



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: June 8, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

FROM: Juanita Thomas, Senior Title Examiner *JT/MTC*
Real Estate Management Division

CONTACT PERSON: Mindy T. Cummings, Manager

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

ACTION REQUESTED: Approval and execution of Shared Use Pond Easement Agreement by and between Orange County and Collier-Lake Betty Apartments Owner, LLC, approval of Special Warranty Deed by Collier-Lake Betty Apartments Owner, LLC and Orange County, and authorization to record instrument and perform all actions necessary and incidental to closing.

PROJECT: Polo Glen at Lake Betty Park Site (PN 19141)

District 2

PURPOSE: For the donation of real property for a park and to provide for access, operation, and maintenance of the park and the shared use drainage facilities as a requirement of a developer's agreement.

ITEM: Special Warranty Deed
Size: 4.110 Acres

Shared Use Pond Easement Agreement
Size: 1.737 acres

APPROVALS: Real Estate Management Division
County Attorney’s Office
Risk Management Division
Public Works Development Engineering Division
Parks and Recreation Division

REMARKS: Pursuant to the Developer’s Agreement approved by the Board on September 22, 2020 (recorded at Document #20200557266), Collier-Lake Betty Apartments Owner, LLC (Grantor) is donating land to the County for a park and entering into a Shared Use Pond Easement Agreement with the County. The shared use pond and drainage facilities will be located on the property donated for the park and will serve the park and the Grantor’s property.

Grantor to pay all recording fees.

Project: Polo Glen at Lake Betty Park Site

SHARED USE POND EASEMENT AGREEMENT

THIS SHARED USE POND EASEMENT AGREEMENT (the “**Agreement**”), effective as of the latest day of execution (“**Effective Date**”), is entered into by and between ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose mailing address is P. O. Box 1393, Orlando, Florida 32802-1393 (“**County**”) and Collier-Lake Betty Apartments Owner, LLC, a Delaware limited liability company, with its principal place of business at 220 N. Main Street, Gainesville, Florida 32601 (“**Developer**”) (County and Developer may hereinafter be collectively referred to individually as a “**Party**” and collectively as the “**Parties**”).

RECITALS:

In connection with Park Property (also referred to herein as the “**Park**”), and as generally depicted on **Exhibit “A,”** attached hereto and made a part hereof, Developer has constructed a storm water retention pond and associated drainage facilities and outfall structures (collectively, “**Pond Improvements**”) on County’s real property, which real property is located in Orange County and more particularly described in the attached and incorporated **Exhibit “B”** (“**County’s Property**”).

Developer and County are parties to that certain Developer’s Agreement (Polo Glen at Lake Betty), recorded October 10, 2020, as Instrument Number 20200557266 in the Public Records of Orange County, Florida (“**Developer’s Agreement**”). The Park Property, Developer’s residential multifamily development (“**Project**”) and Developer’s real property (“**Property**”) are defined therein. Further, any capitalized term used and not otherwise defined herein shall have the same meaning as set forth in the aforementioned Developer’s Agreement.

Developer has requested that the Pond Improvements shall be used to serve both the Project and the Park, subject to the grant by County of certain rights to Developer, including certain easement interests, and to certain terms and conditions of such shared use, as set forth below.

Project: Polo Glen at Lake Betty Park Site

County shall have the right but not the obligation, to perform such maintenance as County deems necessary, at Developer's expense.

5. Permits and Compliance; Hazardous Substances. Developer shall perform all the Pond Maintenance in strict compliance with all applicable local, state, and federal laws, rules, permits, and regulatory standards and requirements and shall ensure that all storm water discharges which are the subject of this Agreement shall comply with all applicable local, state, and federal codes, laws, statutes, rules, regulations, and/or requirements. Furthermore, Developer shall not cause or allow any hazardous or toxic substance or other contaminant regulated under any local, state, or federal code, law, statute, rule, regulation, and/or requirement to be discharged and/or released into or upon the Pond Improvements and/or Park. In the event of any discharge and/or release not in compliance, as noted herein, Developer shall have thirty (30) days after the earlier of the discovery of such by Developer, or the discovery and notice of such to Developer, (whether by County, or another person or entity), to remedy such non-compliance. If the non-compliance is not remedied within such 30-day period, County may, but shall not be obligated to remedy the non-compliance, or cause same to occur, at Developer's expense, except that in the instance non-compliance cannot be remedied within such thirty (30) day period, so long as Developer commences to cure and continues diligently with its remedial efforts it shall not be in default of its obligations hereunder.

6. Costs for Developer Failure to Maintain or Remedy Non-Compliance. In the event County exercises its rights in response to Developer's failure or refusal to (i) perform the Pond Maintenance to County's reasonable satisfaction and remedy, as contemplated by Sections 3 and 4 herein, and/or (ii) remedy a non-compliance as contemplated by Section 5 herein, County may assess any and all costs and expenses incurred by County against Developer, but only to the extent that such costs or expenses are caused by Developer's failure or refusal to comply with the obligations contemplated by Section 3, Section 4, and Section 5. Developer shall pay all such amounts, including fines and penalties, if any, to County no later than thirty (30) days after the date of a written demand by County.

7. Right to Lien; Delinquent Payments. This Agreement shall serve as a continuing right to claim a lien against the Property to secure payment to County of any costs incurred by County in exercising its rights to perform any actions required of Developer under Section 3, Section 4, Section 5, and Section 6, of the Agreement, which Developer has failed or refused to perform. In the event Developer fails to remit timely payment to the County pursuant to County's written demand by the due date thereof: (i) such unpaid funds shall bear interest until paid at the legal rate set by the State of Florida, and (ii) County may, but shall not be obligated to, record a notice of lien in the Public

Project: Polo Glen at Lake Betty Park Site

Records of Orange County, Florida, to provide additional public notice of the lien and of Developer's asserted delinquency. Absent Developer's failure or refusal to comply with the obligations contemplated by Section 3, Section 4, and Section 5, the County shall not record a notice of lien in the Public Records of Orange County, Florida.

8. Covenants Running With the Land. All of the covenants, obligations, terms, agreements, and restrictions set forth herein are intended to be, and shall be construed as, covenants running with the Property and the Park Property; shall be binding and inure to the benefit and burden of the heirs, legal representatives, successors, and assigns of the Parties; and shall be binding upon the successors and assigns of the Parties and upon any person, firm, corporation, or entity who may become a successor in interest to all or part of the Property or the Park Property.

9. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto with respect to the transactions contemplated herein, and it supersedes all prior understandings or agreements between the Parties.

10. Notices. Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given, whether or not actually received, as of the date and time the same are personally delivered; transmitted electronically (i.e., by telecopier device); within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested; or within one (1) day after depositing with Federal Express or other overnight delivery service from which a receipt may be obtained, and addressed as set forth below, or to such other address as the Party shall have specified by written notice to the other Party delivered in accordance herewith:

Developer: Collier-Lake Betty Apartments Owner, LLC
220 N. Main Street
Gainesville, Florida 32601
Attn: Nathan S. Collier

With a copy to: Robert T. Rosen
Burr & Forman LLP
200 S. Orange Avenue
Suite 800
Orlando, Florida 32801

As to the County: ORANGE COUNTY FLORIDA
P.O. Box 1393
Orlando, Florida 32802-1393
Attn: County Administrator

and

Orange County Parks & Recreation Division
P.O. Box 1393
Orlando, Florida 32802-1393
Attn: Manager

and

Real Estate Management Division
P.O. Box 1393
Orlando, Florida 32802-1393
Attn: Manager

11. Recordation. This Agreement shall be recorded, at Developer's expense, in the Public Records of Orange County, Florida, within thirty (30) days after the Effective Date.

12. Modification of Agreement. This Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties hereto and with equal formality herewith.

13. Indemnification. Each party agrees to defend, indemnify, and hold harmless the other party, its officials and employees from all claims, actions, losses, suits, judgments, fines, liabilities, costs and expenses (including attorneys' fees) arising from the indemnifying party's own negligent acts or omissions, or those negligent acts or omissions of the indemnifying party's officials and employees acting within the scope of their employment, or arising out of or resulting from the indemnifying party's negligent performance under this Agreement. County's indemnification is expressly limited to the amounts set forth in Section 768.28(5), Florida Statutes as amended by the Florida State Legislature. Nothing contained herein shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes. The foregoing shall not constitute an agreement by either party to assume any liability of any kind for the acts, omissions, and/or negligence of the other party, its officers, officials, employees, agents, or contractors.

14. Applicable Law and Venue. This Agreement and the provisions contained herein shall be construed, controlled and interpreted according to the laws of the State of Florida. Venue for any action, suit, or proceeding brought to recover any sum due under, or to enforce compliance with, this Agreement shall lie in the court of competent jurisdiction in and for Orange County, Florida; each party hereby specifically consents to the exclusive personal jurisdiction and exclusive venue of such court. Should any federal claims arise for which the courts of the State of Florida lack jurisdiction, venue for those actions shall be in the Orlando Division of the U.S. Middle District of Florida.

15. Attorney's Fees. The parties expressly agree that each party shall bear the cost of its own attorney and legal fees in connection with any dispute arising out of this Agreement, or the breach, enforcement, or interpretation of this Agreement, regardless of

whether such dispute results in mediation, arbitration, litigation, all or none of the above, and regardless of whether such attorney and legal fees are incurred at trial, retrial, on appeal, at hearings or rehearings, or in administrative, bankruptcy, or reorganization proceedings.

16. WAIVER OF JURY TRIAL. THE PARTIES HERETO WAIVE A TRIAL BY JURY OF ANY AND ALL ISSUES ARISING IN ANY ACTION OR PROCEEDING BETWEEN THEM OR THEIR SUCCESSORS UNDER OR CONNECTED WITH THIS AGREEMENT OR ANY OF ITS PROVISIONS AND ANY NEGOTIATIONS IN CONNECTION HEREWITH.

IN WITNESS WHEREOF, the Parties have signed and sealed these presents effective as of the day and year written below each signature.

WITNESSES:

“DEVELOPER”

Collier-Lake Betty Apartments Owner, LLC, a Delaware limited liability company

[Handwritten signature]

By: Nathan S. Collier, Manager

Print Name: Drew Sikes

[Handwritten signature]

Print Name: Anthony D'Amore

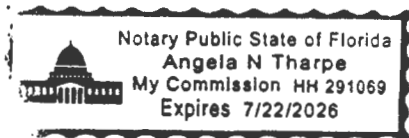
STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26th of May, 2023, by Nathan S. Collier as Manager, of COLLIER-LAKE BETTY APARTMENTS OWNER, LLC, a Delaware limited liability company; as Manager, on behalf of the company. The individual is personally known to me or has produced: N/A as identification.

(Affix Notary Stamp)

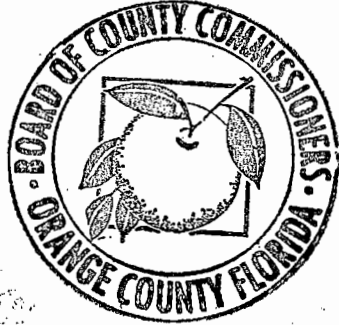
Angela N. Tharpe
Notary Signature

Angela N. Tharpe
Printed Notary Name
Notary Public of:
My Commission Expires: 07/22/2026



Project: Polo Glen at Lake Betty Park Site

“COUNTY”



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
Jerry L. Demings
Orange County Mayor

Date: *20 June 2023*

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

By: *Craig A. Stopysa*
for Deputy Clerk

Print name: *Craig A. Stopysa*

This instrument prepared by:
Juanita Thomas, a staff employee
in the course of duty with the
Real Estate Management Division of Orange County,
Florida, P.O. Box 1393,
Orlando, Florida 32802-1393

Project: Polo Glen at Lake Betty Park Site

Exhibit "A"

General depiction of the Pond Improvements / Project Location Map

[Attached - 3 Pages]

SKETCH OF DESCRIPTION

TRACT "A" - PARK

POLO GLEN AT LAKE BETTY (PLAT BOOK 105, PAGE 37)

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

Exhibit A

Page 1 of 3

DESCRIPTION

AREA ABOVE RESERVED FOR RECORDING INFORMATION

TRACT "A" (PARK) OF THE PLAT OF POLO GLENN AT LAKE BETTY, RECORDED IN PLAT BOOK 105, PAGE 37 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SITUATED WITHIN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 30, BEING A FOUND 4"x4" CONCRETE MONUMENT STAMPED "LB 1221"; THENCE ALONG THE EAST LINE OF THE WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, RUN SOUTH 00°26'11" WEST A DISTANCE OF 1070.86 TO THE POINT OF BEGINNING BEING A POINT ON THE EAST LINE OF THE WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER THENCE RUN SOUTH 75°19'30" EAST A DISTANCE OF 53.38 FEET; THENCE RUN NORTH 71°38'56" EAST A DISTANCE OF 102.96 FEET; THENCE RUN NORTH 75°22'10" EAST A DISTANCE OF 59.93 FEET; THENCE RUN NORTH 47°13'15" EAST A DISTANCE OF 77.76 FEET; THENCE RUN NORTH 48°51'58" EAST A DISTANCE OF 111.45 FEET; THENCE RUN NORTH 43°42'36" EAST A DISTANCE OF 52.72 FEET; THENCE RUN NORTH 70°43'00" EAST A DISTANCE OF 45.66 FEET; THENCE RUN NORTH 33°12'54" EAST A DISTANCE OF 33.73 FEET; THENCE RUN NORTH 26°31'41" EAST A DISTANCE OF 53.36 FEET; THENCE RUN NORTH 20°57'21" EAST A DISTANCE OF 36.14 FEET; THENCE RUN NORTH 31°37'22" EAST A DISTANCE OF 41.80 FEET; THENCE RUN SOUTH 66°34'00" EAST A DISTANCE OF 102.37 FEET TO A POINT OF CURVATURE ON A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS NORTH 68°26'00" EAST A DISTANCE OF 7.07 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 7.85 FEET TO A POINT OF TANGENCY ON THE FOLLOWING DESCRIBED LINE; THENCE RUN NORTH 23°26'00" EAST A DISTANCE OF 25.50 FEET TO A POINT OF CURVATURE ON A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS NORTH 68°26'00" EAST A DISTANCE OF 35.36 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 39.27 FEET TO A POINT OF TANGENCY ON THE FOLLOWING DESCRIBED LINE; THENCE RUN SOUTH 66°34'00" EAST A DISTANCE OF 0.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 45°28'40" AND A CHORD WHICH BEARS SOUTH 43°49'40" EAST A DISTANCE OF 19.33 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 19.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 64.50 FEET, A CENTRAL ANGLE OF 51°02'26" AND A CHORD WHICH BEARS SOUTH 48°36'34" EAST A DISTANCE OF 55.58 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 57.46 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 119°05'02" AND A CHORD WHICH BEARS SOUTH 12°35'16" EAST A DISTANCE OF 43.10 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 51.96 FEET TO A POINT OF NON-TANGENCY ON THE FOLLOWING DESCRIBED LINE; THENCE ALONG SAID NON-TANGENT LINE RUN SOUTH 43°02'45" EAST A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTRAL FLORIDA EXPRESSWAY PARCEL 375C PER OFFICIAL RECORDS BOOK 9296, PAGES 1641 BEING A 50.00' WIDE FORMER RAILROAD RIGHT-OF-WAY (TRACKS REMOVED) PER DEED BOOK 82, PAGES 459; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) SOUTH 46°56'58" WEST A DISTANCE OF 514.82 FEET TO A POINT OF CURVATURE ON A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1885.00 FEET, A CENTRAL ANGLE OF 7°18'43" AND A CHORD WHICH BEARS SOUTH 50°36'20" WEST A DISTANCE OF 240.39 FEET; (2) THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 240.56 FEET TO A POINT ON THE SOUTH LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30 AND A POINT OF CONTINUED CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1885.00 FEET, A CENTRAL ANGLE OF 05°53'28" AND A CHORD WHICH BEARS SOUTH 57°12'25" WEST A DISTANCE OF 193.72 FEET; (3) THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 193.81 FEET TO A POINT OF NON-TANGENCY ON THE FOLLOWING DESCRIBED LINE; THENCE ALONG SAID NON-TANGENT LINE, DEPARTING AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 00°26'11" EAST A DISTANCE OF 106.80 FEET TO AFORESAID SOUTH LINE; THENCE CONTINUE NORTH 00°26'11" EAST A DISTANCE OF 250.41 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 179,013 SQUARE FEET OR 4.110 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTRAL FLORIDA EXPRESSWAY PARCEL 375C PER OFFICIAL RECORDS BOOK 9296, PAGE 1641, WHICH BEARS SOUTH 46°56'58" WEST, AS RECORDED.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 3

