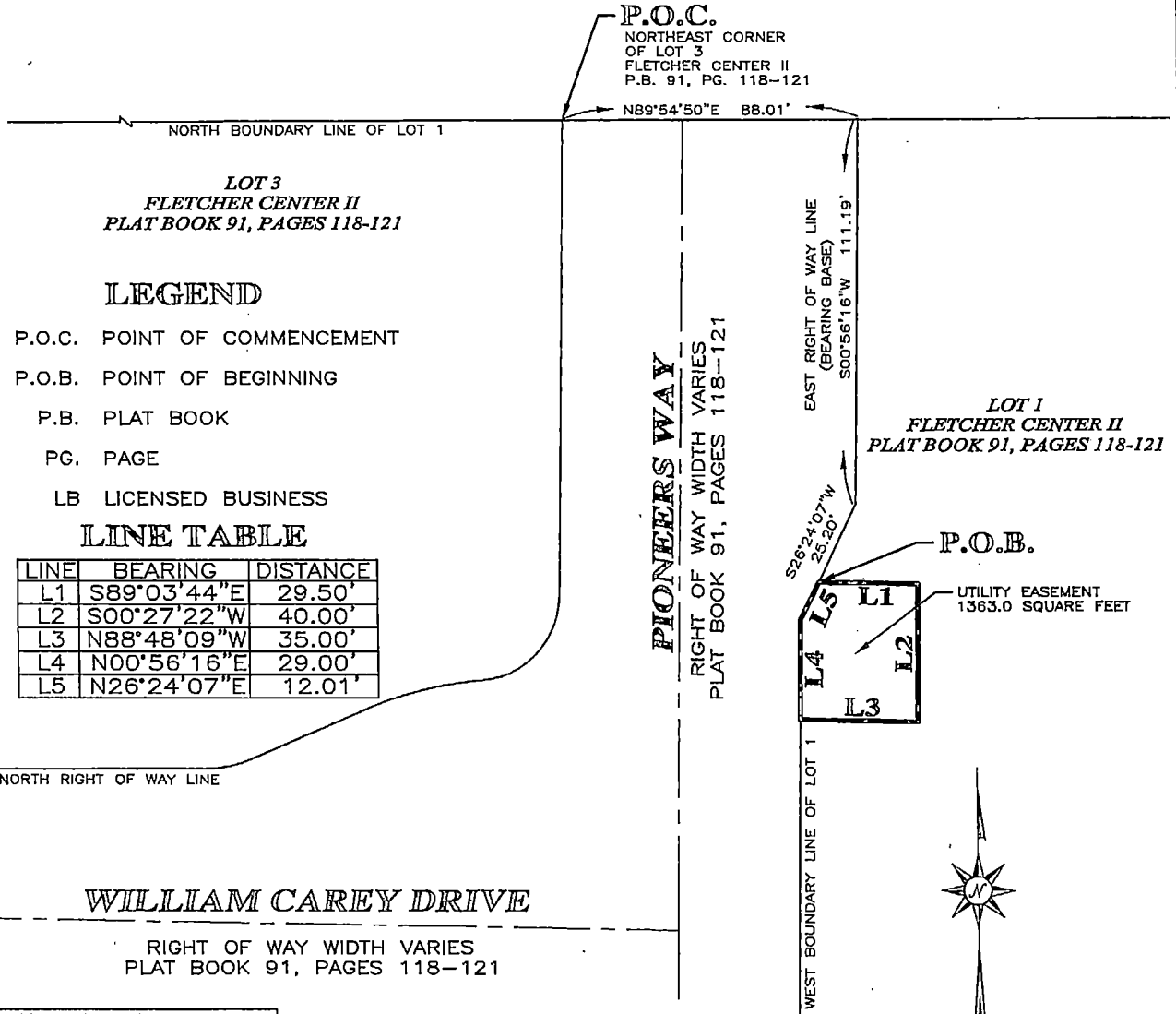
8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
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FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH AND LEGAL DESCRIPTION  
FOR  
PIONEERS, INC.

PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS  
OC PROJECT NUMBER: 16-E-068  
PURPOSE: UTILITY EASEMENT

DATE OF DRAWING: 09/26/2018	
MANAGER: JDH	CADD: SCS
PROJECT NUMBER: 880-18001	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S): N/A	
COMPUTER FILE: 880002SD.DWG	
SCALE: 1" = 50'	SHEET 2 OF 2



THIS IS NOT A SURVEY  
REVISION DATE: OC COMMENTS 10/26/2018

**SKETCH AND LEGAL DESCRIPTION  
UTILITY EASEMENT**

**EXHIBIT "A"**

A PORTION OF LOT 2, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS  
OC PROJECT NUMBER: 16-E-068  
PURPOSE: UTILITY EASEMENT

