



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: November 30, 2018

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 SPECIAL WARRANTY DEED, DRAINAGE EASEMENTS AND TEMPORARY SLOPE EASEMENT FROM AVALON PROPERTIES, LTD. TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Village H (Avalon Road – CR 545) RAC
District 1

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

Real Estate Management Division

Agenda Item 6

November 30, 2018

Page 2

ITEMS: Special Warranty Deed (Parcels 1012, 1021A)
Cost: \$46,324.83 (Impact Fee Credits)
Total size: 2.058 acres

Drainage Easement (Parcel 8021A)
Cost: Donation
Size: 1,420 square feet

Drainage Easement (Parcel 8012)
Cost: Donation
Size: 2.043 acres

Temporary Slope Easement (Parcel 7012)
Cost: Donation
Size: 879 square feet
Term: Until no longer required for construction, repair and/or
maintenance of the adjoining road

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

REMARKS: These conveyances are requirements of the Village H Horizon West Road
Network Agreement (C.R. 545) approved by the Board on February 12,
2013, as amended.

Grantor to pay all closing costs.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1012, 1021A

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 8th day of May, 2018, by **Avalon Properties, LTD.**, a Florida limited partnership, whose address is 1353 Palmetto Avenue, Suite 101, Winter Park, Florida 32789 (hereinafter referred to as the "Grantor") to **Orange County**, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (hereinafter referred to as the "Grantee");

WITNESSETH:

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

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Numbers:

a portion of

08-24-27-0000-00005 and 08-24-27-0000-00025.

(hereinafter referred to as the "Subject Property");

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.

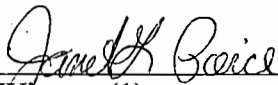
Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1012, 1021A

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other. THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2017 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

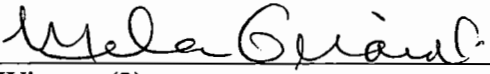
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of two (2) witnesses:

AVALON PROPERTIES, LTD., a Florida limited partnership

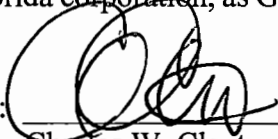


Witness (1)
Print Name: Janet L. Priece

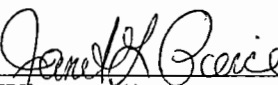


Witness (2)
Print Name: Melanie Girard


BY: C&R Land Development, Inc., a Florida corporation, as General Partner

By: 

Charles W. Clayton, III
President




Witness (1)
Print Name: Janet L. Priece



Witness (2)
Print Name: Melanie Girard

BY: Hewitt Residential, LLC, a Florida limited liability company, as General Partner

By: 

Robert C. Hewitt, Member

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1012, 1021A

Janet L. Pierce
Witness (1)
Print Name: Janet L. Pierce

Melanie Girard
Witness (2)
Print Name: Melanie Girard

By: [Signature]
Thomas W. Hewitt, Member

Janet L. Pierce
Witness (1)
Print Name: Janet L. Pierce

Melanie Girard
Witness (2)
Print Name: Melanie Girard

By: [Signature]
Caren J. Hewitt, Member

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1012, 1021A

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledge before me this 8 day of May, 2018, by Charles W. Clayton, III, as President of C&R Land Development, Inc., a Florida corporation, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the limited partnership. He is personally known to me or has produced _____ as identification, and they did / did not take an oath.

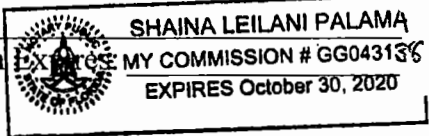
(NOTARY SEAL)

Shaina Leilani Palama

Notary Public, State of Florida

Print Name: _____

My Commission _____



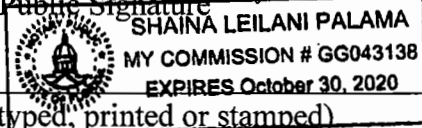
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Robert C. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Shaina Leilani Palama

Notary Public Signature



(Name typed, printed or stamped)

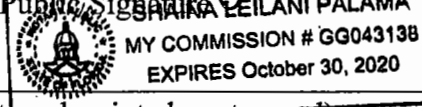
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Thomas W. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Shaina Leilani Palama

Notary Public Signature



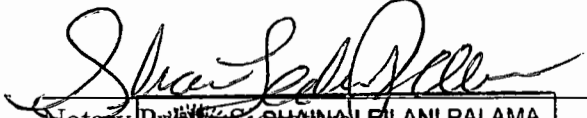
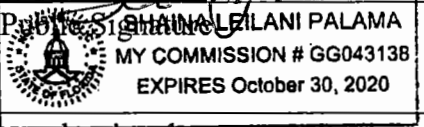
(Name typed, printed or stamped)

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1012, 1021A

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Caren J. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the partnership. She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)


Notary Public Signature

SHANALEILANI PALAMA
MY COMMISSION # GG043138
EXPIRES October 30, 2020

(Name typed, printed or stamped)

Project: Village H (Avalon Road – CR 545) RAC

Parcels: 1012, 1021A

EXHIBIT "A"

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

PARCEL NUMBER: 1012

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East and the northwest quarter of Section 17, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 8; thence run along the South line of the southwest quarter, North 89°50'40" East, 1117.96 feet to the POINT OF BEGINNING; thence leaving said South line run, North 20°13'22" East, 183.76 feet to the point of curvature of a curve concave westerly, having a radius of 2940.00 feet, a delta angle of 020°42'32", a chord bearing of North 09°52'06" East and a chord distance of 1056.86 feet; thence run northerly along the arc of said curve, 1062.63 feet to the point of tangency; thence run North 00°29'10" West, 102.23 feet to the North line of the South half of the southwest quarter of said Section 8; thence run along said North line, North 89°52'13" East, 54.00 feet to the westerly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line run the following three courses along said westerly Right of Way Line, South 00°29'10" East, 141.08 feet to the point of curvature of a non-tangent curve concave westerly having a radius of 2997.78 feet, a delta angle of 019°55'49", a chord bearing of South 10°15'18" West and a chord distance of 1037.52 feet; thence run southerly along the arc of said curve 1042.77 feet to a point of non-tangency; thence run South 23°01'46" West, 692.43 feet to the point of curvature of a non-tangent curve concave easterly having a radius of 2897.79 feet, a delta angle of 000°05'39", a chord bearing of South 22°59'27" West and a chord distance of 4.77 feet; thence run southerly along the arc of said curve 4.77 feet to the northeast corner of the lands described in Official Records Book 11029, Page 4607 of the Public Records of Orange County, Florida; also being a non-tangent curve concave southerly having a radius of 1320.00 feet, a delta angle of 000°51'45", a chord bearing of North 68°46'53" West and a chord distance of 19.87 feet; thence run along the North line of said lands and arc of said curve 19.87 feet to a point of non-tangency; thence leaving said North line run, North 20°13'22" East, 512.02 feet to the POINT OF BEGINNING.