SEE SHEET 2 OF 3 FOR SKETCH

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION

TRACT "A" - PARK

POLO GLEN AT LAKE BETTY (PLAT BOOK 105, PAGE 37)

A PORTION OF

SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST

ORANGE COUNTY, FLORIDA

JOB NO.:	DATE	REVISIONS	TECH
6030802			
SCALE: 1" = 150'			
FIELD DATE: N/A	08-11-20	REVISE BOUNDARY	CF
FIELD BY: N/A	08-14-20	REVISE BOUNDARY	CF
DRAWN BY: RCS			
APPROVED BY: EGT	3-8-23	COUNTY COMMENTS	CF
DRAWING FILE #			
POLO GLEN PARK			
SOD 08-14-20.DWG			

ASAM

AMERICAN
SURVEYING
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 428-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

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

E. GLENN TURNER, PSM #5643

DATE:

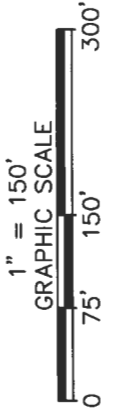
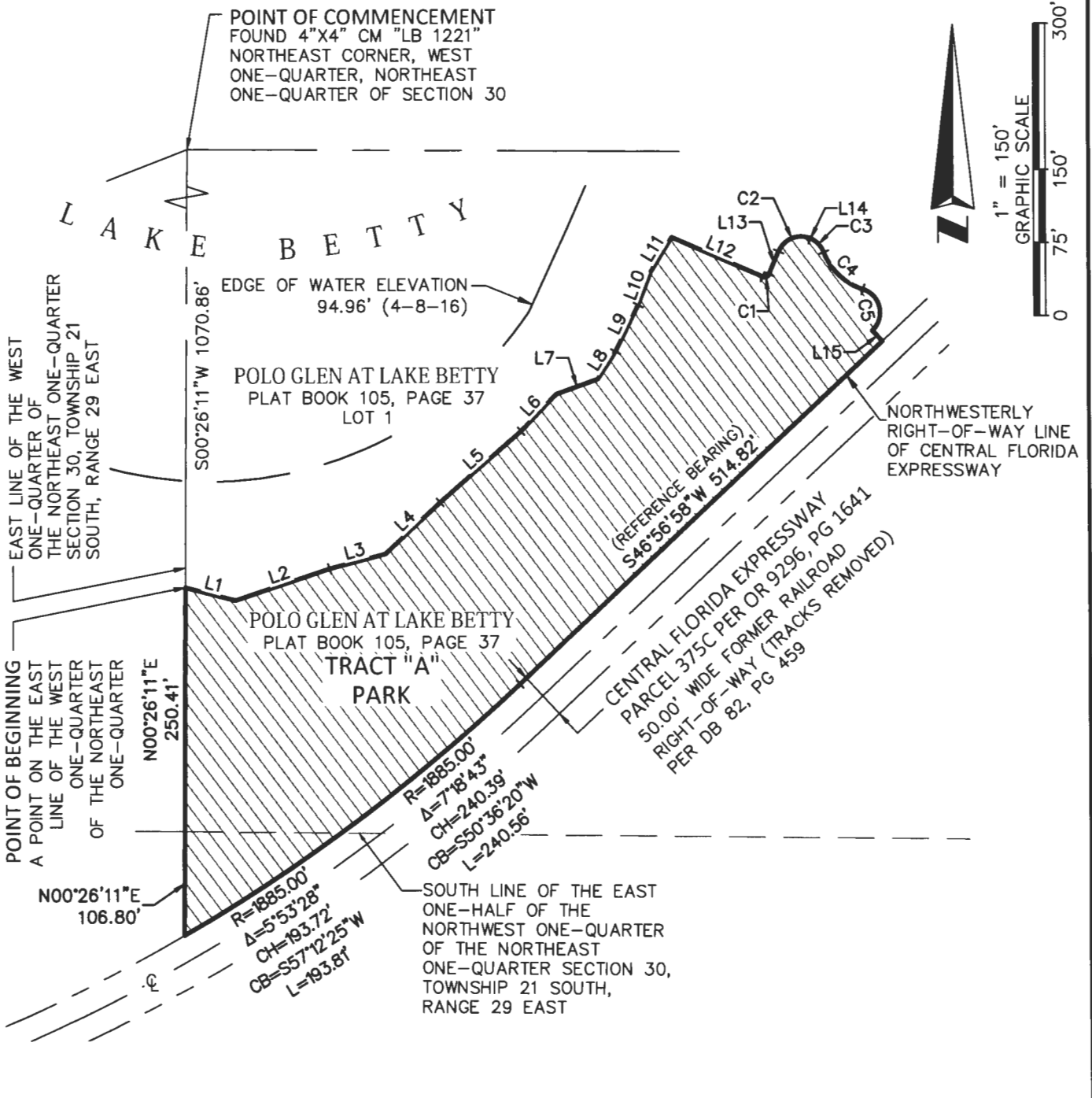
SKETCH OF DESCRIPTION

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A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

Exhibit A
Page 2 of 3



SHEET 2 OF 3 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 3 FOR DESCRIPTION, NOTES, AND CERTIFICATION.

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

R	= RADIUS	CM	= CONCRETE MONUMENT
Δ	= CENTRAL ANGLE (DELTA)	DB	= DEED BOOK
CH	= CHORD DISTANCE	L#	= LINE TAG (SEE CORRESPONDING LINE TABLE)
CB	= CHORD BEARING	LB	= LICENSED BUSINESS
L	= ARC LENGTH	PG	= PAGE(S)
Ⓢ	= CENTERLINE OF RIGHT-OF-WAY		



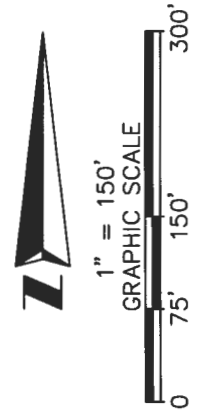
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POLO GLEN AT LAKE BETTY (PLAT BOOK 105, PAGE 37)
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ORANGE COUNTY, FLORIDA

Exhibit A
 Page 3 of 3

Line Table		
Line #	Direction	Length
L1	S75°19'30"E	53.38
L2	N71°38'56"E	102.96
L3	N75°22'10"E	59.93
L4	N47°13'15"E	77.76
L5	N48°51'58"E	111.45
L6	N43°42'36"E	52.72
L7	N70°43'00"E	45.66
L8	N33°12'54"E	33.73

Line Table		
Line #	Direction	Length
L9	N26°31'41"E	53.36
L10	N20°57'21"E	36.14
L11	N31°37'22"E	41.80
L12	S66°34'00"E	102.37
L13	N23°26'00"E	25.50
L14	S66°34'00"E	0.19
L15	S43°02'45"E	15.00



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	7.85'	5.00'	90°00'00"	N68°26'00"E	7.07'
C2	39.27'	25.00'	90°00'00"	N68°26'00"E	35.36'
C3	19.84'	25.00'	45°28'40"	S43°49'40"E	19.33'
C4	57.46'	64.50'	51°02'26"	S46°36'34"E	55.58'
C5	51.96'	25.00'	119°05'02"	S12°35'16"E	43.10'

SHEET 3 OF 3 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
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℄ = CENTERLINE OF RIGHT-OF-WAY	PG = PAGE(S)



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Exhibit "B"

Legal description of County's Property

COMMENCE AT THE NORTHEAST CORNER OF THE WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 30, BEING A FOUND 4X4 CONCRETE MONUMENT STAMPED LB 1221; THENCE ALONG THE EAST LINE OF THE WEST ONE-QUARTER OR THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN SOUTH 00°26'11" WEST A DISTANCE OF 1070.86 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE EAST LINE OF THE WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER THENCE RUN SOUTH 75°19'30" EAST A DISTANCE OF 53.38 FEET; THENCE RUN NORTH 71°38'56" EAST A DISTANCE OF 102.96 FEET; THENCE RUN NORTH 75°22'10" EAST A DISTANCE OF 59.93 FEET; THENCE RUN NORTH 47°13'15" EAST A DISTANCE OF 77.76 FEET; THENCE RUN NORTH 48°51'58" EAST A DISTANCE OF 111.45 FEET; THENCE RUN NORTH 43°42'36" EAST A DISTANCE OF 52.72 FEET; THENCE RUN NORTH 70°43'00" EAST A DISTANCE OF 45.66 FEET; THENCE RUN NORTH 33°12'54" EAST A DISTANCE OF 33.73 FEET; THENCE RUN NORTH 26°31'41" EAST A DISTANCE OF 53.36 FEET; THENCE RUN NORTH 20°57'21" EAST A DISTANCE OF 36.14 FEET; THENCE RUN NORTH 31°37'22" EAST A DISTANCE OF 41.80 FEET; THENCE RUN SOUTH 66°34'00" EAST A DISTANCE OF 102.37 FEET TO A POINT OF CURVATURE ON A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS NORTH 68°26'00" EAST A DISTANCE OF 7.07 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 7.85 FEET TO A POINT OF TANGENCY ON THE FOLLOWING DESCRIBED LINE; THENCE RUN NORTH 23°26'00" EAST A DISTANCE OF 25.50 FEET TO A POINT OF CURVATURE ON A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS NORTH 68°26'00" EAST A DISTANCE OF 35.36 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 39.27 FEET TO A POINT OF TANGENCY ON THE FOLLOWING DESCRIBED LINE; THENCE RUN SOUTH 66°34'00" EAST A DISTANCE OF 0.19 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 45°28'40" AND A CHORD WHICH BEARS SOUTH 43°49'40" EAST A DISTANCE OF 19.33 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 19.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 64.50 FEET, A CENTRAL ANGLE OF 51°02'26" AND A CHORD WHICH BEARS SOUTH 46°36'34" EAST A DISTANCE OF 55.58 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 57.46 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 119°05'02" AND A CHORD WHICH BEARS SOUTH 12°35'16" EAST A DISTANCE OF 43.10 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 51.96 FEET TO A POINT OF NON-TANGENCY ON THE FOLLOWING DESCRIBED LINE; THENCE RUN SOUTH 43°02'45" EAST A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF CENTRAL FLORIDA EXPRESSWAY PARCEL 375C PER OFFICIAL RECORDS BOOK 9296, PAGE 1641, BEING A 50.00' WIDE

Project: Polo Glen at Lake Betty Park Site

FORMER RAILROAD RIGHT-OF-WAY (TRACKS REMOVED) PER DEED BOOK 82, PAGE 459; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) SOUTH 46°56'58" WEST A DISTANCE OF 514.82 FEET TO A POINT OF CURVATURE ON A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1885.00 FEET, A CENTRAL ANGLE OF 7°18'43" AND A CHORD WHICH BEARS SOUTH 50°36'20" WEST A DISTANCE OF 240.39 FEET; (2) THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 240.56 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1885.00 FEET, A CENTRAL ANGLE OF 5°53'28" AND A CHORD WHICH BEARS SOUTH 57°12'25" WEST A DISTANCE OF 193.72 FEET; (3) THENCE RUN ALONG THE ARC OF SAID CURVE A LENGTH OF 193.81 FEET TO A POINT OF NON-TANGENCY ON THE FOLLOWING DESCRIBED LINE; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE RUN NORTH 00°26'11" EAST A DISTANCE OF 106.80 FEET; THENCE RUN NORTH 00°26'11" EAST A DISTANCE OF 250.41 FEET TO THE POINT OF BEGINNING.

Project: Polo Glen at Lake Betty Park Site

Exhibit “C”

Legal description and sketch of description
Of Drainage Easement Area

[Attached - 13 Pages]

SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
DRAINAGE AND MAINTENANCE EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA

Exhibit C
 Page 1 of 13

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH EAST CORNER OF LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY AS RECORDED IN PLAT BOOK 105, PAGE 37 THROUGH 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, ALSO BEING THE INTERSECTION OF THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CENTRAL FLORIDA EXPRESSWAY PARCEL 375C AS RECORDED IN OFFICIAL RECORDS BOOK 9296, PAGE 1641 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CENTRAL FLORIDA EXPRESSWAY PARCEL 375C SOUTH 46°56'58" WEST A DISTANCE OF 139.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHEASTERLY LINE AND SAID NORTHEASTERLY LINE RUN SOUTH 43°23'12" EAST A DISTANCE OF 1.54 FEET; THENCE SOUTH 46°36'48" WEST A DISTANCE OF 227.56 FEET; THENCE SOUTH 46°24'31" WEST A DISTANCE OF 200.04 FEET; THENCE SOUTH 47°34'20" WEST A DISTANCE OF 199.85 FEET; THENCE SOUTH 47°57'56" WEST A DISTANCE OF 200.17 FEET; THENCE SOUTH 48°03'07" WEST A DISTANCE OF 199.79 FEET; THENCE SOUTH 48°44'55" WEST A DISTANCE OF 258.96 FEET; THENCE NORTH 43°09'11" WEST A DISTANCE OF 22.87 FEET; THENCE SOUTH 47°11'33" WEST A DISTANCE OF 237.83 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTH, HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 90°16'00" AND A CHORD DISTANCE OF 9.92 FEET WHICH BEARS NORTH 87°40'04" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 11.03 FEET; THENCE NORTH 42°32'04" WEST A DISTANCE OF 127.69 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 91°38'43" AND A CHORD DISTANCE OF 10.04 FEET WHICH BEARS NORTH 03°17'17" EAST: THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 11.20 FEET ; THENCE NORTH 49°06'39" EAST A DISTANCE OF 133.97 FEET; THENCE NORTH 43°57'17" EAST A DISTANCE OF 49.20 FEET; THENCE NORTH 70°57'41" EAST A DISTANCE OF 47.45 FEET; THENCE NORTH 33°27'35" EAST A DISTANCE OF 40.89 FEET; THENCE NORTH 26°46'22" EAST A DISTANCE OF 55.29 FEET; THENCE NORTH 21°12'02" EAST A DISTANCE OF 35.33 FEET; THENCE NORTH 31°52'03" EAST A DISTANCE OF 18.46 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE SOUTH, HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 81°48'38" AND A CHORD DISTANCE OF 9.17 FEET WHICH BEARS NORTH 72°46'22" EAST: THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 10.00 FEET ; THENCE SOUTH 66°25'01" EAST A DISTANCE OF 86.22 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 22.75 FEET, A CENTRAL ANGLE OF 84°51'18" AND A CHORD DISTANCE OF 30.70 FEET WHICH BEARS NORTH 65°33'22" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 33.69 FEET; THENCE NORTH 23°40'41" EAST A DISTANCE OF 25.69 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE SOUTH, HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 135°38'31" AND A CHORD DISTANCE OF 7.41 FEET WHICH BEARS SOUTH 88°30'03" EAST: THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 9.47 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 85.55 FEET, A CENTRAL ANGLE OF 49°28'43" AND A CHORD DISTANCE OF 71.61 FEET WHICH BEARS SOUTH 45°25'09" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 73.88 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 7.64 FEET, A CENTRAL ANGLE OF 124°32'24" AND A CHORD DISTANCE OF 13.53 FEET WHICH BEARS SOUTH 08°08'18" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 16.61 FEET; THENCE SOUTH 47°11'33" WEST A DISTANCE OF 216.91 FEET; THENCE SOUTH 43°15'05" EAST A DISTANCE OF 12.79 FEET; THENCE NORTH 46°44'55" EAST A DISTANCE OF 249.04 FEET; THENCE NORTH 48°03'07" EAST A DISTANCE OF 199.89 FEET; THENCE NORTH 47°57'56" EAST A DISTANCE OF 200.13 FEET; THENCE NORTH 47°34'20" EAST A DISTANCE OF 199.71 FEET; THENCE NORTH 48°24'31" EAST A DISTANCE OF 199.96 FEET; THENCE NORTH 46°36'48" EAST A DISTANCE OF 227.57 FEET; THENCE SOUTH 43°23'12" EAST A DISTANCE OF 8.46 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 75,671.75 SQUARE FEET OR 1.7372 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTRAL FLORIDA EXPRESSWAY PARCEL 375C PER OFFICIAL RECORDS BOOK 9296, PAGE 1641, WHICH BEARS SOUTH 46°56'58" WEST, AS RECORDED.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 5
 SEE SHEET 2 THROUGH 4 FOR SKETCH
 SEE SHEET 5 OF 5 FOR LINE TABLE