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 2, FLETCHER CENTER II, AS RECORDED IN PLAT BOOK 91, PAGES 118-121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 2 OF SAID PLAT AND THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF PIONEERS WAY AND THE SOUTH RIGHT OF WAY LINE OF WILLIAM CAREY DRIVE AS RECORDED IN SAID PLAT; THENCE SOUTH 00°56'16" WEST ALONG SAID WEST RIGHT OF WAY LINE OF PIONEERS WAY, A DISTANCE OF 410.40 FEET TO THE SOUTH BOUNDARY LINE OF SAID LOT 2; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE NORTH 89°03'44" WEST ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 5.00 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY LINE NORTH 00°56'16" EAST, A DISTANCE OF 405.40 FEET; THENCE NORTH 89°03'44" WEST, A DISTANCE OF 185.83 FEET; THENCE SOUTH 01°01'11" WEST, A DISTANCE OF 28.39 FEET; THENCE NORTH 89°03'44" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 01°01'11" EAST, A DISTANCE OF 32.89 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WILLIAM CAREY DRIVE AND A NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE WITH AN ARC TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 09°06'14", A CHORD BEARING AND DISTANCE OF NORTH 86°23'09" EAST, 6.35 FEET) FOR AN ARC DISTANCE OF 6.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°03'44" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 202.49 FEET TO THE POINT OF BEGINNING.


CONTAINING 3581.0 SQUARE FEET OF LAND, MORE OR LESS.

**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED UTILITY EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE SOUTH RIGHT OF WAY LINE OF WILLIAM CARET DRIVE BEARS S89°03'44"E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY  
REVISION DATE: OC COMMENTS 10/26/2018

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgegels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6845</p>	<p><b>SKETCH AND LEGAL DESCRIPTION</b> FOR <b>LAKE WHIP 1, LLC</b></p>	<p>DATE OF DRAWING: 09/27/2018 MANAGER: JDH      CADD: SCS PROJECT NUMBER: 880-17001 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): N/A COMPUTER FILE: 880002SD.DWG SCALE: 1" = 40'      SHEET 1 OF 3</p>
	<p><b>SURVEYOR'S CERTIFICATION</b> I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p><i>[Signature]</i>      DATE: 10/26/2018 JEFFREY L. HORIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	