Said lands contain 2.048 Acres more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING SOUTH 89°50'40" WEST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Eli Donaldson 4/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

SECTION 8 and 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1012.DWG	
DRAWING DATE: 07/25/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1012

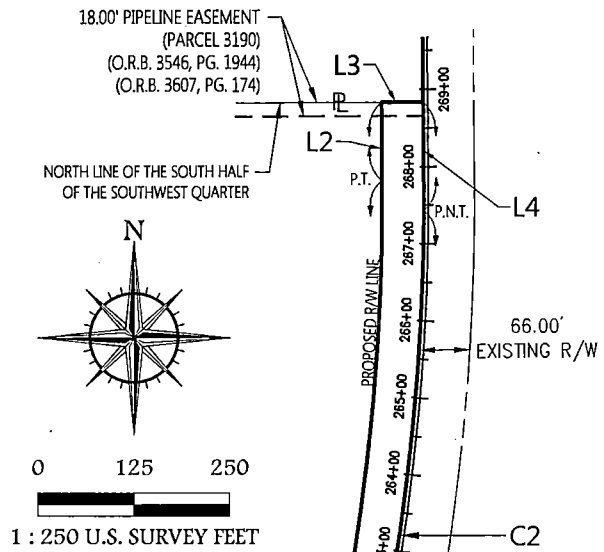
ISSUED FOR:
AVALON PROPERTIES, LTD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°13'22" E	183.76'
L2	N 00°29'10" W	102.23'
L3	N 89°52'13" E	54.00'
L4	S 00°29'10" E	141.08'
L5	S 23°01'46" W	692.43'
L6	N 20°13'22" E	512.02'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2940.00'	020°42'32"	N 09°52'06" E	1056.86'	1062.63'
C2	2997.78'	019°55'49"	S 10°15'18" W	1037.52'	1042.77'
C3	2897.79'	000°05'39"	S 22°59'27" W	4.77'	4.77'
C4	1320.00'	000°51'45"	N 68°46'53" W	19.87'	19.87'

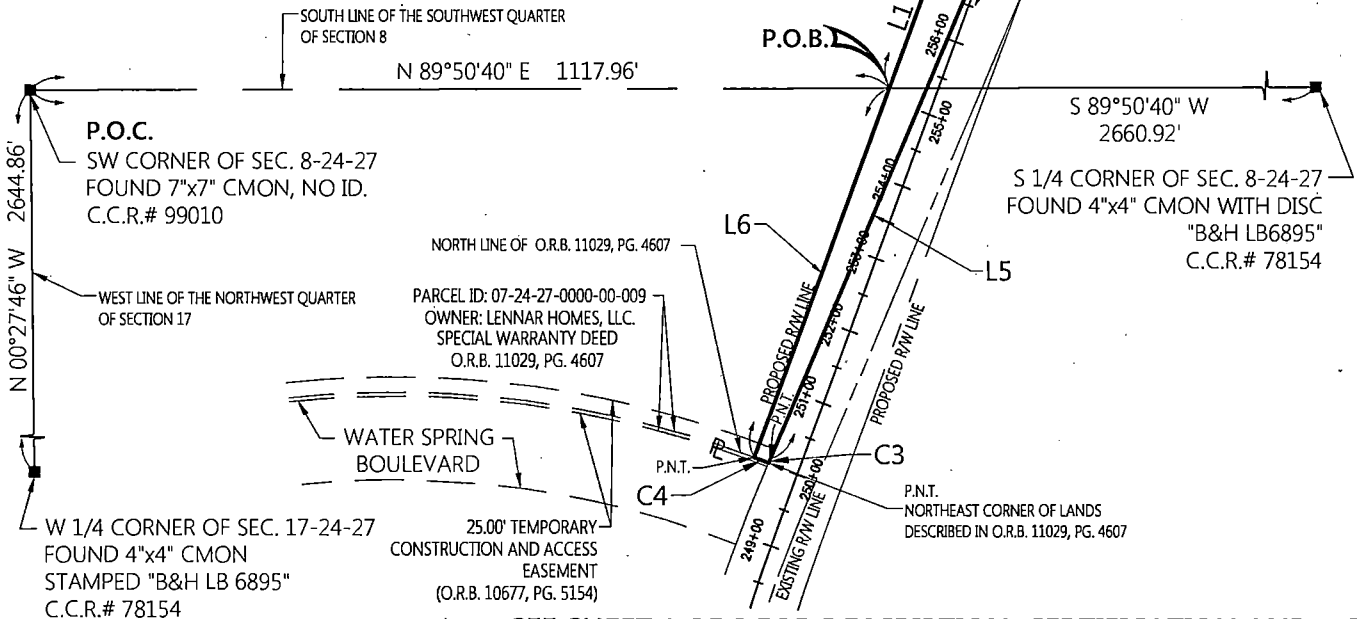
LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.O.B. = POINT OF BEGINNING
- P.C. = POINT OF CURVATURE
- P.O.C. = POINT OF COMMENCEMENT
- PG. = PAGE
- P.N.T. = POINT OF NON-TANGENCY
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- DIST. = SECTION



COUNTY ROAD 545
(AVALON ROAD)
RIGHT OF WAY IDENTIFICATION MAP
PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
PROJECT NO. 12167.001, DATED 12/22/2014

1012
PARCEL ID: 08-24-27-0000-00-005
OWNER: AVALON PROPERTIES, LTD.



SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8 & 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1012.DWG	
DRAWING DATE: 07/25/2017	
SCALE: 1" = 250'	SHEET 2 OF 2

**SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1012**

ISSUED FOR:
AVALON PROPERTIES, LTD.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

PARCEL NUMBER: 1021A

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southeast corner of the southwest quarter of said Section 8; thence run along the South line of the southwest quarter, South 89°50'40" West, 1414.94 feet to the POINT OF BEGINNING; thence continue along said South line, South 89°50'40" West, 7.34 feet to the easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said easterly Right of Way Line, North 23°01'46" East, 140.52 feet; thence leaving said easterly Right of Way Line run, South 20°13'22" West, 137.80 feet to the POINT OF BEGINNING.