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
DRAINAGE AND MAINTENANCE EASEMENT
 A PORTION OF
 SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA



AMERICAN SURVEYING & MAPPING INC.
 CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
 3191 MAGUIRE BOULEVARD, SUITE 200
 ORLANDO, FLORIDA 32803
 (407) 426-7979
 WWW.AMERICANSURVEYINGANDMAPPING.COM

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

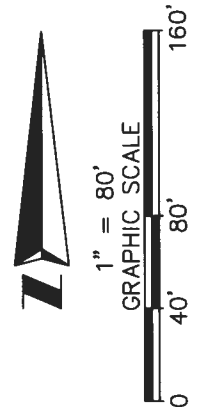
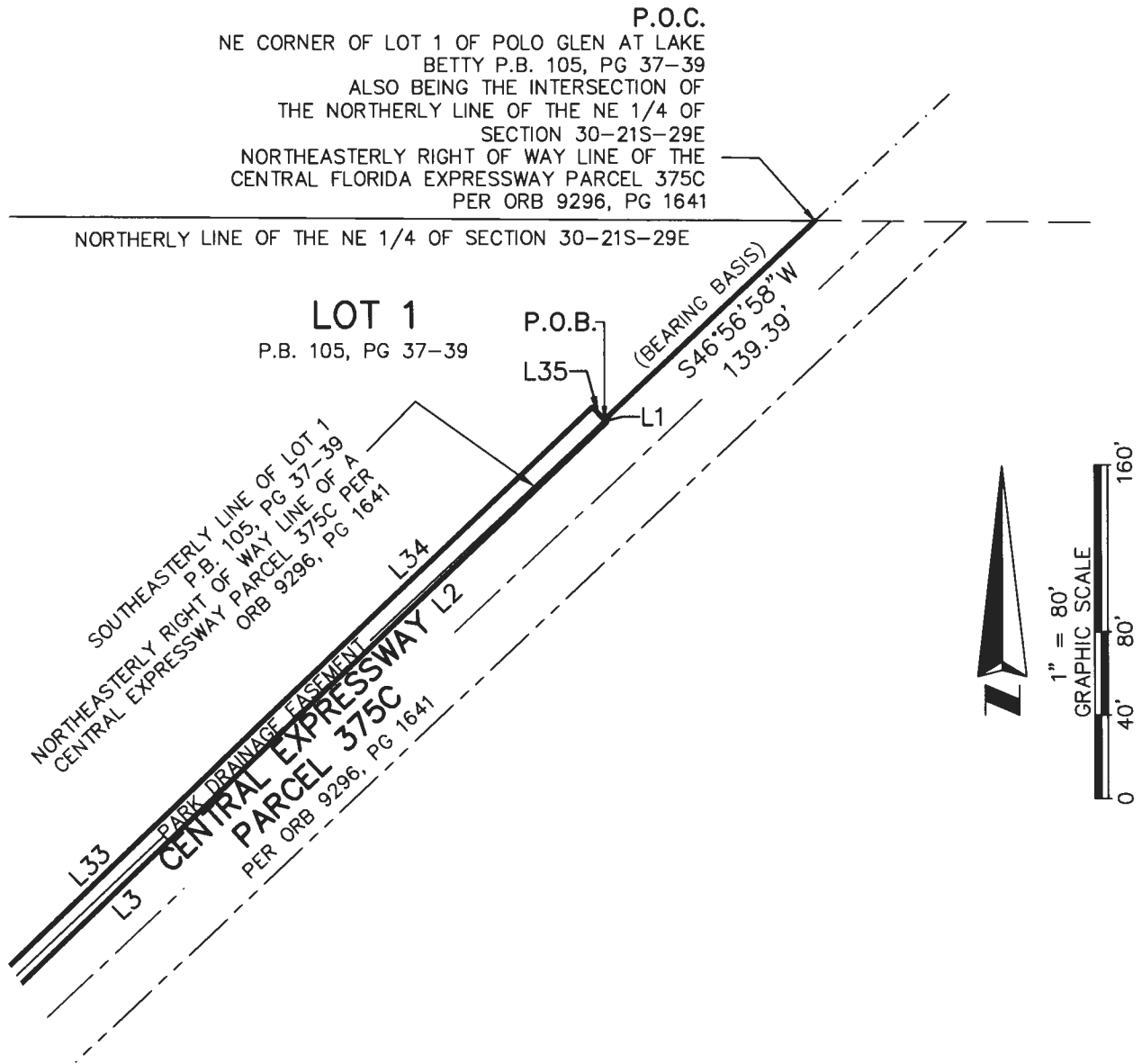
E. GLENN TURNER, PSM #5643

DATE: 9/26/22

JOB NO.:	DATE	REVISIONS	TECH
6030802			
SCALE: 1" = 80'			
DRAWN BY: SW			
APPROVED BY: EGT			
DRAWING FILE #			
6030802 POLO GLEN DRAINAGE			
ESMT-SOD.DWG			

SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
DRAINAGE AND MAINTENANCE EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA

Exhibit C
 Page 2 of 13



SHEET 2 OF 5 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
 SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
 SEE SHEET 5 OF 5 FOR LINE TABLE

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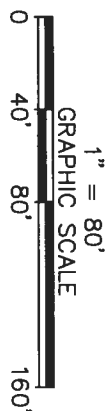
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DRAINAGE AND MAINTENANCE EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA



MATCH LINE "A"

SOUTHEASTERLY LINE OF LOT 1
 P.B. 105, PG 37-39
 NORTHEASTERLY RIGHT OF WAY LINE OF A
 CENTRAL EXPRESSWAY PARCEL 375C PER
 ORB 9296, PG 1647

LOT 1
 P.B. 105, PG 37-39

PARK DRAINAGE EASEMENT

MATCH LINE "B"

SHEET 3 OF 5 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
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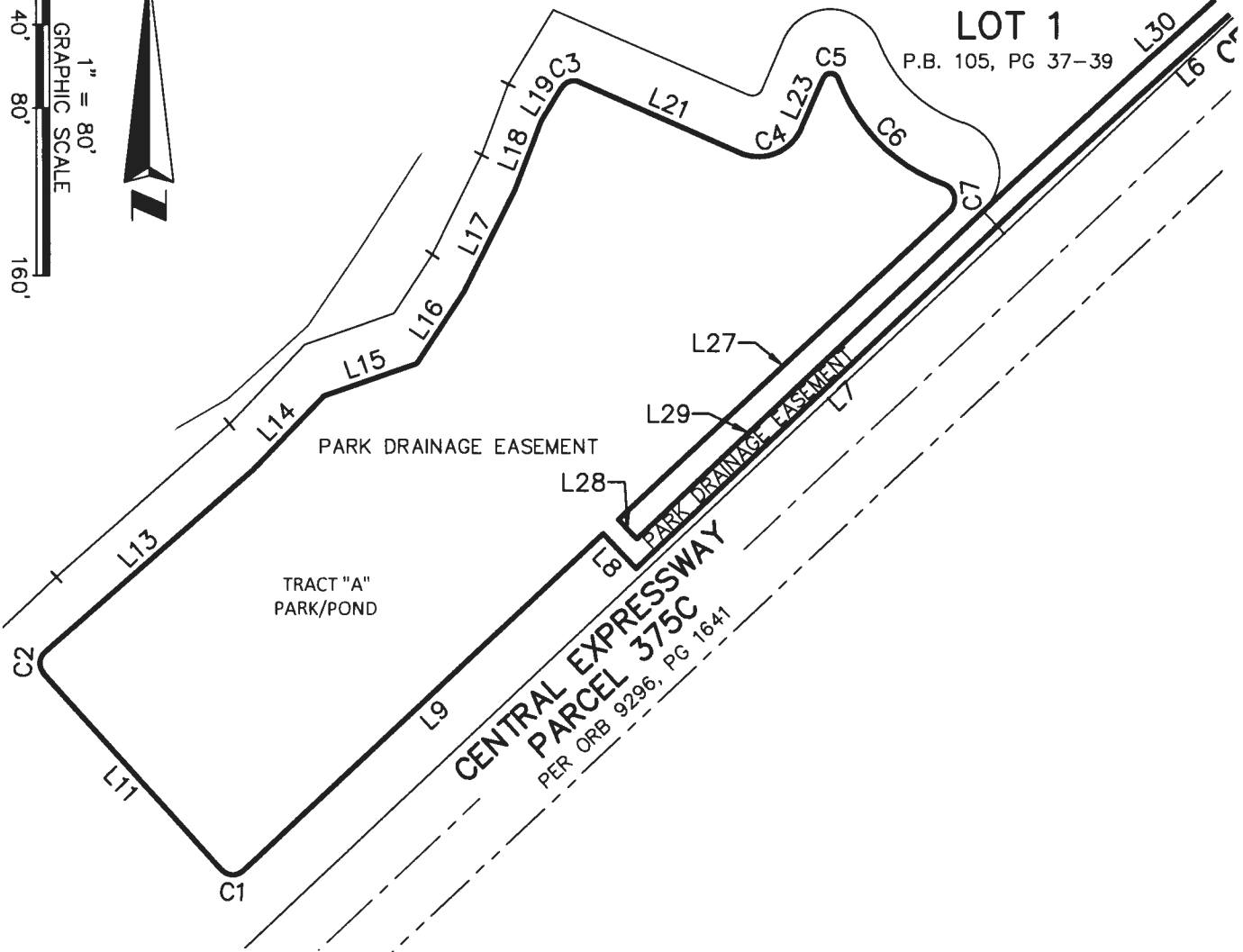
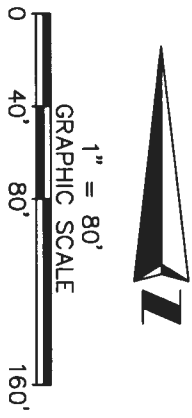


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DRAINAGE AND MAINTENANCE EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA

Exhibit C
 Page 4 of 13



SHEET 4 OF 5 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
 SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
 SEE SHEET 5 OF 5 FOR LINE TABLE

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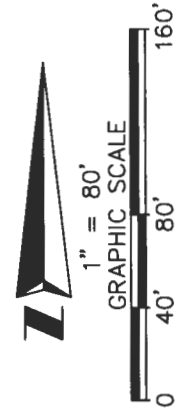
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DRAINAGE AND MAINTENANCE EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA

Exhibit C
 Page 5 of 13

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S43°23'12"E	1.54'
L2	S46°36'48"W	227.56'
L3	S46°24'31"W	200.04'
L4	S47°34'20"W	199.85'
L5	S47°57'56"W	200.17'
L6	S48°03'07"W	199.79'
L7	S46°44'55"W	258.96'
L8	N43°09'11"W	22.87'
L9	S47°11'33"W	237.83'
L11	N42°32'04"W	127.69'
L13	N49°06'39"E	133.97'
L14	N43°57'17"E	49.20'
L15	N70°57'41"E	47.45'
L16	N33°27'35"E	40.89'
L17	N26°46'22"E	55.29'
L18	N21°12'02"E	35.33'
L19	N31°52'03"E	18.46'
L21	S66°25'01"E	86.22'
L23	N23°40'41"E	25.69'
L27	S47°11'33"W	216.91'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L28	S43°15'05"E	12.79'
L29	N46°44'55"E	249.04'
L30	N48°03'07"E	199.89'
L31	N47°57'56"E	200.13'
L32	N47°34'20"E	199.71'
L33	N46°24'31"E	199.96'
L34	N46°36'48"E	227.57'
L35	S43°23'12"E	8.46'



CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	7.00'	90°16'00"	11.03'	9.92'	N87°40'04"W
C2	7.00'	91°38'43"	11.20'	10.04'	N3°17'17"E
C3	7.00'	81°48'38"	10.00'	9.17'	N72°46'22"E
C4	22.75'	84°51'18"	33.69'	30.70'	N65°33'22"E
C5	4.00'	135°38'31"	9.47'	7.41'	S88°30'03"E
C6	85.55'	49°28'43"	73.88'	71.61'	S45°25'09"E
C7	7.64'	124°32'24"	16.61'	13.53'	S8°08'18"E

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

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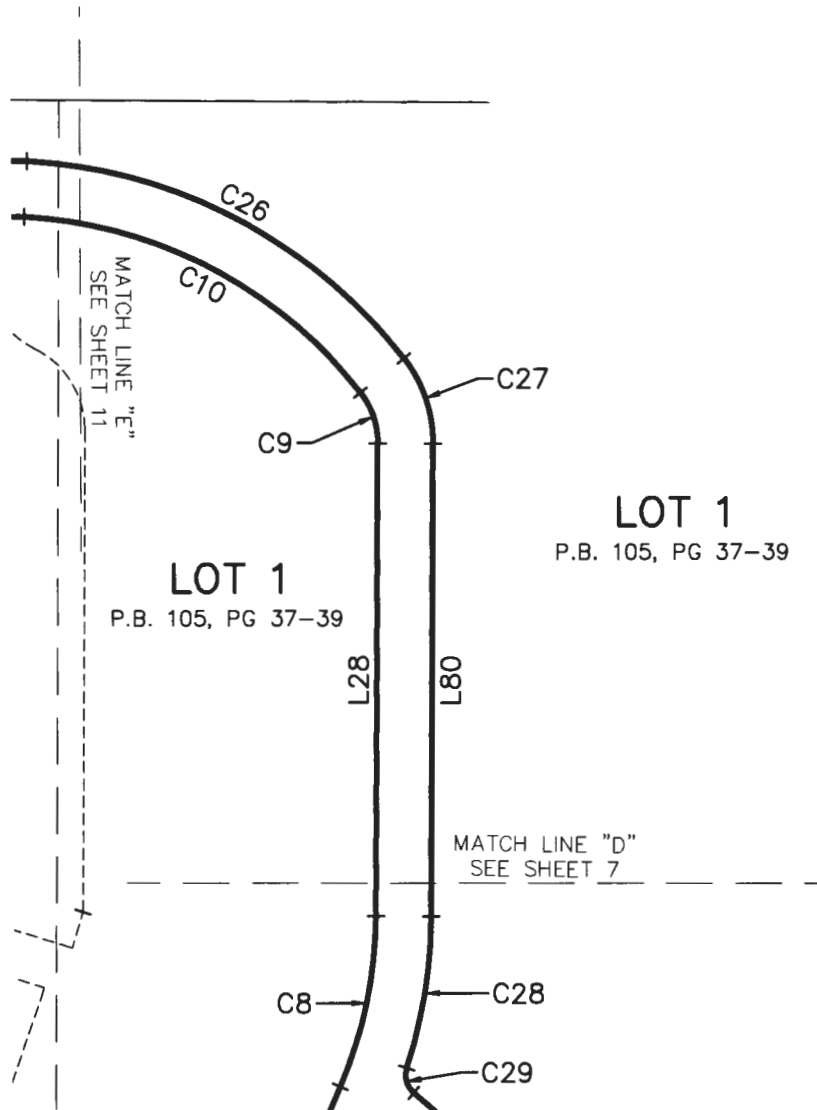
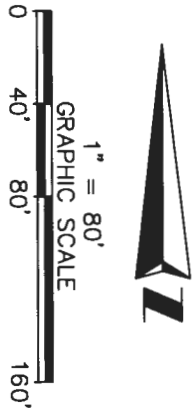
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 - - - - - CENTER LINE
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SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
ACCESS EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA

Exhibit C
 Page 6 of 13



SHEET 10 OF 17
 SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
 SEE SHEET 5 FOR KEY MAP
 SEE SHEET 6 THROUGH 14 FOR SKETCH
 SEE SHEET 15 THROUGH 17 FOR LINE TABLE