**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**

A PART OF LOT 2, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

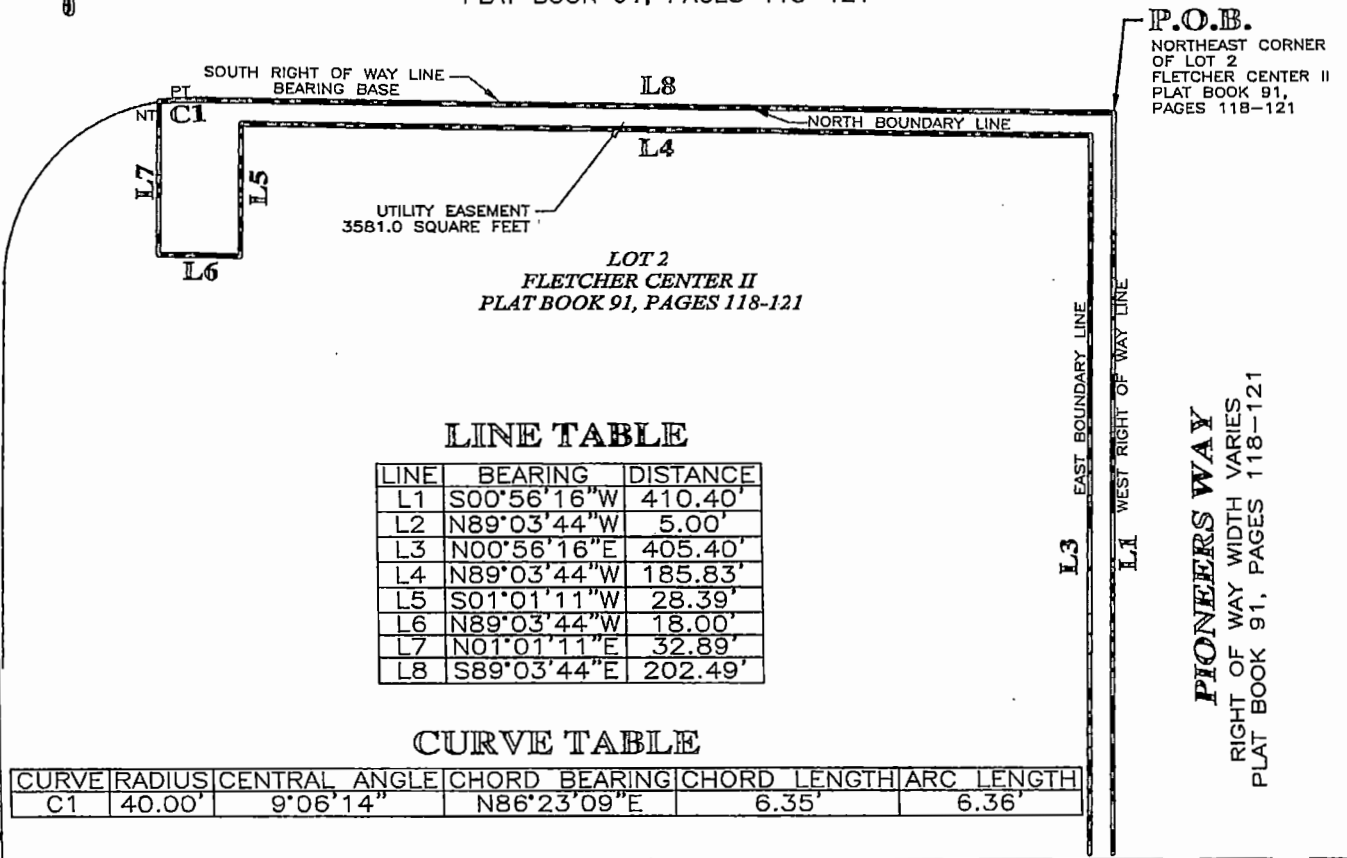
**EXHIBIT "A"**



**LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LB LICENSED BUSINESS
- NT NON-TANGENT
- PT POINT OF TANGENCY

**WILLIAM CAREY DRIVE**  
RIGHT OF WAY WIDTH VARIES  
PLAT BOOK 91, PAGES 118-121



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°56'16"W	410.40'
L2	N89°03'44"W	5.00'
L3	N00°56'16"E	405.40'
L4	N89°03'44"W	185.83'
L5	S01°01'11"W	28.39'
L6	N89°03'44"W	18.00'
L7	N01°01'11"E	32.89'
L8	S89°03'44"E	202.49'

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	40.00'	9°06'14"	N86°23'09"E	6.35'	6.36'

**MATCH LINE SEE SHEET 3**

THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY  
REVISION DATE: 0C COMMENTS 10/26/2018

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

**SKETCH AND LEGAL DESCRIPTION  
FOR  
LAKE WHIP I, LLC**

PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS  
OC PROJECT NUMBER: 16-E-068  
PURPOSE: UTILITY EASEMENT

DATE OF DRAWING: 09/27/2018	
MANAGER: JDH	CADD: SCS
PROJECT NUMBER: 880-17001	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S): N/A	
COMPUTER FILE: 880002SD.DWG	
SCALE: 1" = 40'	SHEET 2 OF 3

**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**

A PART OF LOT 2, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

**EXHIBIT "A"**

**MATCH LINE SEE SHEET 2**



**LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LB LICENSED BUSINESS
- NT NON-TANGENT
- PT POINT OF TANGENCY

UTILITY EASEMENT  
3581.0 SQUARE FEET

**LOT 2  
FLETCHER CENTER II  
PLAT BOOK 91, PAGES 118-121**

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°56'16"W	410.40'
L2	N89°03'44"W	5.00'
L3	N00°56'16"E	405.40'
L4	N89°03'44"W	185.83'
L5	S01°01'11"W	28.39'
L6	N89°03'44"W	18.00'
L7	N01°01'11"E	32.89'
L8	S89°03'44"E	202.49'

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	40.00'	9°06'14"	N86°23'09"E	6.35'	6.36'

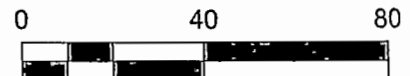
EAST BOUNDARY LINE  
WEST RIGHT OF WAY LINE

**PIONEERS WAY**  
RIGHT OF WAY WIDTH VARIES  
PLAT BOOK 91, PAGES 118-121

SOUTH BOUNDARY LINE


UNPLATTED

THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY  
REVISION DATE: 00 COMMENTS 10/26/2018

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b></p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p><b>SKETCH AND LEGAL DESCRIPTION FOR LAKE WHIP 1, LLC</b></p>	<p>DATE OF DRAWING: 09/27/2018</p>
	<p>PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS OC PROJECT NUMBER: 16-E-068 PURPOSE: UTILITY EASEMENT</p>	<p>MANAGER: JDH      CADD: SCS</p> <p>PROJECT NUMBER: 880-17001</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 880002SD.DWG</p> <p>SCALE: 1" = 40'      SHEET 3 OF 3</p>

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JUL 16 2019

Project: Pioneers Holiday Inn Express Permit #16-E-068 OCU File #87186

**SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrances held by the undersigned; and,

WHEREAS, On behalf of ORANGE COUNTY, a request has been made for the undersigned to subordinate said encumbrances to the property rights of ORANGE COUNTY in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as they have been or as may be modified and amended from time to time to the property rights of ORANGE COUNTY to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

**SEE ATTACHED SCHEDULE "A"/EXHIBIT "A"**

Encumbrances:

Axiom Bank, National Association  
FROM: Lake Nona Hotel, LLC  
Lessor's Agreement, Consent, Subordination and Estoppel filed March 20, 2017  
Recorded as Document Number 20170145919  
Leasehold Mortgage and Security Agreement filed March 20, 2017  
Recorded as Document Number 20170145920  
Assignment of Construction Documents, Permits and Developer's Rights filed March 20, 2017  
Recorded as Document Number 20170145921  
Assignment of Leases and Rents filed March 20, 2017  
Recorded as Document Number 20170145922  
Financing Statement filed March 20, 2017  
Recorded as Document Number 20170145923  
Leasehold Mortgage and Security Agreement filed March 21, 2017  
Recorded as Document Number 20170148597  
Assignment of Construction Documents, Permits and Developer's Rights filed March 21, 2017  
Recorded as Document Number 20170148598  
Assignment of Leases and Rents filed March 21, 2017  
Recorded as Document Number 20170148599

Project: Pioneers Holiday Inn Express Permit #16-E-068 OCU File #87186

Encumbrances (continued):

Financing Statement filed March 21, 2017

Recorded as Document Number 20170148600

All in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of ORANGE COUNTY, in its use of the land specifically above described for utility purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by ORANGE COUNTY and cease to be used for utility purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

[INTENTIONAL LEFT BLANK]

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 18 day of JUNE, A.D. 20 19.