Said lands contain 474 Square Feet more or less

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING SOUTH 89°50'40" WEST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

El Donaldson

4/12/2018

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

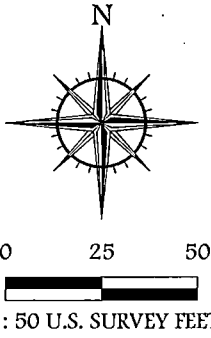
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1021A.DWG	
DRAWING DATE: 07/25/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1021A

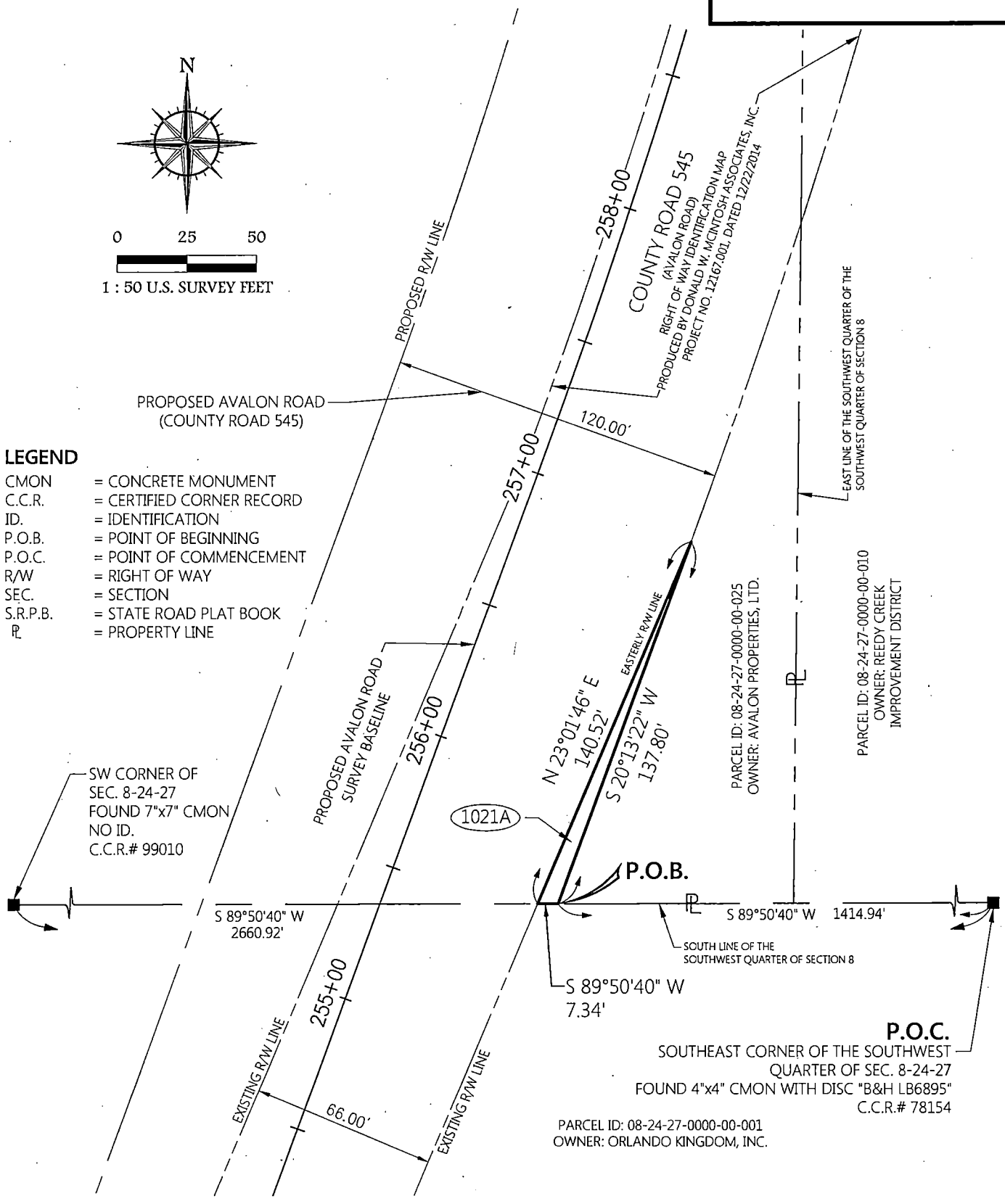
ISSUED FOR:

AVALON PROPERTIES, LTD.



LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- ℙ = PROPERTY LINE



SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1021A.DWG	
DRAWING DATE: 07/25/2017	
SCALE: 1" = 50'	SHEET 2 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1021A
 ISSUED FOR:
AVALON PROPERTIES, LTD.

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8021A

DRAINAGE EASEMENT

THIS INDENTURE, Made this 8th day of May, A.D. 2018, between **Avalon Properties, LTD.**, a Florida limited partnership organized and existing under the laws of the state of Florida, whose address is 1353 Palmetto Avenue, Suite 101, Winter Park, Florida 32789, 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 \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility 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

08-24-27-0000-00025

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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree 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 drainage ditch, pipe, or facility.

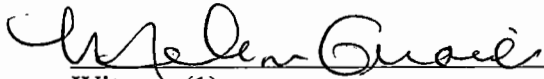
[Signature and Notary Form Appear on Following Page]

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8021A


IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in manner and form sufficient to bind them on the dates set forth below.