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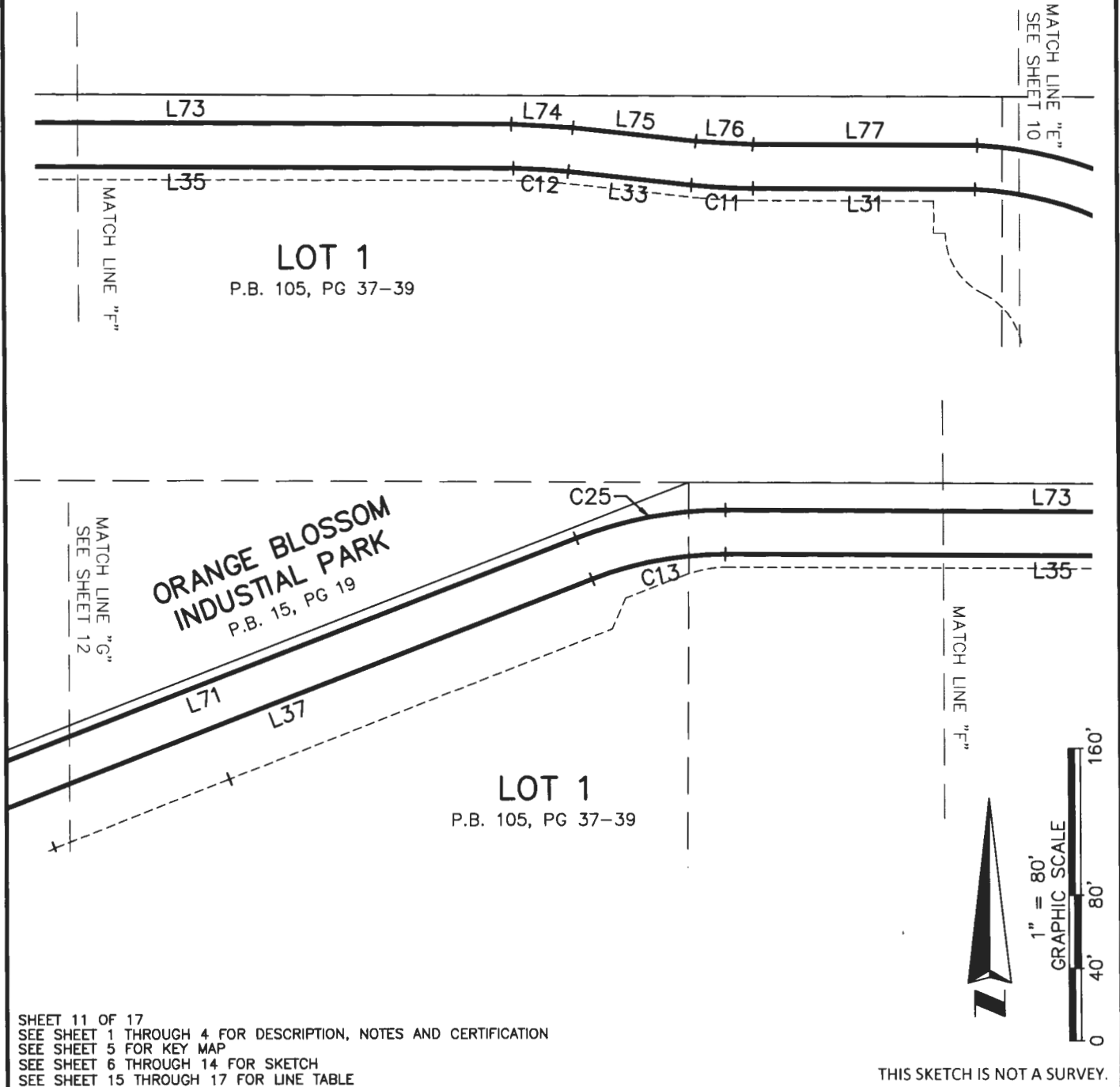
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SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY
ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

Exhibit C
Page 7 of 13



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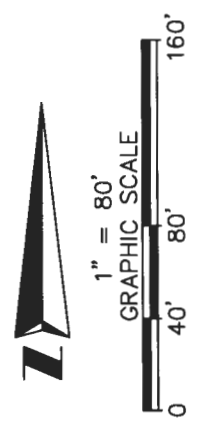
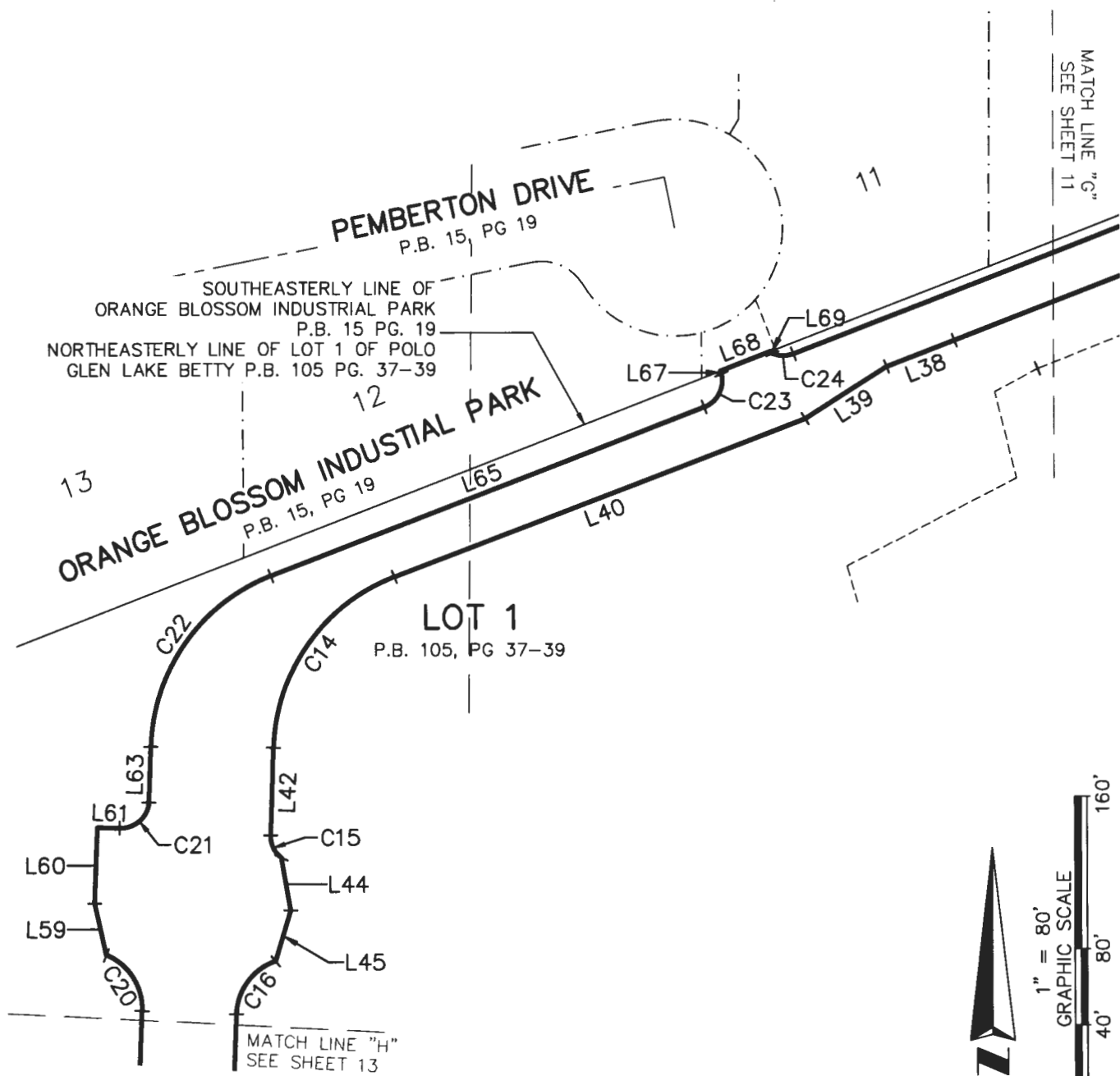
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SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
ACCESS EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA



SHEET 12 OF 17
 SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
 SEE SHEET 5 FOR KEY MAP
 SEE SHEET 6 THROUGH 14 FOR SKETCH
 SEE SHEET 15 THROUGH 17 FOR LINE TABLE

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

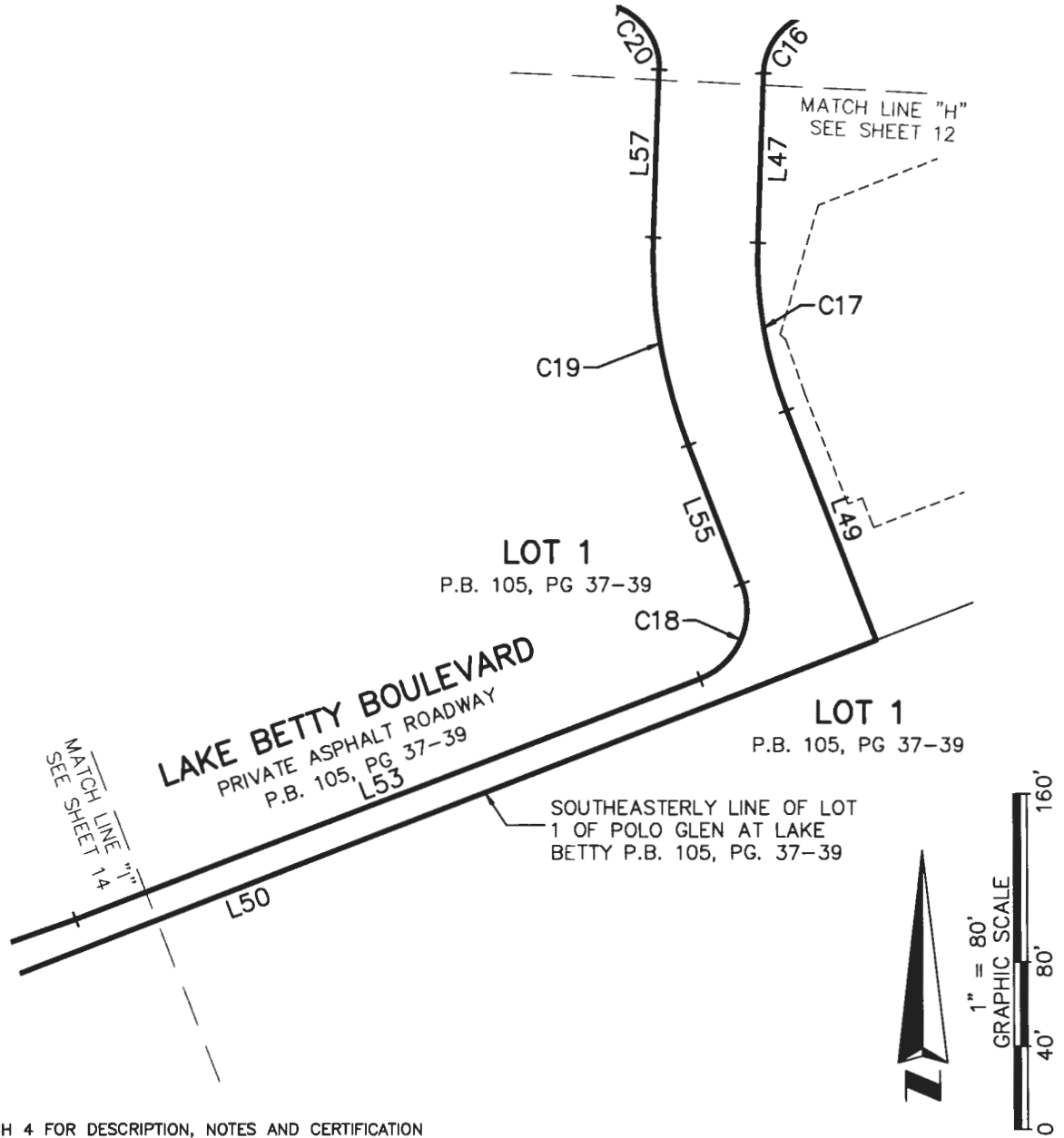
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- ADJACENT LINE
- - - RIGHT OF WAY LINE
- CENTER LINE
- - - SECTION LINE



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SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
ACCESS EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA

Exhibit C
 Page 9 of 13



SHEET 13 OF 17
 SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
 SEE SHEET 5 FOR KEY MAP
 SEE SHEET 6 THROUGH 14 FOR SKETCH
 SEE SHEET 15 THROUGH 17 FOR LINE TABLE

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LEGEND AND ABBREVIATIONS

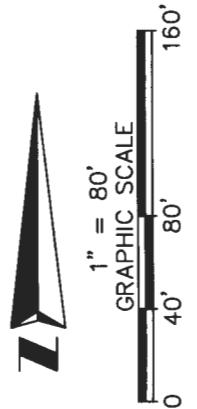
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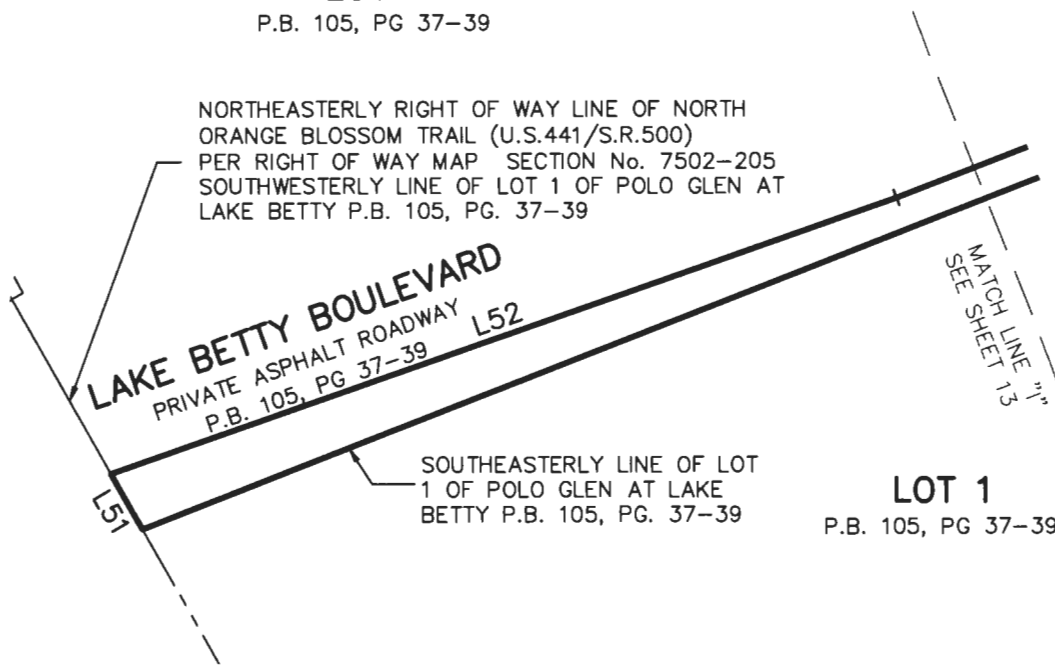
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 ORANGE COUNTY, FLORIDA

Exhibit C
 Page 10 of 13



LOT 1
 P.B. 105, PG 37-39

NORTHEASTERLY RIGHT OF WAY LINE OF NORTH
 ORANGE BLOSSOM TRAIL (U.S.441/S.R.500)
 PER RIGHT OF WAY MAP SECTION No. 7502-205
 SOUTHWESTERLY LINE OF LOT 1 OF POLO GLEN AT
 LAKE BETTY P.B. 105, PG. 37-39



LOT 1
 P.B. 105, PG 37-39

SHEET 14 OF 17
 SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
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Exhibit C
Page 11 of 13