Signed, sealed, and delivered in the presence of:

Axiom Bank, National Association

Denise E. Lea  
Witness

BY: [Signature]

Denise E. Lea  
Printed Name

Tom Coletta  
Printed Name

[Signature]  
Witness

SUP  
Title

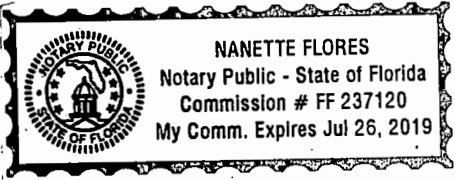
Susan Londow  
Printed Name

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 18 of June, 20 19, by Tom Coletta, as SUP Axiom Bank, National Association, on behalf of the association.  He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 18 day of June, 20 19.

(Notary Seal)



[Signature]  
Notary Signature

Nanette Flores  
Printed Notary Name  
Notary Public in and for the county and state aforesaid.

My commission expires: July 26, 2019



Project: Pioneers Holiday Inn Express Permit #16-E-068 OCU File #87186

IN WITNESS WHEREOF, the U.S. Small Business Administration has caused this instrument to be executed by Dina G. Boorda, District Counsel this 6<sup>th</sup> day of May, 2019, pursuant to the authority contained in 47 Federal Register 2305, the contents of which publication are to be judicially noticed pursuant to 44 United States Code Annotated 1507.

Signed, sealed and delivered

United States Small Business Administration

In the presence of:

[Signature]  
\_\_\_\_\_

Witness  
Printed Name: Eileen Joyce

[Signature]  
\_\_\_\_\_

Witness  
Printed Name: August Mooradian

By: [Signature]  
\_\_\_\_\_

Printed Name: DINA G. Boorda  
Title: District Counsel

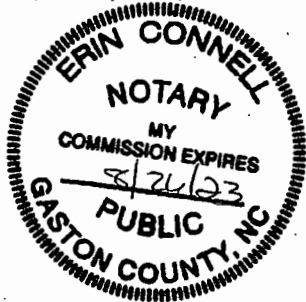
STATE OF NORTH CAROLINA

COUNTY OF MECHLENBURG

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of May, 2019 by Dina G. Boorda, as District Counsel for the United States Small Business Administration, on behalf of the administration. She is personally known to me.

Witness my hand and official seal this 6 day of May, 2019.

(Notary Seal)



[Signature]  
\_\_\_\_\_

Printed Name: Erin Connell

Notary Public in and for the county and state aforesaid.

My commission expires: 8/26/23

**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**

**EXHIBIT, "A"**

A PORTION OF LOT 3, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS  
OC PROJECT NUMBER: 16-E-068  
PURPOSE: UTILITY EASEMENT

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 3, FLETCHER CENTER II, AS RECORDED IN PLAT BOOK 91, PAGES 118-121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3 OF SAID PLAT; ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF NARCOOSSEE ROAD (COUNTY ROAD 15), AS RECORDED IN FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP SECTION 75080, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°11'07" EAST ALONG THE WEST BOUNDARY LINE OF SAID LOT 3 A DISTANCE OF 1.75 FEET; THENCE SOUTH 01°14'31" WEST, A DISTANCE OF 94.22 FEET; THENCE SOUTH 00°56'16" WEST, A DISTANCE OF 25.30 FEET; THENCE SOUTH 00°06'28" WEST, A DISTANCE OF 26.18 FEET TO A POINT OF CURVATURE WITH AN ARC TO THE LEFT (SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 48°45'23", A CHORD BEARING AND DISTANCE OF SOUTH 24°16'14" EAST, 33.02 FEET) FOR AN ARC DISTANCE OF 34.04 FEET TO A POINT OF TANGENCY; ALSO BEING THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE NORTH 89°56'30" EAST A DISTANCE OF 32.81 FEET; THENCE SOUTH 00°29'49" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 3, ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF WILLIAM CAREY DRIVE, AS RECORDED IN SAID PLAT; THENCE SOUTH 89°56'30" WEST ALONG THE SAID SOUTH BOUNDARY LINE, A DISTANCE OF 6.26 FEET TO A POINT OF CURVATURE WITH AN ARC TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 41°24'35", A CHORD BEARING AND DISTANCE OF NORTH 69°21'13" WEST, 28.28 FEET) FOR AN ARC DISTANCE OF 28.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 244.0 SQUARE FEET OF LAND, MORE OR LESS.