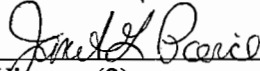
Signed, sealed and delivered in the presence of two (2) witnesses:

AVALON PROPERTIES, LTD., a Florida limited partnership


Witness (1)
Print Name: Melan Girardi

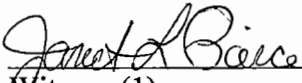
BY: C&R Land Development, Inc., a Florida corporation, as General Partner

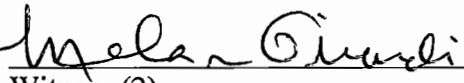
By: 
Charles W. Clayton, III
President

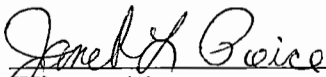

Witness (2)
Print Name: Janet K. Pierce

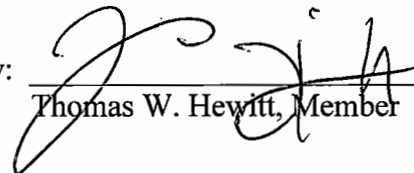
BY: Hewitt Residential, LLC, a Florida limited liability company, as General Partner

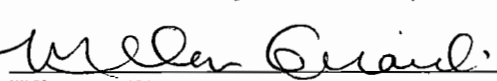
By: 
Robert C. Hewitt, Member



Witness (1)
Print Name: Janet K. Pierce

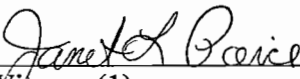

Witness (2)
Print Name: Melan Girardi



Witness (1)
Print Name: Janet K. Pierce

By: 
Thomas W. Hewitt, Member


Witness (2)
Print Name: Melan Girardi

By: 
Caren J. Hewitt, Member


Witness (1)
Print Name: Janet K. Pierce

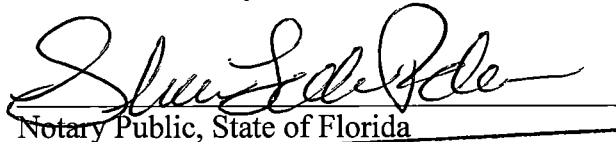

Witness (2)
Print Name: Melan Girardi

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8021A

STATE OF FLORIDA
COUNTY OF Orange

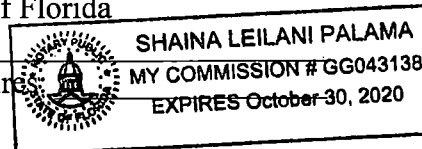
The foregoing instrument was acknowledge before me this 46 day of May, 2018, by Charles W. Clayton, III, as President of C&R Land Development, Inc., a Florida corporation, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the corporation and limited partnership. He is personally known to me or has produced _____ as identification, and they did / did not take an oath.

(NOTARY SEAL)


Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____



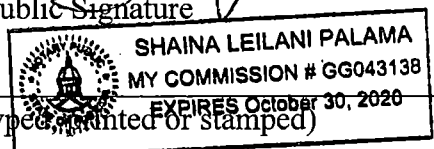
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Robert C. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the company and partnership. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)


Notary Public Signature

(Name typed, printed or stamped)



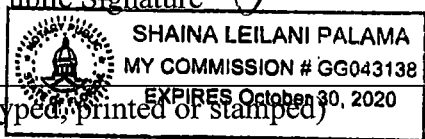
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Thomas W. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the company and partnership. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)


Notary Public Signature

(Name typed, printed or stamped)


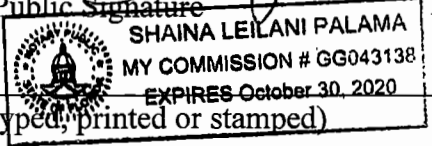


Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8021A

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Caren J. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the company and partnership. She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)


Notary Public Signature

(Name typed, printed or stamped)

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8021A

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

DRAINAGE EASEMENT NUMBER: 8021A

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southeast corner of the southwest quarter of said Section 8; thence run along the South line of the southwest quarter, South 89°50'40" West, 1403.95 feet; thence leaving said South line, run North 00° 07' 04" West, 29.82 feet to the POINT OF BEGINNING; thence run, North 20° 13' 22" East, 20.00 feet; thence run, South 69° 46' 38" East, 71.00 feet; thence run, South 20° 13' 22" West, 20.00 feet; thence run, North 69° 46' 38" West, 71.00 feet to the POINT OF BEGINNING.

Said lands contains 1,420 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°50'40" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Eli Donaldson 4/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

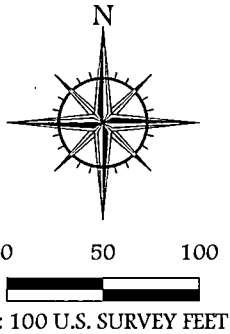
DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: DRAINAGE ESMT 8021A.DWG	
DRAWING DATE: 07/25/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
DRAINAGE EASEMENT 8021A
 ISSUED FOR:
AVALON PROPERTIES, LTD.

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- \square = PROPERTY LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°13'22" E	20.00'
L2	S 69°46'38" E	71.00'
L3	S 20°13'22" W	20.00'
L4	N 69°46'38" W	71.00'



SW CORNER OF
SEC. 8-24-27
FOUND 7"x7" CMON
NO ID.
C.C.R.# 99010

S 89°50'40" W
2660.92'

N 00°07'04" W
29.82'

PARCEL ID: 08-24-27-0000-00-001
OWNER: ORLANDO KINGDOM, INC.

P.O.C.
SE CORNER OF THE
SW 1/4 QUARTER OF SEC. 8-24-27
FOUND 4"x4" CMON WITH DISC "B&H LB6895"
C.C.R.# 78154.