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S46°56'58"W	513.39'
L3	N89°20'12"W	162.05'
L4	N0°26'11"E	250.09'
L5	S75°19'30"E	53.38'
L6	N71°38'56"E	102.96'
L7	N75°22'10"E	59.93'
L8	N47°13'15"E	77.76'
L9	N48°51'58"E	111.45'
L10	N43°42'36"E	52.72'
L11	N70°43'00"E	45.66'
L12	N33°12'54"E	33.73'
L13	N26°31'41"E	53.36'
L14	N20°57'21"E	36.14'
L15	N31°40'44"E	53.58'
L16	S58°10'13"E	11.97'
L18	S66°30'38"E	74.78'
L20	N23°29'22"E	25.69'
L23	N48°18'14"E	5.26'
L26	N23°29'22"E	274.84'
L28	N0°22'26"E	203.83'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N89°36'25"W	121.77'
L33	N83°36'47"W	67.88'
L35	N89°36'33"W	359.16'
L37	S68°57'19"W	364.40'
L38	S68°55'55"W	38.47'
L39	S57°44'51"W	50.99'
L40	S69°10'59"W	232.75'
L42	S2°06'37"W	46.09'
L44	S9°55'26"E	28.03'
L45	S16°57'08"W	27.82'
L47	S2°06'37"W	80.74'
L49	S21°14'16"E	116.96'
L50	S68°53'57"W	762.79'
L51	N29°37'34"W	27.43'
L52	N70°56'39"E	361.70'
L53	N69°04'31"E	320.28'
L55	N20°59'35"W	70.43'
L57	N2°06'37"E	79.92'
L59	N12°43'49"W	27.82'
L60	N2°06'37"E	40.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	S87°53'23"E	11.98'
L63	N2°06'37"E	29.32'
L65	N68°57'19"E	246.07'
L67	N21°06'03"W	1.68'
L68	N68°53'57"E	28.87'
L69	S21°06'03"E	1.41'
L71	N68°57'19"E	446.40'
L73	S89°36'25"E	357.87'
L74	S86°36'36"E	33.88'
L75	S83°36'47"E	67.88'
L76	S86°36'36"E	31.37'
L77	S89°35'43"E	122.87'
L80	S0°22'26"W	203.83'
L83	S49°40'37"E	200.50'
L84	S47°00'12"W	273.28'
L87	S38°31'04"W	4.70'
L90	S43°03'42"E	19.65'
L91	N49°40'37"W	49.21'
L92	S47°00'37"W	41.41'
L93	S47°00'37"W	229.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L95	N23°29'26"E	240.12'
L97	S50°09'18"E	135.22'

SHEET 15 OF 17
SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
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SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
ACCESS EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA

Exhibit C
 Page 12 of 13

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1815.51'	7°36'18"	240.98'	240.80'	S50°35'57"W
C2	14.00'	87°04'31"	21.28'	19.29'	S18°29'57"E
C3	9.00'	90°00'00"	14.14'	12.73'	N68°29'22"E
C4	21.00'	135°39'00"	49.72'	38.89'	S88°41'08"E
C5	68.50'	20°50'08"	24.91'	24.77'	S31°16'42"E
C6	5.07'	78°03'24"	6.91'	6.39'	N2°06'02"E
C7	59.00'	60°42'17"	62.51'	59.63'	N6°51'47"W
C8	188.00'	23°06'56"	75.85'	75.33'	N11°55'54"E
C9	35.00'	38°22'30"	23.44'	23.01'	N18°48'49"W
C10	198.26'	48°59'16"	169.51'	164.39'	N62°29'42"W
C11	324.00'	5°59'39"	33.90'	33.88'	N86°36'36"W
C12	306.46'	5°37'34"	30.09'	30.08'	N86°27'22"W
C13	200.00'	21°26'16"	74.83'	74.40'	S79°40'27"W
C14	100.00'	67°04'22"	117.06'	110.49'	S35°38'48"W
C15	14.00'	55°50'08"	13.64'	13.11'	S25°48'31"E
C16	30.42'	69°34'54"	36.95'	34.72'	S36°59'40"W
C17	200.00'	23°20'53"	81.50'	80.94'	S9°33'49"E
C18	35.00'	89°52'54"	54.91'	49.45'	N23°56'52"E
C19	250.00'	23°06'12"	100.81'	100.13'	N9°26'29"W
C20	30.45'	69°38'33"	37.01'	34.78'	N32°42'30"W

SHEET 16 OF 17
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SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY
ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

Exhibit C
Page 13 of 13

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C21	15.07'	86°06'09"	22.65'	20.58'	N48°55'52"E
C22	99.98'	66°51'33"	116.67'	110.16'	N35°31'47"E
C23	15.00'	81°31'20"	21.35'	19.59'	N28°11'42"E
C24	15.00'	43°20'23"	11.35'	11.08'	S89°22'29"E
C25	224.00'	21°26'16"	83.81'	83.32'	N79°40'27"E
C26	222.26'	48°59'16"	190.03'	184.29'	S62°29'42"E
C27	59.00'	38°22'30"	39.52'	38.78'	S18°48'49"E
C28	212.00'	17°59'24"	66.56'	66.29'	S9°22'08"W
C29	10.00'	68°02'27"	11.88'	11.19'	S15°39'23"E
C30	59.00'	77°05'55"	79.39'	73.54'	S85°29'15"W
C31	5.00'	85°31'09"	7.46'	6.79'	S81°16'38"W
C32	68.49'	20°39'54"	24.70'	24.57'	S61°48'50"E
C33	21.00'	119°05'02"	43.65'	36.20'	S12°36'13"E
C34	35.00'	156°28'49"	95.59'	68.53'	N54°44'58"W
C35	15.00'	106°21'16"	27.84'	24.01'	N76°40'04"E
C36	15.00'	97°09'55"	25.44'	22.50'	S1°34'21"E

SHEET 17 OF 17
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APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 20 2023

Project: Polo Glen at Lake Betty Park Site (PN 19141)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the date signed below, by Collier-Lake Betty Apartments Owner, LLC, a Delaware limited liability company, whose address is 220 N. Main Street, Gainesville, Florida 32601, 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, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, align, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

SEE ATTACHED EXHIBIT A

**Property Appraiser's Parcel Identification Number:
A portion of: 30-21-29-7205-00-001 and 30-21-29-0000-00-113**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

Project: Polo Glen at Lake Betty Park Site (PN 19141)

AND GRANTEE hereby covenants with said GRANTOR that in accordance with Section 8 of the Developers Agreement (Polo Glen at Lake Betty) recorded October 26, 2020 in Official Records as Document No. 20200557266, Public Records of Orange County, Florida, the property shall be utilized only for park and recreational, and drainage uses and purposes for a period of twenty (20) years from closing; provided, however, that such restriction shall not be deemed or construed as limiting or preventing GRANTEE from either: (i) using the Park Property for other uses substantially compatible with park, recreational, and drainage uses and purposes; or (ii) using the Park Property for such non-primary public purposes and uses as GRANTEE commonly or customarily uses other parks and recreational facilities owned or operated by GRANTEE.

AND GRANTOR shall grant to GRANTEE and its successors a perpetual, non-exclusive easement for ingress, egress, access, and passage over, under, on, upon, through, and across the Property (and the roads, streets, alleys, driveways, drive aisles, sidewalks, and other hardscape located therein or thereon) more particularly described on **Exhibit B**, attached hereto and incorporated herein, for purposes of vehicular and pedestrian access (the "Access Easement") to/from the Park Property from/to N. Orange Blossom Trail for the purposes of GRANTEE (and its employees, contractors, subcontractors, and other agents) accessing the Park Property for activities related to inspection, service, maintenance, repair, replacement, reconstruction, improvement, construction, installation, and any and all other necessary work or GRANTEE activities thereon, as determined by GRANTEE in its sole and absolute discretion. The Access Easement shall not be for use by the general public.

Any capitalized term used and not otherwise defined herein shall have the same meaning as set forth in the aforementioned Developers Agreement.

Project: Polo Glen at Lake Betty Park Site (PN 19141)

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

WITNESSES:

[Signature]

Print Name: Paul Sales

[Signature]

Print Name: Anthony D'Amore

(Signature of TWO witnesses required by Florida law)

"GRANTOR"

COLLIER-LAKE BETTY APARTMENTS
OWNER, LLC
a Delaware limited liability company

By: [Signature]

Print Name: Nathan S. Collier
Title: Manager

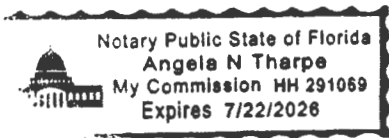
[Signature]

STATE OF: Florida

COUNTY OF: Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26th of May, 2023, by Nathan S. Collier as Manager, of COLLIER-LAKE BETTY APARTMENTS OWNER, LLC, a Delaware limited liability company; as Manager, on behalf of the company. The individual is personally known to me or has produced: N/A as identification.

(Affix Notary Stamp)



[Signature]
Notary Signature

Angela N. Tharpe
Printed Notary Name

Notary Public of:
My Commission Expires: 07/22/2026

This instrument prepared by:
Juanita Thomas, a staff employee
in the course of duty with the
Real Estate Management Division of Orange
County, Florida, P.O. Box 1393,
Orlando, Florida 32802-1393

Project: Polo Glen at Lake Betty Park Site (PN 19141)

Exhibit A

Tract "A" (Park) Polo Glen at Lake Betty, according to the Plat thereof as recorded in Plat Book 96, Pages 37 through 39 of the Public Records of Orange County, Florida.

Project: Polo Glen at Lake Betty Park Site (PN 19141)

Exhibit B
Access Easement

[see attached sketch of description totaling seventeen (17) pages]

SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH EAST CORNER OF LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY AS RECORDED IN PLAT BOOK 105, PAGE 37 THROUGH 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, ALSO BEING THE INTERSECTION OF THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CENTRAL FLORIDA EXPRESSWAY PARCEL 375C AS RECORDED IN OFFICIAL RECORDS BOOK 9296, PAGE 1641 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CENTRAL FLORIDA EXPRESSWAY PARCEL 375C SOUTH 46°56'58" WEST A DISTANCE OF 1,187.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46°56'58" WEST ALONG SAID SOUTHEASTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CENTRAL FLORIDA EXPRESSWAY PARCEL 375C A DISTANCE OF 513.39 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 1,815.51 FEET, A CENTRAL ANGLE OF 07°36'18" AND A CHORD DISTANCE OF 240.80 FEET WHICH BEARS SOUTH 50°35'57" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 240.98 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE DEPARTING SAID SOUTHEASTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CENTRAL FLORIDA EXPRESSWAY PARCEL 375C RUN NORTH 89°20'12" WEST ALONG SAID SOUTH LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 30, A DISTANCE OF 162.05 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°26'11" EAST ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30 A DISTANCE OF 250.09 FEET; THENCE DEPARTING SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30 RUN SOUTH 75°19'30" EAST A DISTANCE OF 53.38 FEET; THENCE NORTH 71°38'56" EAST A DISTANCE OF 102.96 FEET; THENCE NORTH 75°22'10" EAST A DISTANCE OF 59.93 FEET; THENCE NORTH 47°13'15" EAST A DISTANCE OF 77.76 FEET; THENCE NORTH 48°51'58" EAST A DISTANCE OF 111.45 FEET; THENCE NORTH 43°42'36" EAST A DISTANCE OF 52.72 FEET; THENCE NORTH 70°43'00" EAST A DISTANCE OF 45.66 FEET; THENCE NORTH 33°12'54" EAST A DISTANCE OF 33.73 FEET; THENCE NORTH 26°31'41" EAST A DISTANCE OF 53.36 FEET; THENCE NORTH 20°57'21" EAST A DISTANCE OF 36.14 FEET; THENCE NORTH 31°40'44" EAST A DISTANCE OF 53.58 FEET; THENCE SOUTH 58°10'13" EAST A DISTANCE OF 11.97 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 87°04'31" AND A CHORD DISTANCE OF 19.29 FEET WHICH BEARS SOUTH 18°29'57" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 21.28 FEET; THENCE SOUTH 66°30'38" EAST A DISTANCE OF 74.78 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE NORTH, HAVING A RADIUS OF 9.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 12.73 FEET WHICH BEARS NORTH 68°29'22" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 14.14 FEET ; THENCE NORTH 23°29'22" EAST A DISTANCE OF 25.69 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE SOUTH, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 135°39'00" AND A CHORD DISTANCE OF 38.89 FEET WHICH BEARS SOUTH 88°41'08" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 49.72 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 68.50 FEET, A CENTRAL ANGLE OF 20°50'08" AND A CHORD DISTANCE OF 24.77 FEET WHICH BEARS SOUTH 31°16'42" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 24.91 FEET; THENCE NORTH 48°18'14" EAST A DISTANCE OF 5.26 FEET

DESCRIPTION CONTINUES ON SHEET 2

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTRAL FLORIDA EXPRESSWAY PARCEL 375C PER OFFICIAL RECORDS BOOK 9296, PAGE 1641, WHICH BEARS SOUTH 46°56'58" WEST, AS RECORDED.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 17

SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION

SEE SHEET 5 FOR KEY MAP

SEE SHEET 6 THROUGH 14 FOR SKETCH

SEE SHEET 15 THROUGH 17 FOR LINE TABLE

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY DRAINAGE AND MAINTENANCE EASEMENT

A PORTION OF
SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

ASAM

AMERICAN SURVEYING & MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

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



Digitally signed by E Glenn Turner
DN: cn=E Glenn Turner, o=American Surveying
& Mapping, ou=Professional Land Surveyor,
email=glturner@asmcorp.com, c=US
Date: 2023.05.16 14:10:53 -0400
Adobe Acrobat version: 2020.005.30467

E. GLENN TURNER, PSM #5643

DATE:

JOB NO.:	DATE	REVISIONS	TECH
6030802	04-27-23	COUNTY COMMENTS	.
SCALE: 1" = 80'			
DRAWN BY: SW			
APPROVED BY: EGT			
DRAWING FILE #			
6030802 POLO GLEN			
PLAT-ACCESS			
ESMT-SOD.DWG			

SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY
ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

DESCRIPTION CONTINUED

TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 5.07 FEET, A CENTRAL ANGLE OF 78°03'24" AND A CHORD DISTANCE OF 6.39 FEET WHICH BEARS NORTH 02°06'02" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 6.91 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 60°42'17" AND A CHORD DISTANCE OF 59.63 FEET WHICH BEARS NORTH 06°51'47" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 62.51 FEET; THENCE NORTH 23°29'22" EAST A DISTANCE OF 274.84 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 188.00 FEET, A CENTRAL ANGLE OF 23°06'56" AND A CHORD DISTANCE OF 75.33 FEET WHICH BEARS NORTH 11°55'54" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 75.85 FEET ; THENCE NORTH 00°22'26" EAST A DISTANCE OF 203.83 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 38°22'30" AND A CHORD DISTANCE OF 23.01 FEET WHICH BEARS NORTH 18°48'49" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 23.44 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 198.26 FEET, A CENTRAL ANGLE OF 48°59'16" AND A CHORD DISTANCE OF 164.39 FEET, WHICH BEARS NORTH 62°29'42" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 169.51 FEET; THENCE NORTH 89°36'25" WEST A DISTANCE OF 121.77 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTH, HAVING A RADIUS OF 324.00 FEET, A CENTRAL ANGLE OF 05°59'39" AND A CHORD DISTANCE OF 33.88 FEET WHICH BEARS NORTH 86°36'36" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 33.90 FEET ; THENCE NORTH 83°36'47" WEST A DISTANCE OF 67.88 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTH, HAVING A RADIUS OF 306.46 FEET, A CENTRAL ANGLE OF 05°37'34" AND A CHORD DISTANCE OF 30.08 FEET WHICH BEARS NORTH 86°27'22" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 30.09 FEET; THENCE NORTH 89°36'33" WEST A DISTANCE OF 359.16 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTH, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 21°26'16" AND A CHORD DISTANCE OF 74.40 FEET WHICH BEARS SOUTH 79°40'27" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 74.83 FEET; THENCE SOUTH 68°57'19" WEST A DISTANCE OF 364.40 FEET; THENCE SOUTH 68°55'55" WEST A DISTANCE OF 38.47 FEET; THENCE SOUTH 57°44'51" WEST A DISTANCE OF 50.99 FEET; THENCE SOUTH 69°10'59" WEST A DISTANCE OF 232.75 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 67°04'22" AND A CHORD DISTANCE OF 110.49 FEET WHICH BEARS SOUTH 35°38'48" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 117.06 FEET ; THENCE SOUTH 02°06'37" WEST A DISTANCE OF 46.09 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 14.00 FEET, A CENTRAL ANGLE OF 55°50'08" AND A CHORD DISTANCE OF 13.11 FEET WHICH BEARS SOUTH 25°48'31" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 13.64 FEET; THENCE SOUTH 09°55'26" EAST A DISTANCE OF 28.03 FEET; THENCE SOUTH 16°57'08" WEST A DISTANCE OF 27.82 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 30.42 FEET, A CENTRAL ANGLE OF 69°34'54" AND A CHORD DISTANCE OF 34.72 FEET WHICH BEARS SOUTH 36°59'40" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 38.95 FEET; THENCE SOUTH 02°06'37" WEST A DISTANCE OF 80.74 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE EAST, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 23°20'53" AND A CHORD DISTANCE OF 80.94 FEET WHICH BEARS SOUTH 09°33'49" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 81.50 FEET ; THENCE SOUTH 21°14'16" EAST A DISTANCE OF 116.96 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY; THENCE RUN SOUTH 68°53'57" WEST ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 762.79 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF NORTH ORANGE BLOSSOM TRAIL (U.S. 441/STATE ROAD 500) AS RECORDED IN STATE RIGHT OF WAY MAP SECTION No. 7502-205 SAID LINE OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING THE SOUTHWESTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY; THENCE DEPARTING SAID SOUTHEASTERLY LINE OF LOT 1 RUN NORTH 29°37'34" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF NORTH ORANGE BLOSSOM TRAIL (U.S. 441/STATE ROAD 500) SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE OF NORTH ORANGE BLOSSOM TRAIL (U.S. 441/STATE ROAD 500) SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY RUN NORTH 70°56'39" EAST A DISTANCE OF 361.70 FEET; THENCE NORTH 69°04'31" EAST A DISTANCE OF 320.28 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°52'54" AND A CHORD DISTANCE OF 49.45 FEET WHICH BEARS NORTH 23°56'52" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 54.91 FEET; THENCE NORTH 20°59'35" WEST A DISTANCE OF 70.43 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 23°06'12" AND A CHORD DISTANCE OF 100.13 FEET WHICH BEARS NORTH 09°26'29" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 100.81 FEET ; THENCE NORTH 02°06'37" EAST A DISTANCE OF 79.92 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 30.45 FEET, A CENTRAL ANGLE OF 69°38'33" AND A CHORD DISTANCE OF 34.78 FEET WHICH BEARS NORTH 32°42'30" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 37.01 FEET; THENCE NORTH 12°43'49" WEST A DISTANCE OF 27.82 FEET; THENCE NORTH 02°06'37" EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 87°53'23" EAST A DISTANCE OF 11.98 FEET