**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED UTILITY EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH RIGHT OF WAY LINE OF WILLIAM CAREY DRIVE BEARS S89°56'30"W.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY

REVISION DATE: OC COMMENTS 10/28/2018

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgegels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p><b>SKETCH AND LEGAL DESCRIPTION</b> FOR <b>PIONEERS, INC.</b></p>	<p>DATE OF DRAWING: 09/26/2018</p> <p>MANAGER: JDH      CADD: SCS</p>
	<p><b>SURVEYOR'S CERTIFICATION</b></p> <p>I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p align="right">DATE: 10/26/2018</p> <p>JEFFREY D. SPILUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	<p>PROJECT NUMBER: 880-17001</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 8800D2SD.DWG</p> <p>SCALE: 1" = 30'      SHEET 1 OF 2</p>

**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**

A PORTION OF LOT 3, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

**EXHIBIT "A"**

THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°11'07"E	1.75'
L2	S01°14'31"W	94.22'
L3	S00°56'16"W	25.30'
L4	S00°06'28"W	26.18'
L5	N89°56'30"E	32.81'
L6	S00°29'49"W	10.00'
L7	S89°56'30"W	6.26'

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	40.00'	48°45'23"	S24°16'14"E	33.02'	34.04'
C2	40.00'	41°24'35"	N69°21'13"W	28.28'	28.91'

**NARCOOSSEE ROAD (COUNTY ROAD 15)**

FDOT MAINTENANCE MAP SECTION 75080  
D.B. 347, PG. 195, D.B. 347, PG. 196,  
& O.R. 9838, PG. 2015, O.R. 9838, PG. 5903  
VARIABLE-WIDTH RIGHT OF WAY (C.I.P. 5101) PER

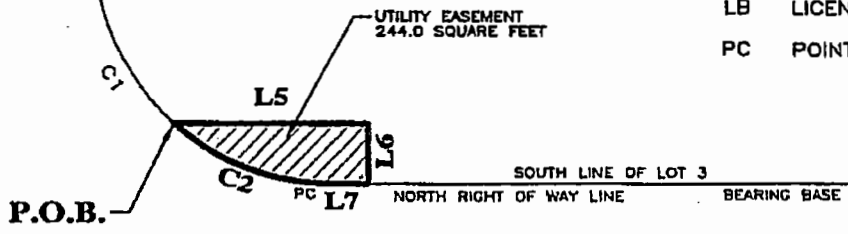
L1  
L2  
L3  
L4  
PC  
C1  
C2  
L5  
L6  
L7

**P.O.C.**  
NORTHWEST CORNER  
OF LOT 3  
FLETCHER CENTER II  
PLAT BOOK 91, PAGES 118-121

**LOT 3  
FLETCHER CENTER II  
PLAT BOOK 91, PAGES 118-121**

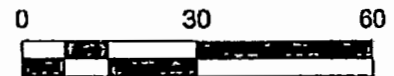
**LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LB LICENSED BUSINESS
- PC POINT OF CURVATURE



**WILLIAM CAREY DRIVE**

RIGHT OF WAY WIDTH VARIES  
PLAT BOOK 91, PAGES 118-121



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY  
REVISION DATE: OC COMMENTS 10/26/2018

<p><b>LEADING EDGE LAND SERVICES INCORPORATED</b></p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH AND LEGAL DESCRIPTION FOR PIONEERS, INC.</p>	<p>DATE OF DRAWING: 09/26/2018</p> <p>MANAGER: JDH      CADD: SCS</p> <p>PROJECT NUMBER: 880-17001</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 880002SD.DWG</p> <p>SCALE: 1" = 30'      SHEET 2 OF 2</p>
	<p>PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS OC PROJECT NUMBER: 16-E-068 PURPOSE: UTILITY EASEMENT</p>	

**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**

**EXHIBIT "A"**

A PORTION OF LOT 1, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS  
OC PROJECT NUMBER: 16-E-068  
PURPOSE: UTILITY EASEMENT

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1, FLETCHER CENTER II, AS RECORDED IN PLAT BOOK 91, PAGES 118-121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3 OF SAID PLAT; THENCE NORTH 89°54'50" EAST, A DISTANCE OF 88.01 FEET TO THE EAST RIGHT OF WAY LINE OF PIONEERS WAY AS RECORDED IN FLETCHER CENTER II, PLAT BOOK 91, PAGES 118-121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°56'16" WEST ALONG THE SAID EAST RIGHT OF WAY LINE A DISTANCE OF 111.19 FEET; THENCE SOUTH 26°24'07" WEST A DISTANCE OF 25.20 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE SOUTH 89°03'44" EAST A DISTANCE OF 29.50 FEET; THENCE SOUTH 00°27'22" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°48'09" WEST, A DISTANCE OF 35.00 FEET TO A POINT ON THE SAID EAST RIGHT OF WAY LINE; THENCE NORTH 00°56'16" EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 29.00 FEET; THENCE NORTH 26°24'07" EAST A DISTANCE OF 12.01 FEET TO THE POINT OF BEGINNING.


CONTAINING 1363.0 SQUARE FEET OF LAND, MORE OR LESS.