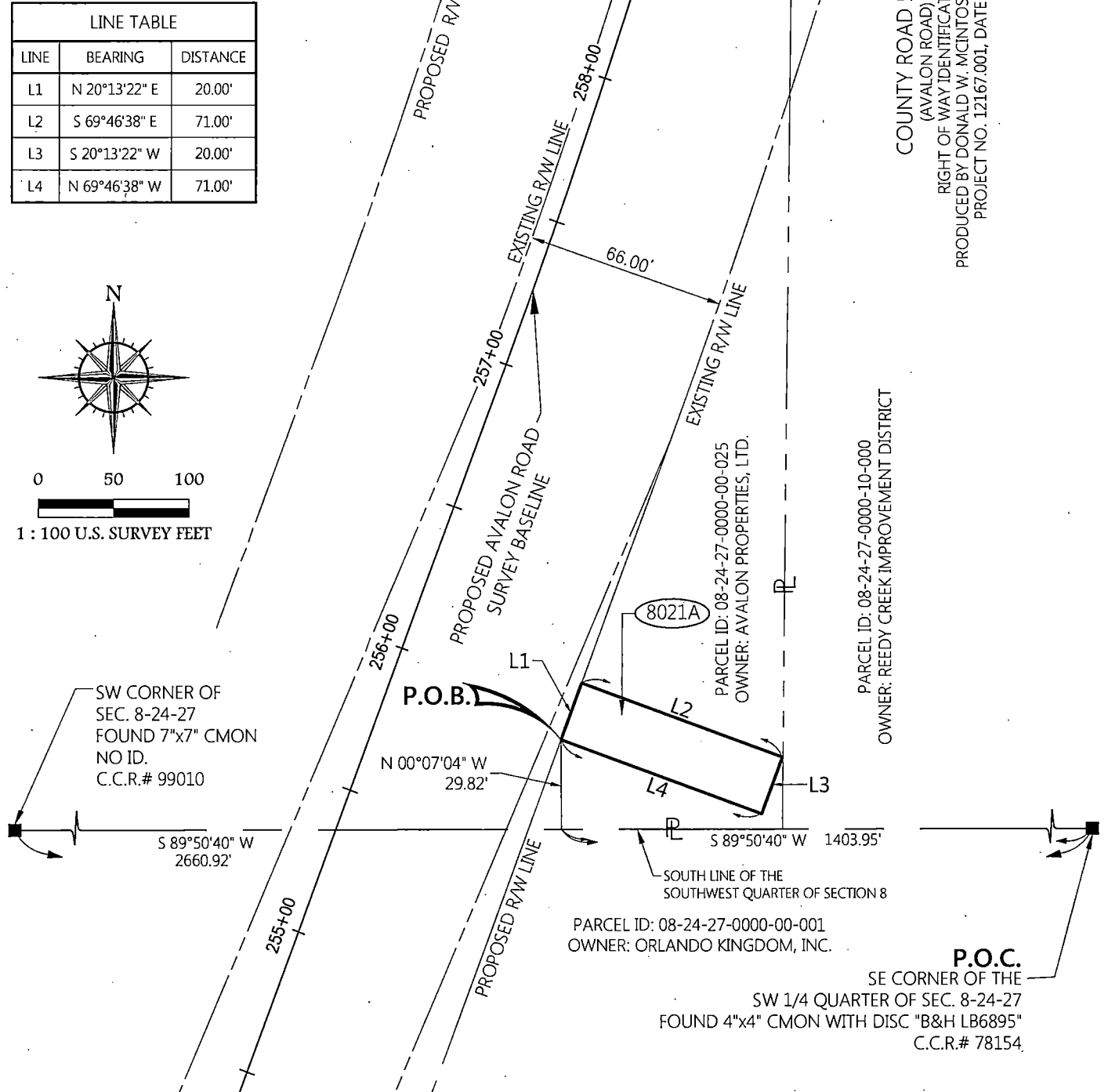
SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: DRAINAGE ESMT 8021A.DWG	
DRAWING DATE: 07/25/2017	
SCALE: 1" = 50'	SHEET 2 OF 2

SKETCH & DESCRIPTION
DRAINAGE EASEMENT 8021A
ISSUED FOR:
AVALON PROPERTIES, LTD.



RIGHT OF WAY IDENTIFICATION MAP
PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
PROJECT NO. 12167.001, DATED 12/22/2014

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8012

DRAINAGE EASEMENT

THIS INDENTURE, Made this 8th day of May, A.D. 2018, between Avalon Properties, Ltd., a Florida limited partnership, whose address is 1353 Palmetto Avenue, Suite 101, Winter Park, Florida 32789, 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 \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for drainage and utility access purposes, with full authority to enter upon, construct, excavate and maintain, including as necessary, access to utility facilities located within the right-of-way, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon and as necessary, the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

08-24-27-0000-00-005

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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree 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 drainage ditch, pipe, or facility.

[Signature and Notary Form Appear on Following Page]

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8012

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be duly executed the day and year above written.

signed, sealed, and delivered
in the presence of:

Melanie Girard
Florida Witness

Melanie Girard
Printed Name

Janet L. Pierce
Witness

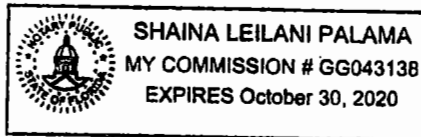
Janet L. Pierce
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Charles W. Clayton, III, as President of C&R Land Development, Inc., a Florida corporation, General Partner of Avalon Properties, Ltd., a Florida limited partnership on behalf of the limited partnership. He/she is personally known to me, or [] has produced Charles Clayton as identification.

(Notary Seal)



Avalon Properties, LTD,
a Florida limited partnership

By: C&R Land Development, Inc., a
corporation, its General Partner

By: [Signature]
Charles W. Clayton, III, President

[Signature]
Notary Signature

Shaina Palama
Printed Notary Name

Notary Public in and for the County
and State aforesaid

My commission expires:

Project: Village H (Avalon Road -- CR 545) RAC
Parcel: 8012

Janet L. Pierce
Witness
Janet L. Pierce
Printed Name

Melanie Girard
Witness
Melanie Girard
Printed Name

Janet L. Pierce
Witness
Janet L. Pierce
Printed Name

Melanie Girard
Witness
Melanie Girard
Printed Name

Janet L. Pierce
Witness
Janet L. Pierce
Printed Name

Melanie Girard
Witness
Melanie Girard
Printed Name

**Avalon Properties, LTD,
a Florida limited partnership**

By: Hewitt Residential, LLC, a Florida
limited liability company, its
General Partner

By: [Signature]
Robert C. Hewitt, Member

By: [Signature]
Thomas H. Hewitt, Member

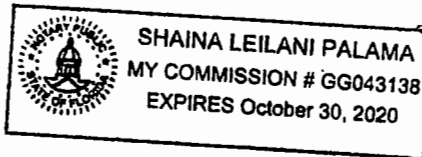
By: [Signature]
Caren J.. Hewitt, Member

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8012

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Robert C. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, General Partner of Avalon Properties, Ltd., a Florida limited partnership on behalf of the limited partnership. He is personally known to me, or has produced _____ as identification.