DESCRIPTION CONTINUES ON SHEET 3

SHEET 2 OF 17
SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
SEE SHEET 5 FOR KEY MAP
SEE SHEET 6 THROUGH 14 FOR SKETCH
SEE SHEET 15 THROUGH 17 FOR LINE TABLE

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.B. = PLAT BOOK
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--- ADJACENT LINE
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SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

DESCRIPTION CONTINUED

TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 15.07 FEET, A CENTRAL ANGLE OF 86°06'09" AND A CHORD DISTANCE OF 20.58 FEET WHICH BEARS NORTH 48°55'52" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 22.65 FEET; THENCE NORTH 02°06'37" EAST A DISTANCE OF 29.32 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 99.98 FEET, A CENTRAL ANGLE OF 66°51'33" AND A CHORD DISTANCE OF 110.16 FEET WHICH BEARS NORTH 35°31'47" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 116.67 FEET; THENCE NORTH 68°57'19" EAST A DISTANCE OF 246.07 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHWEST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 81°31'20" AND A CHORD DISTANCE OF 19.59 FEET WHICH BEARS NORTH 28°11'42" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 21.35 FEET; THENCE NORTH 21°06'03" WEST A DISTANCE OF 1.68 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF ORANGE BLOSSOM INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 16, PAGE 19 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY; THENCE RUN NORTH 68°53'57" EAST ALONG SAID SOUTHEASTERLY LINE OF ORANGE BLOSSOM INDUSTRIAL PARK AND SAID NORTHEASTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY, A DISTANCE OF 28.87 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE OF ORANGE BLOSSOM INDUSTRIAL PARK AND SAID NORTHEASTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY RUN SOUTH 21°06'03" EAST A DISTANCE OF 1.41 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTH, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 43°20'23" AND A CHORD DISTANCE OF 11.08 FEET WHICH BEARS SOUTH 89°22'29" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 11.35 FEET; THENCE NORTH 68°57'19" EAST A DISTANCE OF 446.40 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE SOUTH, HAVING A RADIUS OF 224.00 FEET, A CENTRAL ANGLE OF 21°26'16" AND A CHORD DISTANCE OF 83.32 FEET WHICH BEARS NORTH 79°40'27" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 83.81 FEET; THENCE SOUTH 89°36'25" EAST A DISTANCE OF 357.87 FEET; THENCE SOUTH 86°36'36" EAST A DISTANCE OF 33.88 FEET; THENCE SOUTH 83°36'47" EAST A DISTANCE OF 67.88 FEET; THENCE SOUTH 86°36'36" EAST A DISTANCE OF 31.37 FEET; THENCE SOUTH 89°35'43" EAST A DISTANCE OF 122.87 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 222.26 FEET, A CENTRAL ANGLE OF 48°59'16" AND A CHORD DISTANCE OF 184.29 FEET WHICH BEARS SOUTH 82°29'42" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 190.03 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 38°22'30" AND A CHORD DISTANCE OF 38.78 FEET, WHICH BEARS SOUTH 18°48'49" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 39.52 FEET; THENCE SOUTH 00°22'26" WEST A DISTANCE OF 203.83 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 212.00 FEET, A CENTRAL ANGLE OF 17°59'24" AND A CHORD DISTANCE OF 66.29 FEET WHICH BEARS SOUTH 09°22'08" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 66.56 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 68°02'27" AND A CHORD DISTANCE OF 11.19 FEET WHICH BEARS SOUTH 15°39'23" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 11.88 FEET; THENCE SOUTH 49°40'37" EAST A DISTANCE OF 200.50 FEET; THENCE SOUTH 47°00'12" WEST A DISTANCE OF 273.28 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTH, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 77°05'55" AND A CHORD DISTANCE OF 73.54 FEET WHICH BEARS SOUTH 85°29'15" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 79.39 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 85°31'09" AND A CHORD DISTANCE OF 6.79 FEET WHICH BEARS SOUTH 81°16'38" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 7.46 FEET; THENCE SOUTH 38°31'04" WEST A DISTANCE OF 4.70 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 68.49 FEET, A CENTRAL ANGLE OF 20°39'54" AND A CHORD DISTANCE OF 24.57 FEET WHICH BEARS SOUTH 61°48'50" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 24.70 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 119°05'02" AND A CHORD DISTANCE OF 36.20 FEET WHICH BEARS SOUTH 12°36'13" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 43.65 FEET; THENCE SOUTH 43°03'42" EAST A DISTANCE OF 19.65 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 311,518.27 SQUARE FEET OR 7.1515 ACRES, MORE OR LESS.

SHEET 3 OF 17
SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
SEE SHEET 5 FOR KEY MAP
SEE SHEET 6 THROUGH 14 FOR SKETCH
SEE SHEET 15 THROUGH 17 FOR LINE TABLE

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

P.O.C. = POINT OF COMMENCEMENT
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P.B. = PLAT BOOK
PG. = PAGE(S)
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— — — — — ADJACENT LINE
- - - - - RIGHT OF WAY LINE
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SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

DESCRIPTION OF LESS OUT

A PORTION OF LAND LYING WITHIN SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH EAST CORNER OF LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY AS RECORDED IN PLAT BOOK 105, PAGE 37 THROUGH 39, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, ALSO BEING THE INTERSECTION OF THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CENTRAL FLORIDA EXPRESSWAY PARCEL 375C AS RECORDED IN OFFICIAL RECORDS BOOK 9296, PAGE 1641 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CENTRAL FLORIDA EXPRESSWAY PARCEL 375C SOUTH 46°56'58" WEST A DISTANCE OF 832.78 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE OF SAID LOT 1 OF THE PLAT OF POLO GLEN AT LAKE BETTY ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID CENTRAL FLORIDA EXPRESSWAY PARCEL 375C RUN NORTH 49°40'37" WEST A DISTANCE OF 49.21 FEET; THENCE SOUTH 47°00'37" WEST A DISTANCE OF 41.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 47°00'37" WEST ALONG SAID LINE A DISTANCE OF 229.05 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHEAST, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 156°28'49" AND A CHORD DISTANCE OF 68.53 FEET WHICH BEARS NORTH 54°44'58" WEST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 95.59 FEET ; THENCE NORTH 23°29'26" EAST A DISTANCE OF 240.12 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE SOUTH, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 106°21'18" AND A CHORD DISTANCE OF 24.01 FEET WHICH BEARS NORTH 76°40'04" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 27.84 FEET ; THENCE SOUTH 50°09'18" EAST A DISTANCE OF 135.22 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE WEST, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 97°09'55" AND A CHORD DISTANCE OF 22.50 FEET WHICH BEARS SOUTH 01°34'21" EAST; THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 25.44 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 31,026 SQUARE FEET OR 0.712 ACRES, MORE OR LESS.

SHEET 4 OF 17
SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
SEE SHEET 5 FOR KEY MAP
SEE SHEET 6 THROUGH 14 FOR SKETCH
SEE SHEET 15 THROUGH 17 FOR LINE TABLE

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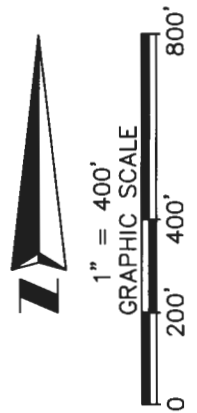
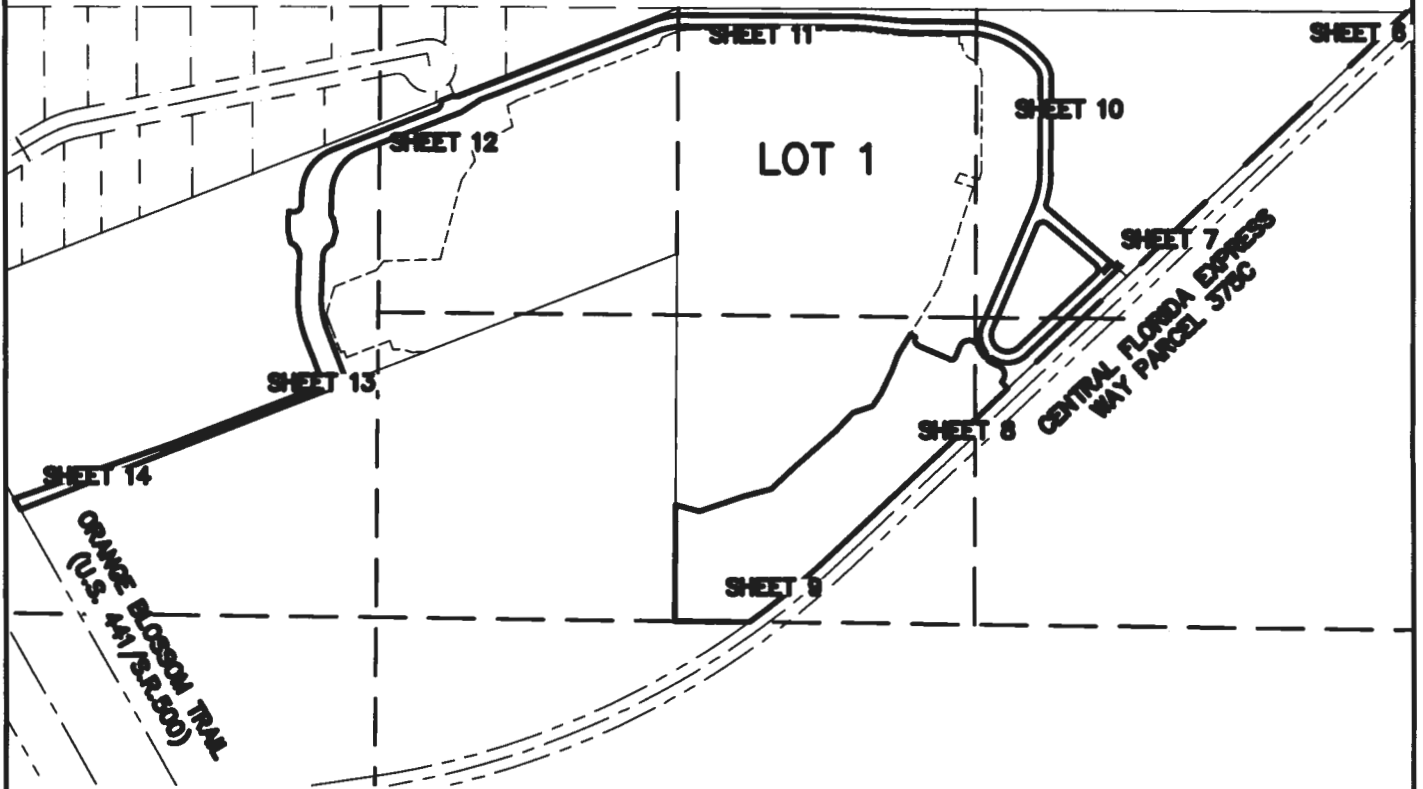


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SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
ACCESS EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA

KEY MAP SCALE = 1" = 400'



SHEET 5 OF 17
 SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
 SEE SHEET 5 FOR KEY MAP
 SEE SHEET 6 THROUGH 14 FOR SKETCH
 SEE SHEET 15 THROUGH 17 FOR LINE TABLE

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LEGEND AND ABBREVIATIONS

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SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

P.O.C.
NE CORNER OF LOT 1 OF POLO GLEN AT LAKE
BETTY P.B. 105, PG 37-39
ALSO BEING THE INTERSECTION OF
THE NORTHERLY LINE OF THE NE 1/4 OF
SECTION 30-21S-29E
NORTHEASTERLY RIGHT OF WAY LINE OF THE
CENTRAL FLORIDA EXPRESSWAY PARCEL 375C
PER ORB 9296, PG 1641

NORTHERLY LINE OF THE NE 1/4 OF SECTION 30-21S-29E

LOT 1

P.B. 105, PG 37-39

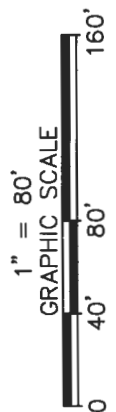
SOUTHEASTERLY LINE OF LOT 1
P.B. 105, PG 37-39
NORTHEASTERLY RIGHT OF WAY LINE OF A
CENTRAL EXPRESSWAY PARCEL 375C PER
ORB 9296, PG 1641

S46°56'58"W 832.78'
TO P.O.B. OF ACCESS EASEMENT

(BEARING BASIS)
S46°56'58"W 1187.16'
TO P.O.B. OF ACCESS EASEMENT

CENTRAL EXPRESSWAY PARCEL
375C PER
ORB 9296, PG 1641

MATCH LINE TO SHEET 7



SHEET 6 OF 17
SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
SEE SHEET 5 FOR KEY MAP
SEE SHEET 6 THROUGH 14 FOR SKETCH
SEE SHEET 15 THROUGH 17 FOR LINE TABLE