**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED UTILITY EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE EAST RIGHT OF WAY LINE OF PIONEERS WAY BEARS N00°56'16"E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

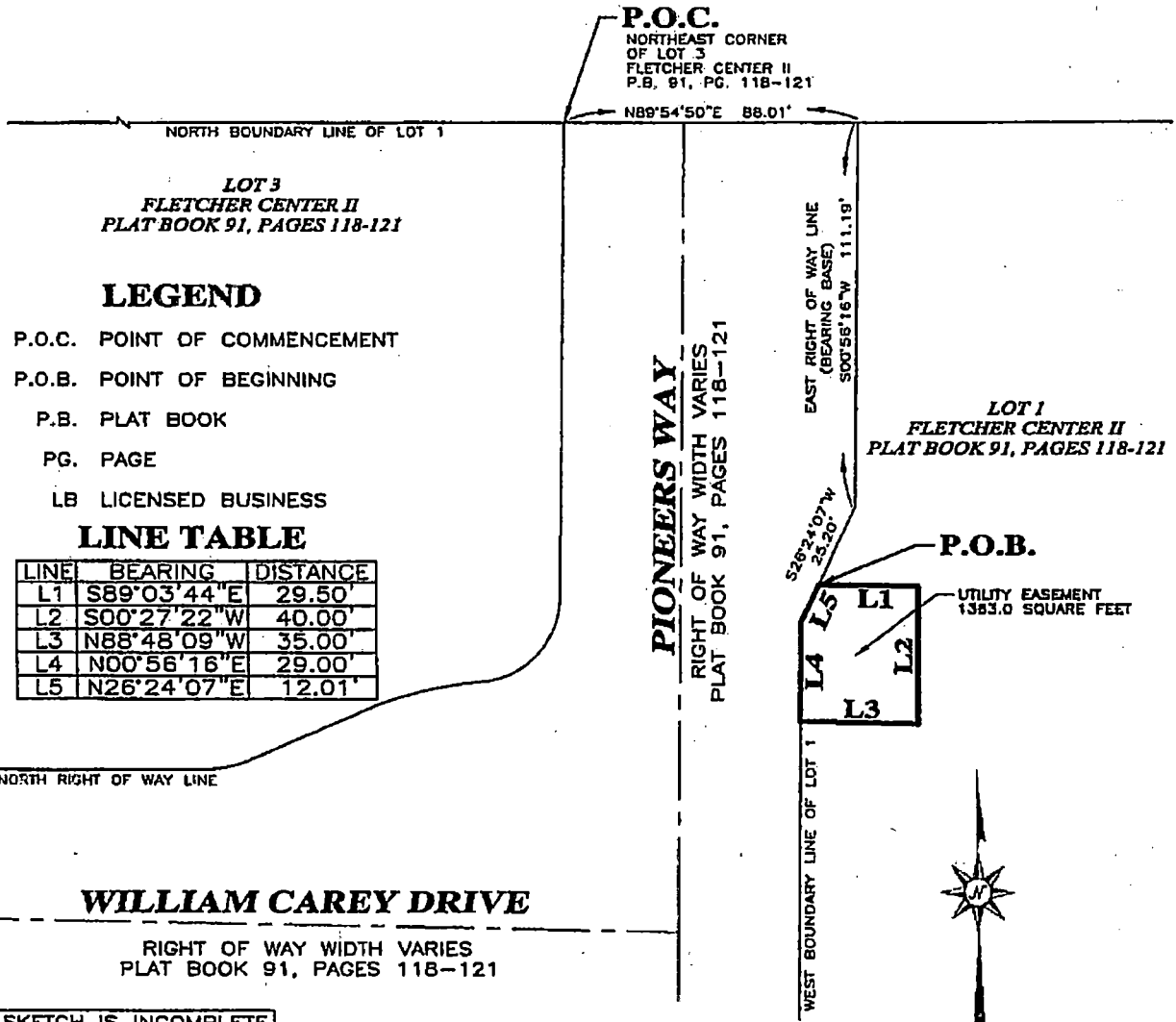
THIS IS NOT A SURVEY  
REVISION DATE: OC COMMENTS 10/26/2018

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgefs.com FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p><b>SKETCH AND LEGAL DESCRIPTION</b> FOR <b>PIONEERS, INC.</b></p>	<p>DATE OF DRAWING: 09/26/2018</p>
	<p><b>SURVEYOR'S CERTIFICATION</b> I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17, STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p align="right">DATE: 10/26/2018</p> <p>JEFFREY D. NORRIS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	<p>MANAGER: JDH      CADD: SCS</p> <p>PROJECT NUMBER: 880-17001</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 8800025D.DWG</p> <p>SCALE: 1" = 50'      SHEET 1 OF 2</p>

# SKETCH OF DESCRIPTION UTILITY EASEMENT

EXHIBIT <sup>01</sup>A<sup>10</sup>

A PART OF LOT 1, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



**LOT 3  
FLETCHER CENTER II  
PLAT BOOK 91, PAGES 118-121**

## LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- PG. PAGE
- LB LICENSED BUSINESS

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°03'44"E	29.50'
L2	S00°27'22"W	40.00'
L3	N88°48'09"W	35.00'
L4	N00°56'16"E	29.00'
L5	N26°24'07"E	12.01'

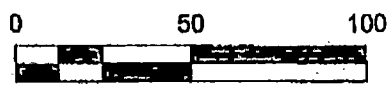
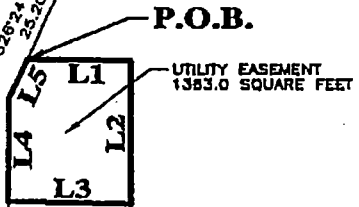
NORTH RIGHT OF WAY LINE

## WILLIAM CAREY DRIVE

RIGHT OF WAY WIDTH VARIES  
PLAT BOOK 91, PAGES 118-121

THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THIS IS NOT A SURVEY  
REVISION DATE: OC COMMENTS 10/26/2018

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedgepls.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH AND LEGAL DESCRIPTION  
FOR  
PIONEERS, INC.

PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS  
OC PROJECT NUMBER: 16-E-068  
PURPOSE: UTILITY EASEMENT

DATE OF DRAWING: 09/26/2018	
MANAGER: JDH	CADD: SCS
PROJECT NUMBER: 880-18001	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S): N/A	
COMPUTER FILE: BB0002SD.DWG	
SCALE: 1" = 50'	SHEET 2 OF 2

**SKETCH AND LEGAL DESCRIPTION  
UTILITY EASEMENT**

**EXHIBIT "A"**

A PORTION OF LOT 2, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS  
OC PROJECT NUMBER: 16-E-06B  
PURPOSE: UTILITY EASEMENT

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 2, FLETCHER CENTER II, AS RECORDED IN PLAT BOOK 91, PAGES 118-121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 2 OF SAID PLAT AND THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF PIONEERS WAY AND THE SOUTH RIGHT OF WAY LINE OF WILLIAM CAREY DRIVE AS RECORDED IN SAID PLAT; THENCE SOUTH 00°56'16" WEST ALONG SAID WEST RIGHT OF WAY LINE OF PIONEERS WAY, A DISTANCE OF 410.40 FEET TO THE SOUTH BOUNDARY LINE OF SAID LOT 2; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE NORTH 89°03'44" WEST ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 5.00 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY LINE NORTH 00°56'16" EAST, A DISTANCE OF 405.40 FEET; THENCE NORTH 89°03'44" WEST, A DISTANCE OF 185.83 FEET; THENCE SOUTH 01°01'11" WEST, A DISTANCE OF 28.39 FEET; THENCE NORTH 89°03'44" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 01°01'11" EAST, A DISTANCE OF 32.89 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WILLIAM CAREY DRIVE AND A NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE WITH AN ARC TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 09°06'14", A CHORD BEARING AND DISTANCE OF NORTH 86°23'09" EAST, 6.35 FEET) FOR AN ARC DISTANCE OF 6.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°03'44" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 202.49 FEET TO THE POINT OF BEGINNING.


CONTAINING 3581.0 SQUARE FEET OF LAND, MORE OR LESS.

**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED UTILITY EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE SOUTH RIGHT OF WAY LINE OF WILLIAM CAREY DRIVE BEARS S89°03'44"E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY  
REVISION DATE: OC COMMENTS 10/26/2018

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6848</p>	<p><b>SKETCH AND LEGAL DESCRIPTION</b> FOR <b>LAKE WHIP I, LLC</b></p>		<p>DATE OF DRAWING: 09/27/2018</p>
	<p><b>SURVEYOR'S CERTIFICATION</b></p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p style="text-align: right;">DATE: 10/26/2018</p> <p>JEFFREY C. BOEUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>		<p>MANAGER: JDH      CADD: SCS</p> <p>PROJECT NUMBER: 880-17001</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 880002SD.DWG</p> <p>SCALE: 1" = 40'      SHEET 1 OF 3</p>