(Notary Seal)



Shaina Leilani Palama
Notary Signature

Shaina Palama
Printed Notary Name

Notary Public in and for the County
and State aforesaid

My commission expires:

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Thomas N. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, General Partner of Avalon Properties, Ltd., a Florida limited partnership on behalf of the limited partnership. He is personally known to me, or has produced _____ as identification.

(Notary Seal)



Shaina Leilani Palama
Notary Signature

Shaina Palama
Printed Notary Name

Notary Public in and for the County
and State aforesaid

My commission expires:

Project: Village H (Avalon Road -- CR 545) RAC
Parcel: 8012

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Caren J. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, General Partner of Avalon Properties, Ltd., a Florida limited partnership on behalf of the limited partnership. She [] is personally known to me, or [] has produced _____ as identification.

(Notary Seal)



Shaina Palama
Notary Signature

Shaina Palama
Printed Notary Name

Notary Public in and for the County
and State aforesaid

My commission expires:

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8012

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

DRAINAGE EASEMENT NUMBER: 8012

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 8; thence run along the South line of said southwest quarter, North 89°50'40" East, 1142.77 feet; thence leaving said South line run, North 00° 09' 20" West, 66.76 feet to the POINT OF BEGINNING; thence run North 69° 46' 38" West, 10.00 feet; thence run, North 20° 13' 22" East, 112.54 feet to the point of curvature of a curve concave westerly, having a radius of 2930.00 feet and a central angle of 01° 57' 25"; thence run along the arc of said curve a distance of 100.07 feet to a point of non-tangency; thence run North 71° 44' 03" West, 36.60 feet; thence run North 35° 41' 52" West, 242.17 feet to the point of curvature of a curve concave easterly, having a radius of 86.00 feet and a central angle of 78° 54' 18"; thence run along the arc of said curve a distance of 118.43 feet to the point of tangency; thence run, North 43° 12' 25" East, 146.00 feet; thence run, North 73° 21' 05" East, 115.88 feet; thence run, South 80° 43' 11" East, 78.11 feet to a point on a non-tangent curve concave northwesterly, having a radius of 2940.00 feet, a central angle of 10° 56' 33" and a chord of 560.63 feet that bears South 14° 45' 06" West; thence run along the arc of said curve a distance of 561.49 feet to the point of tangency; thence run South 20° 13' 22" West, 112.54 feet to the POINT OF BEGINNING.

Said parcel contains 2.043 acres, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°50'40" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Elj Donaldson 12/10/18

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

REVISION #1 - REVISED EASEMENT TO DRAINAGE ONLY, 12-10-18

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St, Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: DE PARCEL 8012.DWG	
DRAWING DATE: 04/12/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
DRAINAGE EASEMENT 8012

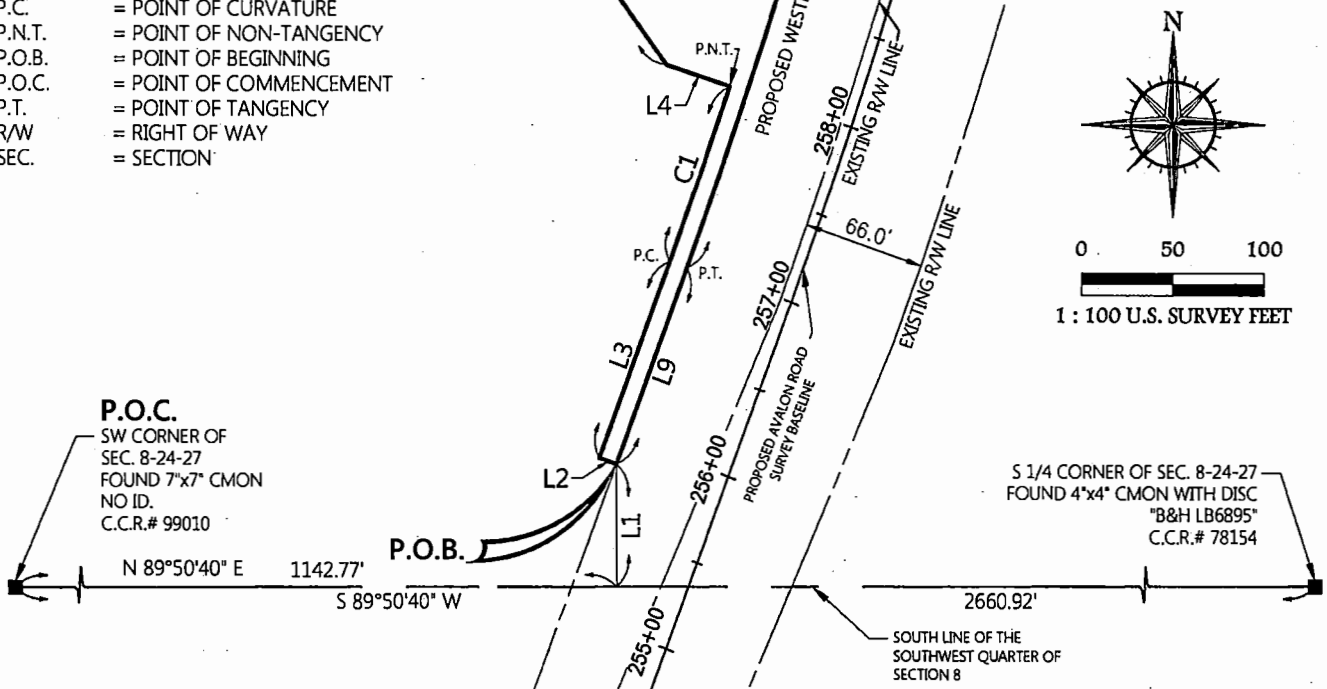
ISSUED FOR:
AVALON PROPERTIES, LTD.