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

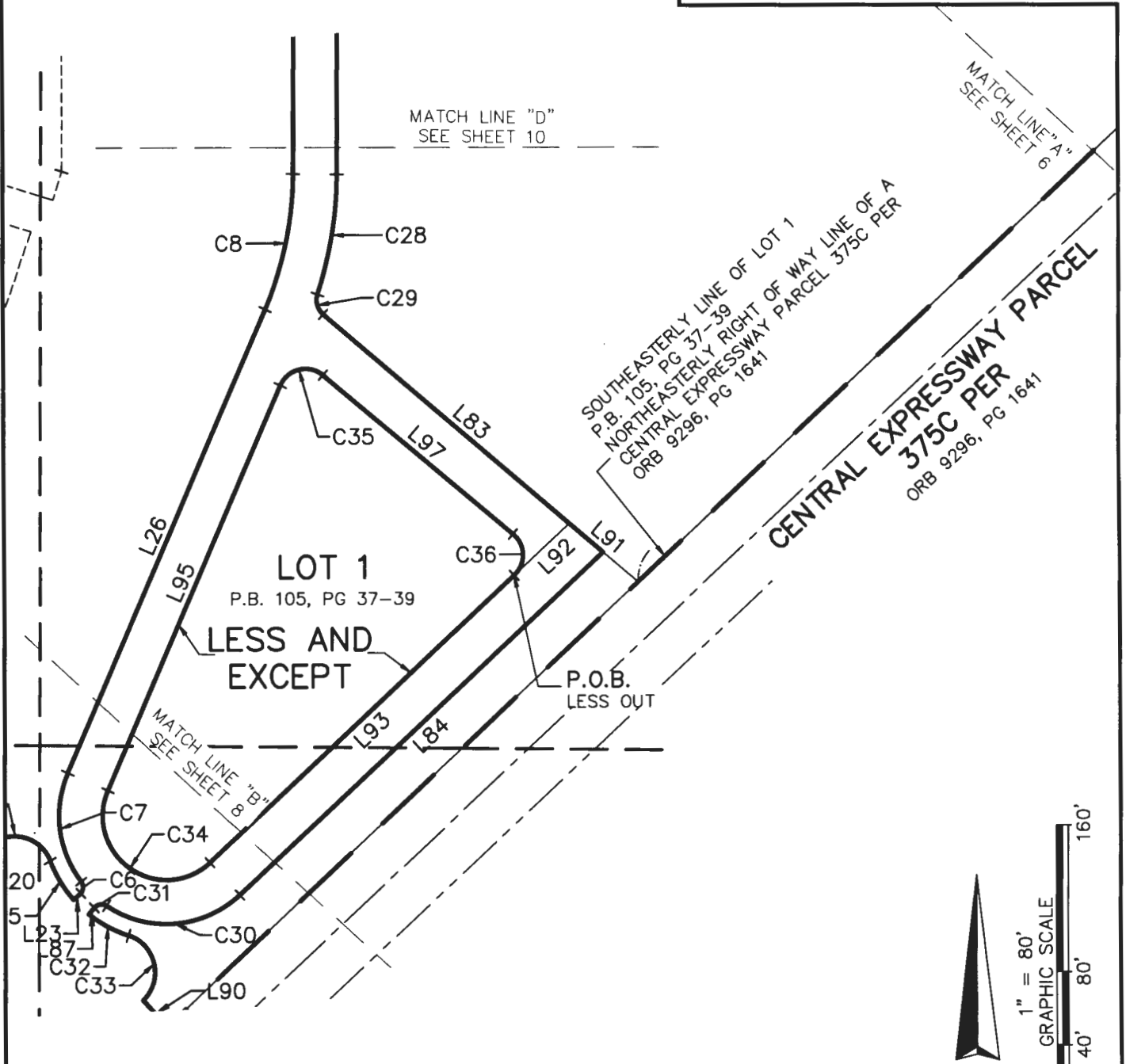
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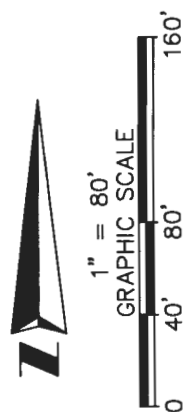
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SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
ACCESS EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA



SHEET 7 OF 17
 SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
 SEE SHEET 5 FOR KEY MAP
 SEE SHEET 6 THROUGH 14 FOR SKETCH
 SEE SHEET 15 THROUGH 17 FOR LINE TABLE



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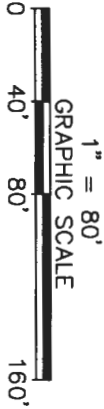
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SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY
ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA



LOT 1

P.B. 105, PG 37-39

TRACT "A"
PARK/POND

SOUTHEASTERLY LINE OF LOT 1
P.B. 105, PG 37-39
NORTHEASTERLY RIGHT OF WAY LINE OF A
CENTRAL EXPRESSWAY PARCEL 375C PER
ORB 9296, PG 1641

**CENTRAL EXPRESSWAY PARCEL
375C PER
ORB 9296, PG 1641**

P.O.B.
ACCESS EASEMENT

MATCH LINE "B"
SEE SHEET 7

MATCH LINE "C"
SEE SHEET 9

SHEET 8 OF 17
SEE SHEET 1 THROUGH 4 FOR DESCRIPTION, NOTES AND CERTIFICATION
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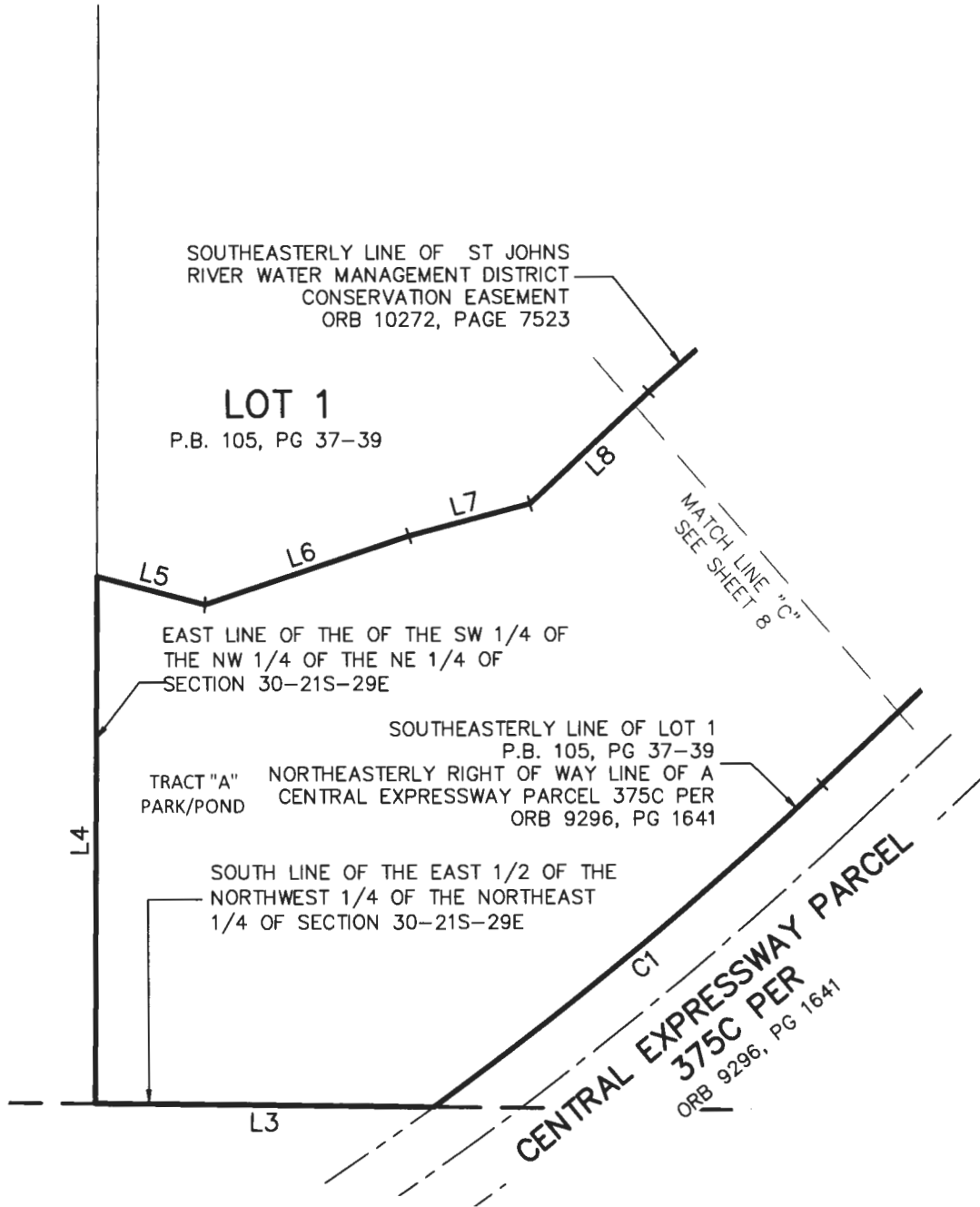
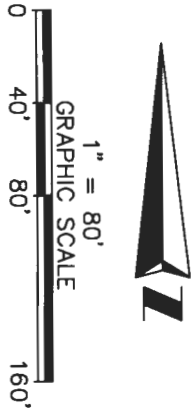
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POLO GLEN AT LAKE BETTY
ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA



SHEET 9 OF 17
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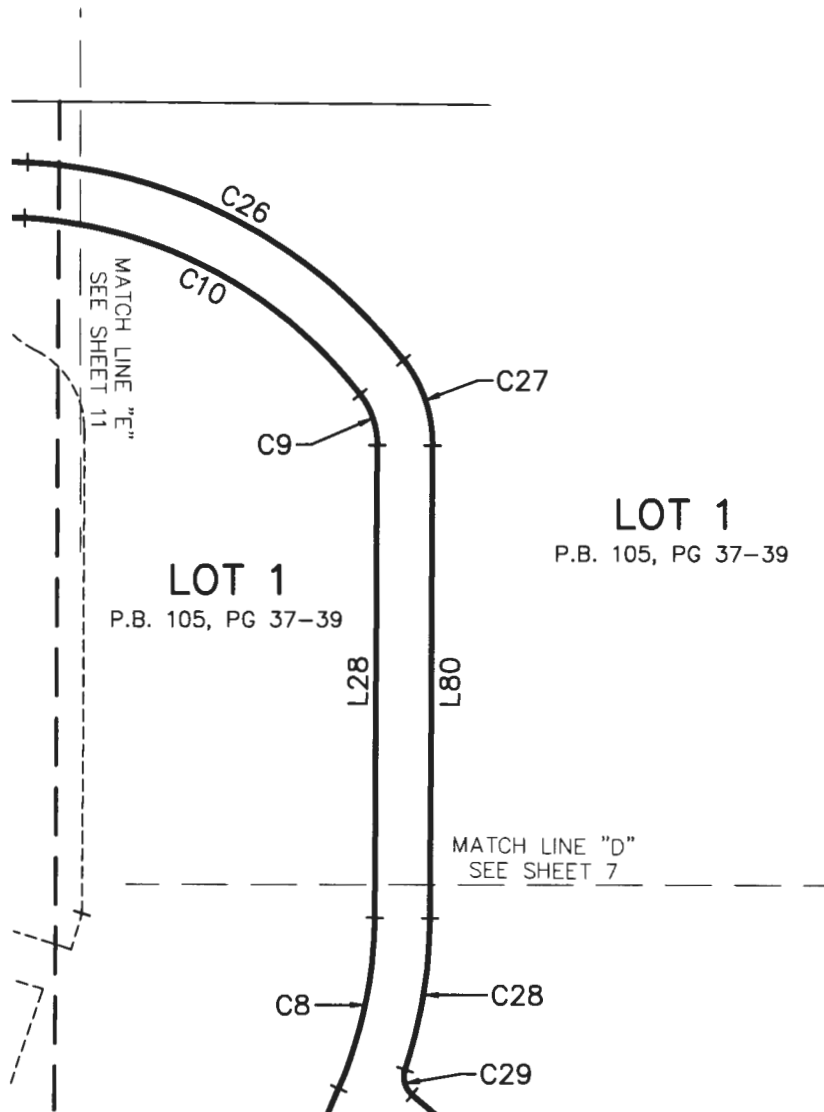
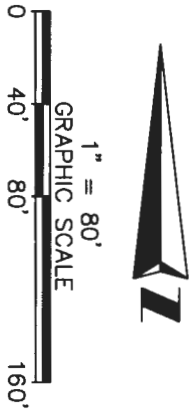
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 ORANGE COUNTY, FLORIDA



SHEET 10 OF 17
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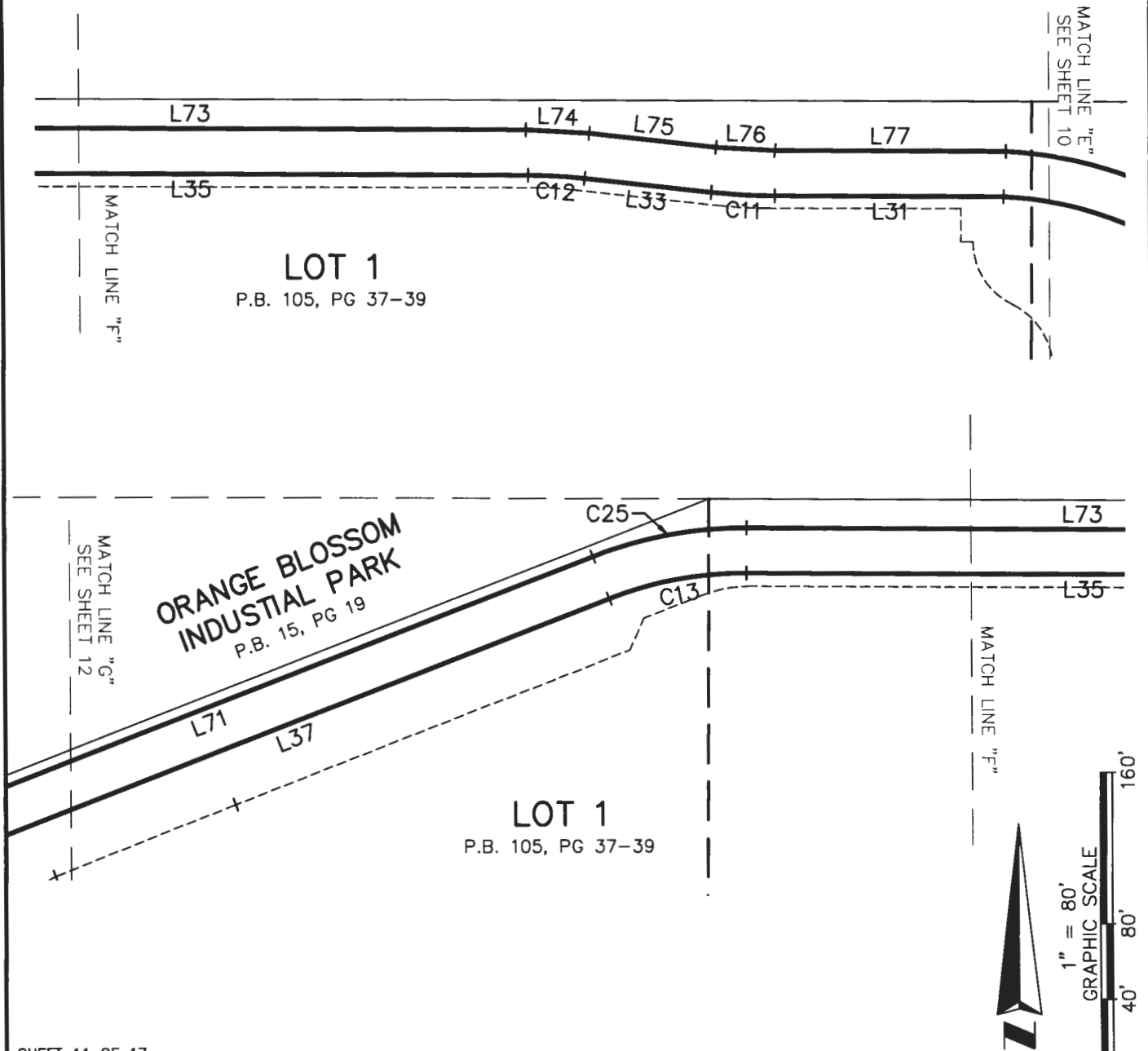
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 ORANGE COUNTY, FLORIDA