**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**

A PART OF LOT 2, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

**EXHIBIT, "A"**

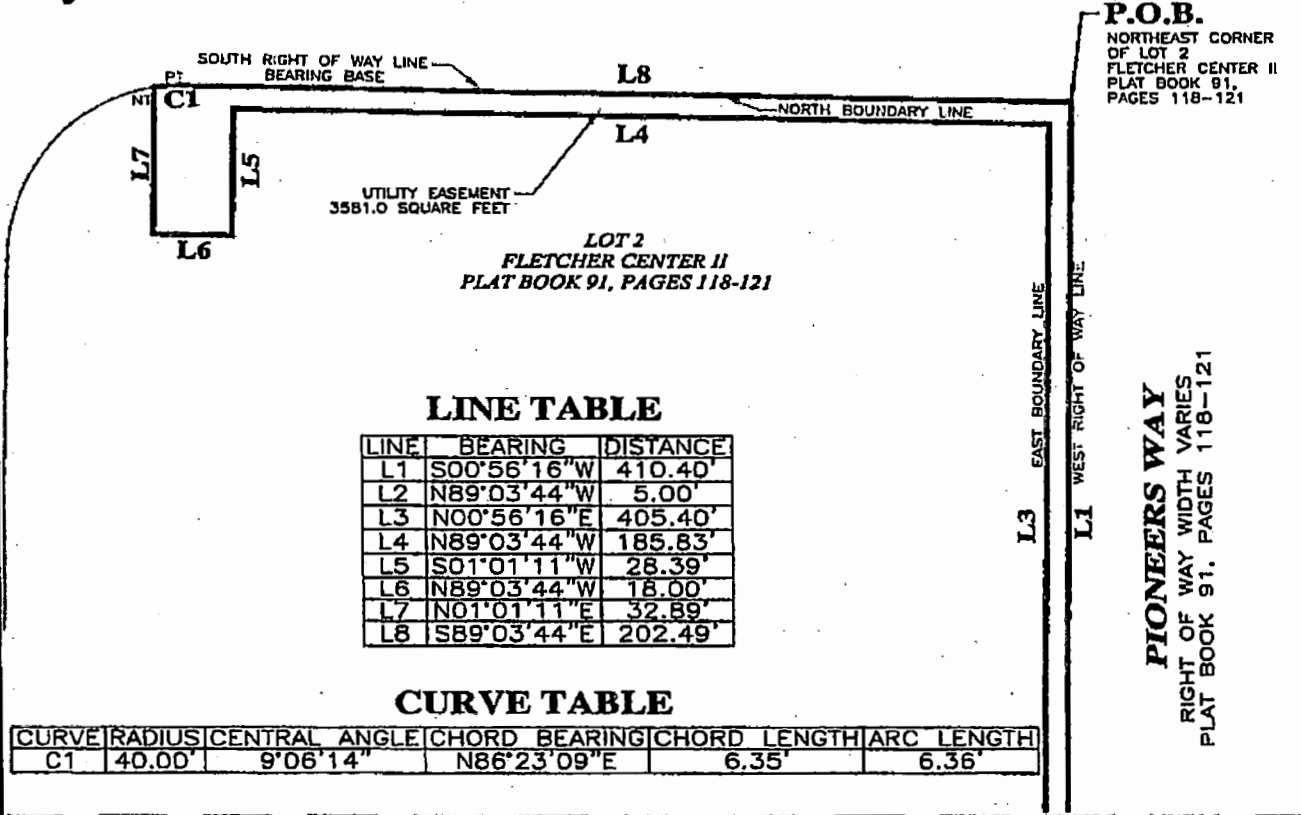


**LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LB LICENSED BUSINESS
- NT NON-TANGENT
- PT POINT OF TANGENCY

**WILLIAM CAREY DRIVE**

RIGHT OF WAY WIDTH VARIES  
PLAT BOOK 91, PAGES 118-121



**P.O.B.**  
NORTHEAST CORNER  
OF LOT 2  
FLETCHER CENTER II  
PLAT BOOK 91,  
PAGES 118-121

**PIONEERS WAY**  
RIGHT OF WAY WIDTH VARIES  
PLAT BOOK 91, PAGES 118-121

**LINE TABLE**

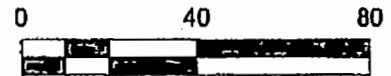
LINE	BEARING	DISTANCE
L1	S00°56'16"W	410.40'
L2	N89°03'44"W	5.00'
L3	N00°56'16"E	405.40'
L4	N89°03'44"W	185.83'
L5	S01°01'11"W	28.39'
L6	N89°03'44"W	18.00'
L7	N01°01'11"E	32.89'
L8	S89°03'44"E	202.49'

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	40.00'	9°06'14"	N86°23'09"E	6.35'	6.36'

**MATCH LINE SEE SHEET 3**

THIS SKETCH IS INCOMPLETE  
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PROPERTY DEPICTED HEREON



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SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY  
REVISION DATE: 0C COMMENTS 10/26/2018

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	<p>PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS OC PROJECT NUMBER: 16-E-068 PURPOSE: UTILITY EASEMENT</p>	

**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**

A PART OF LOT 2, FLETCHER CENTER II,  
PLAT BOOK 91, PAGES 118-121  
SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

**EXHIBIT, "A"**

**MATCH LINE SEE SHEET 2**



**LEGEND**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- LB LICENSED BUSINESS
- NT NON-TANGENT
- PT POINT OF TANGENCY

UTILITY EASEMENT  
3581.0 SQUARE FEET

**LOT 2  
FLETCHER CENTER II  
PLAT BOOK 91, PAGES 118-121**

**LINE TABLE**

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L2	N89°03'44"W	5.00'
L3	N00°56'16"E	405.40'
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L6	N89°03'44"W	18.00'
L7	N01°01'11"E	32.89'
L8	S89°03'44"E	202.49'

**CURVE TABLE**

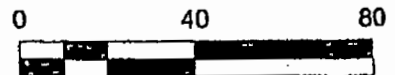
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	40.00'	9°06'14"	N86°23'09"E	6.35'	6.36'

SOUTH BOUNDARY LINE

UNPLATTED


L3 EAST BOUNDARY LINE  
 L1 WEST RIGHT OF WAY LINE  
**PIONEERS WAY**  
 RIGHT OF WAY WIDTH VARIES  
 PLAT BOOK 91, PAGES 118-121

THIS SKETCH IS INCOMPLETE  
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	<p>PROJECT NAME: PIONEERS HOLIDAY INN EXPRESS OC PROJECT NUMBER: 16-E-088 PURPOSE: UTILITY EASEMENT</p>	