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2930.00'	1°57'25"	N 19°14'40" E	100.07'	100.07'
C2	86.00'	78°54'18"	N 03°45'16" E	109.30'	118.43'
C3	2940.00'	10°56'33"	S 14°45'06" W	560.63'	561.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°09'20" W	66.76'
L2	N 69°46'38" W	10.00'
L3	N 20°13'22" E	112.54'
L4	N 71°44'03" W	36.60'
L5	N 35°41'52" W	242.17'
L6	N 43°12'25" E	146.00'
L7	N 73°21'05" E	115.88'
L8	S 80°43'11" E	78.11'
L9	S 20°13'22" W	112.54'

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.C. = POINT OF CURVATURE
- P.N.T. = POINT OF NON-TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- SEC. = SECTION



SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

vhb
 Vanasse Hangen Brustlin, Inc.

Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: DRAINAGE ESMT 8012.DWG	
DRAWING DATE: 04/12/2018	
SCALE: 1" = 100'	SHEET 2 OF 2

SKETCH & DESCRIPTION
DRAINAGE EASEMENT 8012

ISSUED FOR:
AVALON PROPERTIES, LTD.

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7012

TEMPORARY SLOPE EASEMENT

THIS INDENTURE, made and executed the 8th day of May, A.D. 2018, by Avalon Properties, Ltd., a Florida limited partnership having an address at 1355 Palmetto Avenue, Suite 101, Winter Park, Florida 32789, 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 \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a temporary slope easement solely for the purpose of insuring the integrity of the county road which runs over the property encumbered by this easement. This easement is to allow GRANTEE to maintain the elevation of the road, to GRANTEE'S specifications, with the right to enter upon, clear, grade, excavate and/or add fill material to the easement area; and the right of access in, on, over, and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A" (the "Easement Property")

**Property Appraiser's Parcel Identification Number:
a portion of
08-24-27-0000-00-005**

THIS EASEMENT is solely for the purposes noted herein and does not obligate GRANTEE to perform any right-of-way maintenance or other duties.

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

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of title to the Easement Property in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

THE GRANTOR and its heirs, successors, and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utility, or other structure that may adversely affect

0027233\173809\5879512v2

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7012

the structural integrity of the adjacent roadway facility or the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use consistent with the GRANTEE'S intended use of the granted easement including, but not limited to, project development, driveways, access, open space, setback area, adding fill material, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility or the granted easement.

This easement, and the rights granted herein, shall terminate and be of no further force or effect as to the Easement Property (or portion thereof, as the case may be) at such time as the lands within which the Easement Property (or portion thereof) are located are filled such that slopes are no longer required for the construction, repair, and/or maintenance of the adjoining paving improvements for Avalon Road – CR 545.

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

signed, sealed, and delivered
in the presence of:

**Avalon Properties, LTD,
a Florida limited partnership**

Janet L. Pierce
Witness

By: C&R Land Development, Inc., a Florida corporation, its General Partner

Janet L. Pierce
Printed Name

By: [Signature]
Charles W. Clayton, III, President

Melanie Girard
Witness

Melanie Girard
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

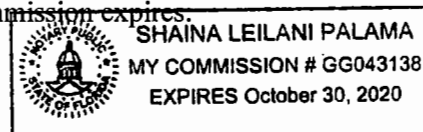
The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Charles W. Clayton, III, as President of C&R Land Development, Inc., a Florida corporation, General Partner of Avalon Properties, Ltd., a Florida limited partnership on behalf of the limited partnership. He/she is personally known to me, or [] has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature

Printed Notary Name
Notary Public in and for the County
and State aforesaid
My commission expires _____

0027233\173809\5879512v2



Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7012

Janet K. Pierce
Witness

Janet K. Pierce
Printed Name

Melanie Girard
Witness

Melanie Girard
Printed Name

**Avalon Properties, LTD,
a Florida limited partnership**

By: Hewitt Residential, LLC, a Florida
limited liability company, its
General Partner

By: [Signature]
Robert C. Hewitt, Member

Janet K. Pierce
Witness

Janet K. Pierce
Printed Name

Melanie Girard
Witness

Melanie Girard
Printed Name

By: [Signature]
Thomas M. Hewitt, Member
W
[THH]

Janet K. Pierce
Witness

Janet K. Pierce
Printed Name

Melanie Girard
Witness

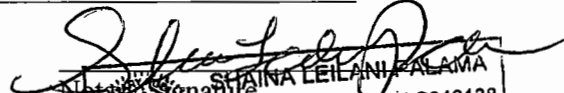
Melanie Girard
Printed Name

By: [Signature]
Caren J. Hewitt, Member

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Robert C. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, General Partner of Avalon Properties, Ltd., a Florida limited partnership on behalf of the limited partnership. He [] is personally known to me, or [] has produced _____ as identification.

(Notary Seal)


Notary Signature
SHAINA LEILANI PALAMA
MY COMMISSION # GG043138
EXPIRES October 30, 2020

Printed Notary Name

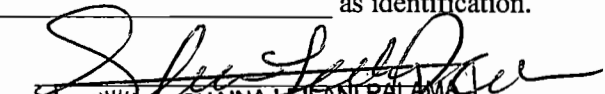
Notary Public in and for the County
and State aforesaid

My commission expires:

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Thomas H. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, General Partner of Avalon Properties, Ltd., a Florida limited partnership on behalf of the limited partnership. He [] is personally known to me, or [] has produced _____ as identification.

(Notary Seal)


Notary Signature
SHAINA LEILANI PALAMA
MY COMMISSION # GG043138
EXPIRES October 30, 2020

Printed Notary Name

Notary Public in and for the County
and State aforesaid

My commission expires:

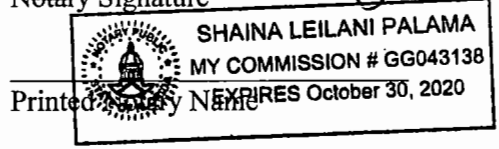
Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7012

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018,
by Caren J. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, General
Partner of Avalon Properties, Ltd., a Florida limited partnership on behalf of the limited partnership. She [
] is personally known to me, or [] has produced _____ as identification.