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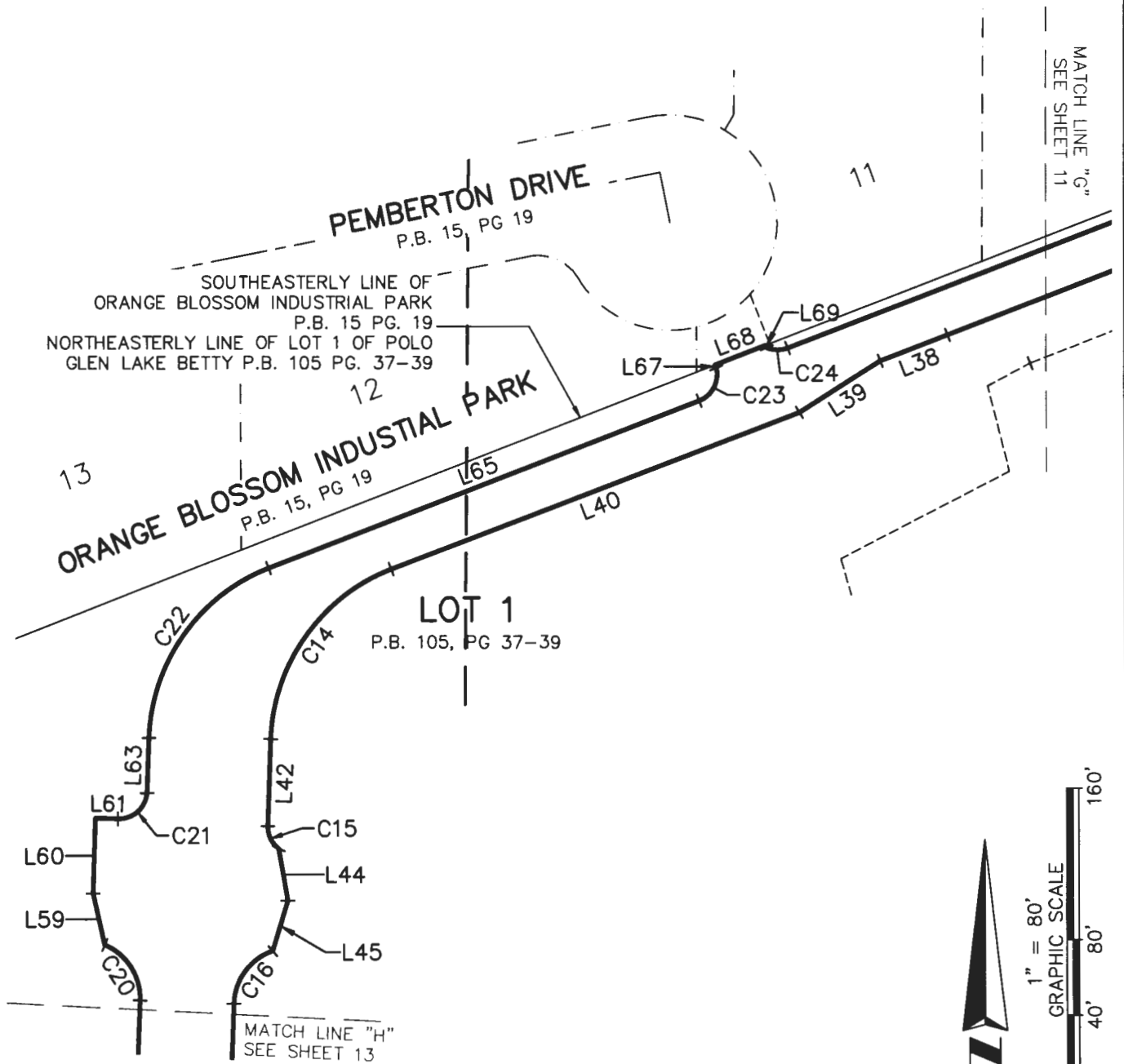
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POLO GLEN AT LAKE BETTY
ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA



SHEET 12 OF 17
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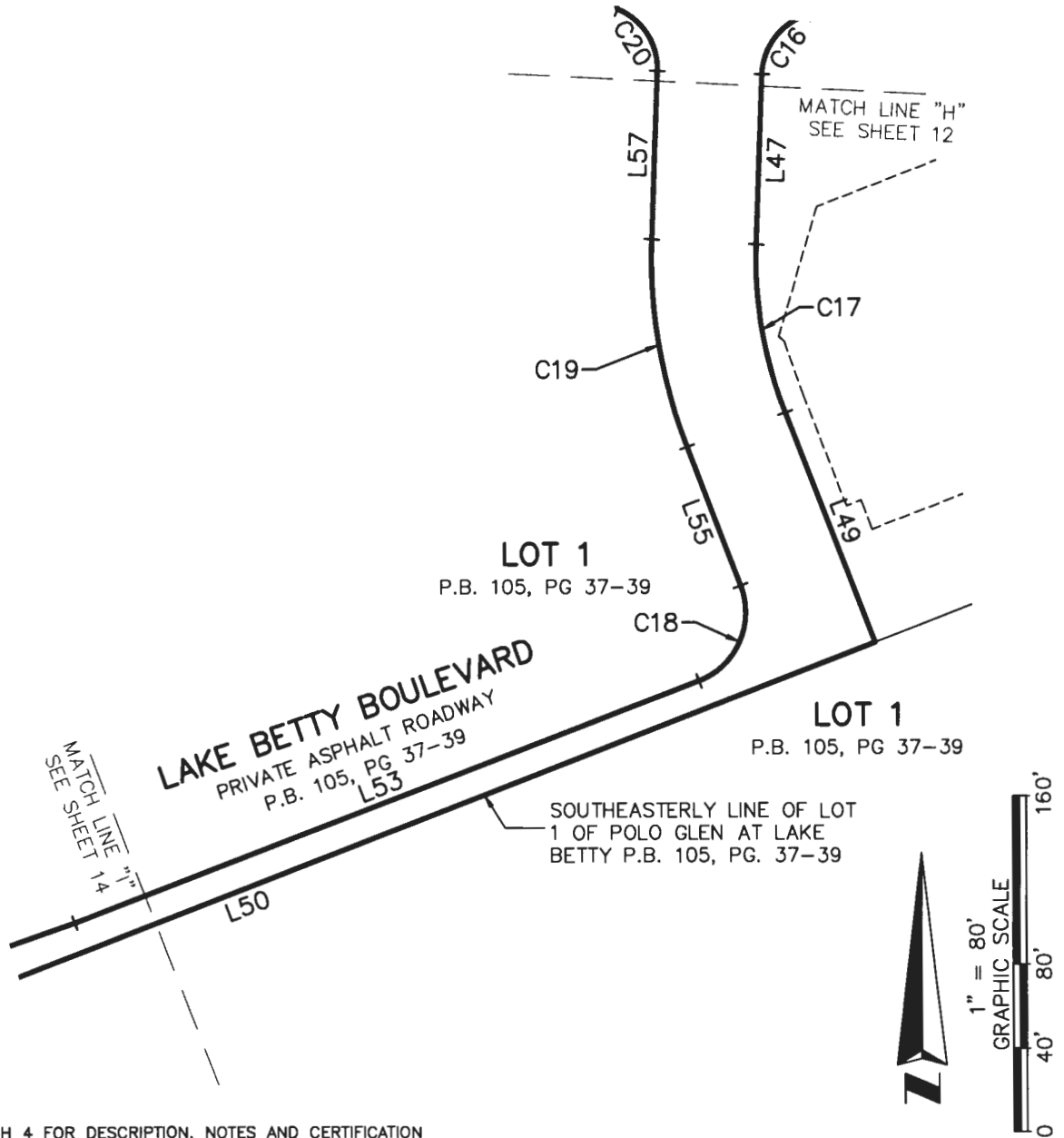
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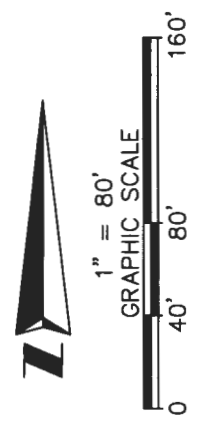
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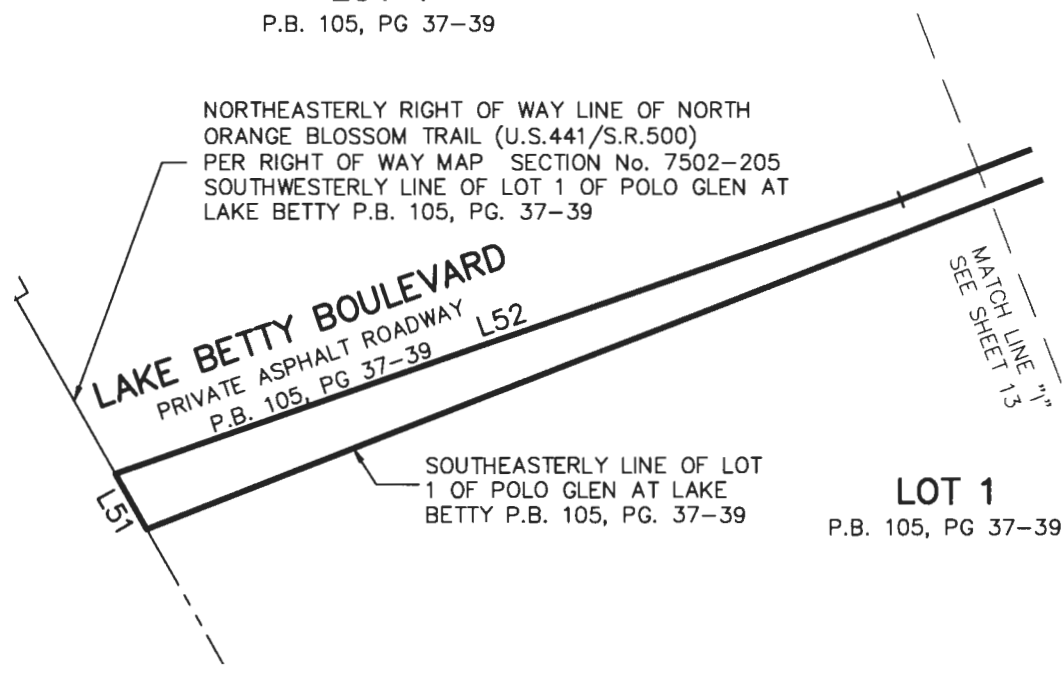
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SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
ACCESS EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA



LOT 1
 P.B. 105, PG 37-39

NORTHEASTERLY RIGHT OF WAY LINE OF NORTH
 ORANGE BLOSSOM TRAIL (U.S.441/S.R.500)
 PER RIGHT OF WAY MAP SECTION No. 7502-205
 SOUTHWESTERLY LINE OF LOT 1 OF POLO GLEN AT
 LAKE BETTY P.B. 105, PG. 37-39



SHEET 14 OF 17
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SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S46°56'58"W	513.39'
L3	N89°20'12"W	162.05'
L4	N00°26'11"E	250.09'
L5	S75°19'30"E	53.38'
L6	N71°38'56"E	102.96'
L7	N75°22'10"E	59.93'
L8	N47°13'15"E	77.76'
L9	N48°51'58"E	111.45'
L10	N43°42'36"E	52.72'
L11	N70°43'00"E	45.66'
L12	N33°12'54"E	33.73'
L13	N26°31'41"E	53.36'
L14	N20°57'21"E	36.14'
L15	N31°40'44"E	53.58'
L16	S58°10'13"E	11.97'
L18	S66°30'38"E	74.78'
L20	N23°29'22"E	25.69'
L23	N48°18'14"E	5.26'
L26	N23°29'22"E	274.84'
L28	N00°22'26"E	203.83'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N89°36'25"W	121.77'
L33	N83°36'47"W	67.88'
L35	N89°36'33"W	359.16'
L37	S68°57'19"W	364.40'
L38	S68°55'55"W	38.47'
L39	S57°44'51"W	50.99'
L40	S69°10'59"W	232.75'
L42	S02°06'37"W	46.09'
L44	S09°55'26"E	28.03'
L45	S16°57'08"W	27.82'
L47	S02°06'37"W	80.74'
L49	S21°14'16"E	116.96'
L50	S68°53'57"W	762.79'
L51	N29°37'34"W	27.43'
L52	N70°56'39"E	361.70'
L53	N69°04'31"E	320.28'
L55	N20°59'35"W	70.43'
L57	N02°06'37"E	79.92'
L59	N12°43'49"W	27.82'
L60	N02°06'37"E	40.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L61	S87°53'23"E	11.98'
L63	N02°06'37"E	29.32'
L65	N68°57'19"E	246.07'
L67	N21°06'03"W	1.68'
L68	N68°53'57"E	28.87'
L69	S21°06'03"E	1.41'
L71	N68°57'19"E	446.40'
L73	S89°36'25"E	357.87'
L74	S86°36'36"E	33.88'
L75	S83°36'47"E	67.88'
L76	S86°36'36"E	31.37'
L77	S89°35'43"E	122.87'
L80	S00°22'26"W	203.83'
L83	S49°40'37"E	200.50'
L84	S47°00'12"W	273.28'
L87	S38°31'04"W	4.70'
L90	S43°03'42"E	19.65'
L91	N49°40'37"W	49.21'
L92	S47°00'37"W	41.41'
L93	S47°00'37"W	229.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L95	N23°29'26"E	240.12'
L97	S50°09'18"E	135.22'

SHEET 15 OF 17
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SKETCH OF DESCRIPTION
POLO GLEN AT LAKE BETTY
ACCESS EASEMENT
 A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 ORANGE COUNTY, FLORIDA

CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1815.51'	07°36'18"	240.98'	240.80'	S50°35'57"W
C2	14.00'	87°04'31"	21.28'	19.29'	S18°29'57"E
C3	9.00'	90°00'00"	14.14'	12.73'	N68°29'22"E
C4	21.00'	135°39'00"	49.72'	38.89'	S88°41'08"E
C5	68.50'	20°50'08"	24.91'	24.77'	S31°16'42"E
C6	5.07'	78°03'24"	6.91'	6.39'	N02°06'02"E
C7	59.00'	60°42'17"	62.51'	59.63'	N06°51'47"W
C8	188.00'	23°06'56"	75.85'	75.33'	N11°55'54"E
C9	35.00'	38°22'30"	23.44'	23.01'	N18°48'49"W
C10	198.26'	48°59'16"	169.51'	164.39'	N62°29'42"W
C11	324.00'	05°59'39"	33.90'	33.88'	N86°36'36"W
C12	306.46'	05°37'34"	30.09'	30.08'	N86°27'22"W
C13	200.00'	21°26'16"	74.83'	74.40'	S79°40'27"W
C14	100.00'	67°04'22"	117.06'	110.49'	S35°38'48"W
C15	14.00'	55°50'08"	13.64'	13.11'	S25°48'31"E
C16	30.42'	69°34'54"	36.95'	34.72'	S36°59'40"W
C17	200.00'	23°20'53"	81.50'	80.94'	S09°33'49"E
C18	35.00'	89°52'54"	54.91'	49.45'	N23°56'52"E
C19	250.00'	23°06'12"	100.81'	100.13'	N09°26'29"W
C20	30.45'	69°38'33"	37.01'	34.78'	N32°42'30"W

SHEET 16 OF 17
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SKETCH OF DESCRIPTION

POLO GLEN AT LAKE BETTY
ACCESS EASEMENT

A PORTION OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C21	15.07'	86°06'09"	22.65'	20.58'	N48°55'52"E
C22	99.98'	66°51'33"	116.67'	110.16'	N35°31'47"E
C23	15.00'	81°31'20"	21.35'	19.59'	N28°11'42"E
C24	15.00'	43°20'23"	11.35'	11.08'	S89°22'29"E
C25	224.00'	21°26'16"	83.81'	83.32'	N79°40'27"E
C26	222.26'	48°59'16"	190.03'	184.29'	S62°29'42"E
C27	59.00'	38°22'30"	39.52'	38.78'	S18°48'49"E
C28	212.00'	17°59'24"	66.56'	66.29'	S09°22'08"W
C29	10.00'	68°02'27"	11.88'	11.19'	S15°39'23"E
C30	59.00'	77°05'55"	79.39'	73.54'	S85°29'15"W
C31	5.00'	85°31'09"	7.46'	06.79'	S81°16'38"W
C32	68.49'	20°39'54"	24.70'	24.57'	S61°48'50"E
C33	21.00'	119°05'02"	43.65'	36.20'	S12°36'13"E
C34	35.00'	156°28'49"	95.59'	68.53'	N54°44'58"W
C35	15.00'	106°21'16"	27.84'	24.01'	N76°40'04"E
C36	15.00'	97°09'55"	25.44'	22.50'	S01°34'21"E

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