(Notary Seal)

Shaina Leilani Palama
Notary Signature



Notary Public in and for the County
and State aforesaid

My commission expires:

Project: Village H (Avalon Road– CR 545) RAC
Parcel: 7012

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY SLOPE EASEMENT NUMBER: 7012

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 8; thence run along the South line of the southwest quarter of said Section 8, North 89°50'40" East a distance of 1326.18 feet; thence leaving said South line run, North 00° 09' 20" West, 714.02 feet to the POINT OF BEGINNING; thence run, North 80° 43' 11" West, 5.00 feet to the point of curvature of a non-tangent curve concave northwesterly, having a radius of 2935.00 feet, a central angle of 003° 25' 43", a chord bearing of North 07° 33' 58" East and a chord distance of 175.60 feet; thence run northerly along the arc of said curve 175.63 feet; thence run, South 84° 08' 53" East, 5.00 feet to the point of curvature of a non-tangent curve concave northwesterly, having a radius of 2940.00 feet, a central angle of 003° 25' 43", a chord bearing of South 07° 33' 58" West and a chord distance of 175.90 feet; thence run southerly along the arc of said curve 175.93 feet to the POINT OF BEGINNING.

Said parcel contains 879 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°50'40" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

eli donaldson 4/12/2018

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7012.DWG	
DRAWING DATE: 07/25/2017	
	SHEET 1 OF 2

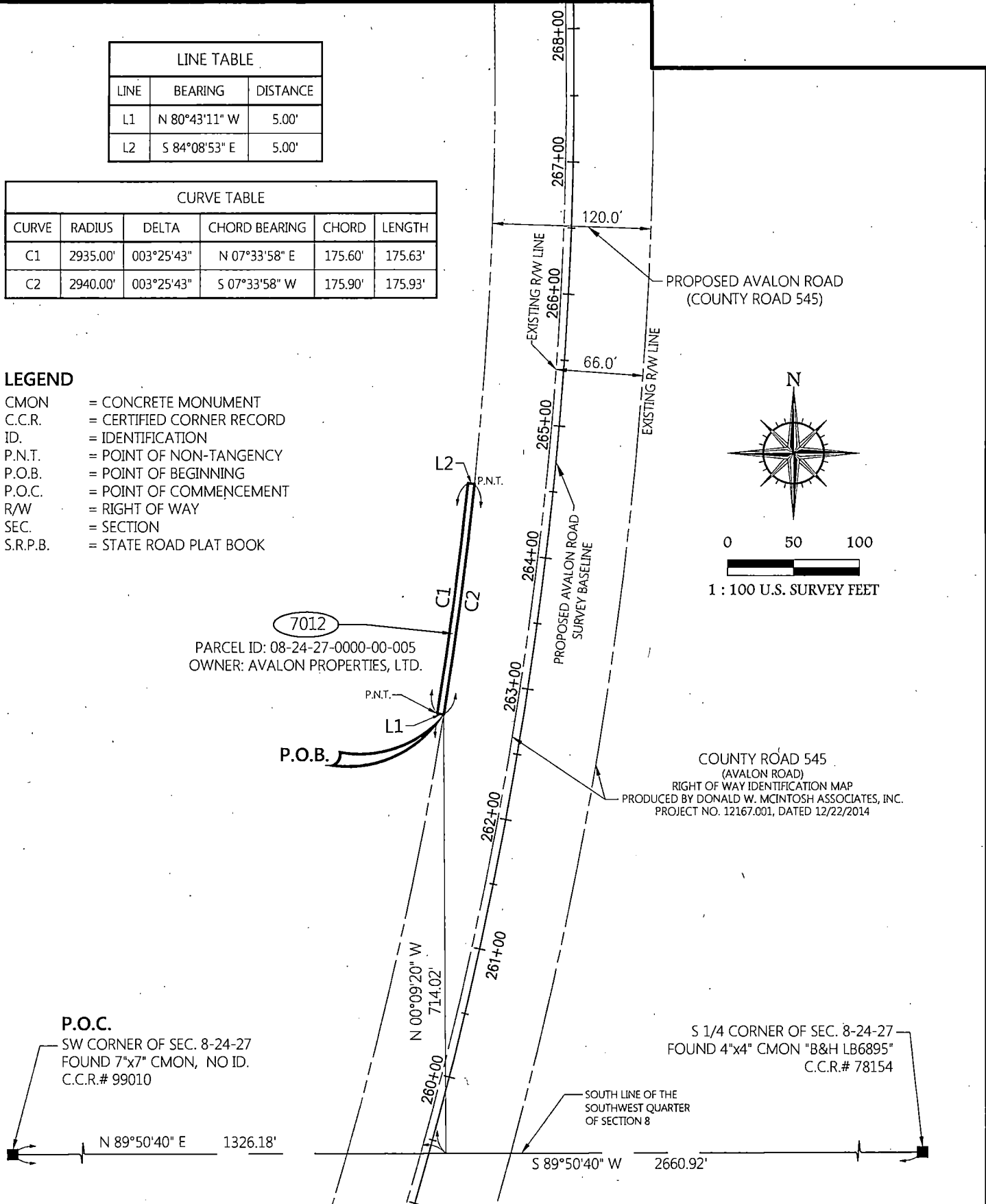
SKETCH & DESCRIPTION
TEMPORARY SLOPE EASEMENT 7012
ISSUED FOR:
AVALON PROPERTIES, LTD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 80°43'11" W	5.00'
L2	S 84°08'53" E	5.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2935.00'	003°25'43"	N 07°33'58" E	175.60'	175.63'
C2	2940.00'	003°25'43"	S 07°33'58" W	175.90'	175.93'

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.N.T. = POINT OF NON-TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK



7012
 PARCEL ID: 08-24-27-0000-00-005
 OWNER: AVALON PROPERTIES, LTD.

COUNTY ROAD 545
 (AVALON ROAD)
 RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014

P.O.C.
 SW CORNER OF SEC. 8-24-27
 FOUND 7"x7" CMON, NO ID.
 C.C.R.# 99010

S 1/4 CORNER OF SEC. 8-24-27
 FOUND 4"x4" CMON "B&H LB6895"
 C.C.R.# 78154

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153
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DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7012.DWG	
DRAWING DATE: 07/25/2017	
SCALE: 1" = 100'	SHEET 2 OF 2

SKETCH & DESCRIPTION
 TEMPORARY SLOPE EASEMENT 7012
 ISSUED FOR:
AVALON PROPERTIES, LTD.