



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** February 18, 2019

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

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

**FROM:** Monica Hand, Senior Title Examiner *MB for MH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Special Warranty Deeds from Toll FL XII Limited Partnership to Orange County, approval and execution of Partial Terminations of Conservation and Access Easement between Toll FL XII Limited Partnership and Orange County, approval and execution of Resolution regarding Authorization to Convey Certain County Property Interests to the School Board of Orange County, Florida, approval and execution of County Deed from Orange County to the School Board of Orange County, Florida, and authorization to perform all actions necessary and incidental to closing

**PROJECTS:** Village F (Seidel Road) RAC  
Toll/Seidel – Lakeshore (School APF Conveyance)  
Toll/Seidel – Lakeshore (Access Road)  
  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of an elementary school and road improvements as requirements of an adequate public facilities agreement.

**ITEMS:** Special Warranty Deed (School APF Conveyance)  
Cost: \$315,225 (Impact Fee Credits)  
Total size: 14.01 acres

Special Warranty Deed (Access Road)  
Cost: Donation  
Size: 1.46 acres

Partial Termination of Conservation and Access Easement (2)  
Revenue: None  
Total size: 15.47 acres

Resolution

County Deed  
Revenue: None/Donation  
Total size: 14.01 acres

**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 F Master PD Adequate Public Facilities and Impact Fee Credit Agreement (Seidel East, LLC) approved by the Board on September 15, 2009.

Pursuant to The School Board of Orange County's (School Board) 10-Year Capital Outlay Plan, Site #114-E-W-4 is scheduled to open as an elementary school in 2024. The School Board has requested the conveyance of the property from the County. Upon conveyance of the site from the County, and acceptance by the School Board, the School Board will authorize the County to establish an impact fee account in the amount of \$22,500 per acre for a total \$315,225 in impact fee credits for the Developer.

Developer to pay all closing costs and prorated taxes.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by [clicking here](#).

**FEB 26 2019**

THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:

Robert W. Bowser, Esquire  
Akerman LLP  
420 S. Orange Avenue, Suite 1200  
Orlando, Florida 32801

Project: Village F (Seidel Road) RAC  
Toll/Seidel – Lakeshore (School APF Conveyance)  
TAX PARCEL ID. NOS.: Portions of **05-24-27-0000-00-011** and **05-24-27-0000-00-013**

THIS DOCUMENT HAS BEEN EXECUTED AND DELIVERED UNDER THREAT  
OF CONDEMNATION. THEREFORE, THIS DOCUMENT IS NOT SUBJECT TO  
DOCUMENTARY STAMP TAX. SEE, FLA. ADMIN CODE R. 12b-4.014 (13).

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, is made and executed as of the 30<sup>th</sup> day of January, 2019, by **TOLL FL XII LIMITED PARTNERSHIP**, a Florida limited partnership, whose address is 250 Gibraltar Road, Horsham, Pennsylvania 19044 (hereinafter referred to as the “Grantor”), and **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (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 EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF**

(hereinafter referred to as the “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 Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the 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 2019 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

[Balance of Page Intentionally Blank; Execution on Following Page]

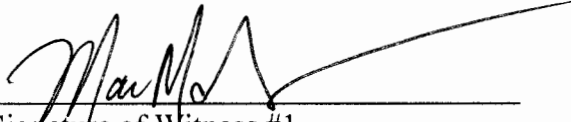
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

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

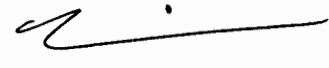
GRANTOR:

**TOLL FL XII LIMITED PARTNERSHIP,  
a Florida limited partnership**

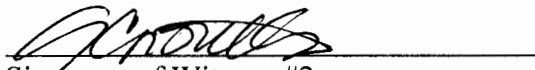
By: Toll Southeast LP Company, Inc., a Delaware corporation, its general partner

  
\_\_\_\_\_  
Signature of Witness #1

MARK McINTOSH  
\_\_\_\_\_  
Printed Name of Witness #1

By:   
\_\_\_\_\_  
Brock Fanning  
Division Senior Vice President

(Seal)

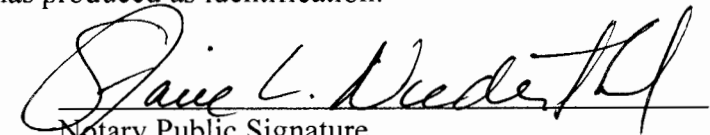
  
\_\_\_\_\_  
Signature of Witness #2

Janet Carrillo  
\_\_\_\_\_  
Printed Name of Witness #2

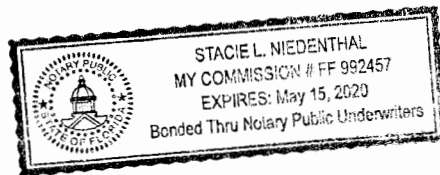
STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 2019, by Brock Fanning, as Division Senior Vice President of **TOLL SOUTHEAST LP COMPANY, INC.**, a Delaware corporation, as general partner of **TOLL FL XII LIMITED PARTNERSHIP**, a Florida limited partnership, on behalf of the corporation, who  is personally known to me or  has produced as identification.

(Notary Stamp)

  
\_\_\_\_\_  
Notary Public Signature

(Name typed, printed or stamped)



**Exhibit "A"**  
**Legal Description of Property**

*[See four pages attached hereto]*

# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

### EXHIBIT "A"

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10751, PAGE 4806 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT OS-11, LAKESHORE PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 46 THROUGH 55 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LAKESHORE PRESERVE PHASE 1 AND ALONG SAID CURVE, HAVING A RADIUS 912.88 FEET, A CENTRAL ANGLE OF 12°52'52", AN ARC LENGTH OF 205.23 FEET, A CHORD LENGTH OF 204.80 FEET AND A CHORD BEARING OF NORTH 82°40'23" EAST; THENCE RUN NORTH 81°29'27" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, NON-TANGENT WITH SAID CURVE, FOR A DISTANCE OF 56.40 FEET; THENCE RUN NORTH 90°00'00" EAST, CONTINUING ALONG SAID SOUTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 206.04 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, DEPARTING SAID SOUTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 15°35'04", AN ARC LENGTH OF 63.92 FEET, A CHORD LENGTH OF 63.72 FEET AND A CHORD BEARING OF SOUTH 34°36'00" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 32°57'53", AN ARC LENGTH OF 123.70 FEET, A CHORD LENGTH OF 122.00 FEET AND A CHORD BEARING OF SOUTH 25°54'36" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 54°40'30", AN ARC LENGTH OF 257.65 FEET, A CHORD LENGTH OF 247.98 FEET AND A CHORD BEARING OF SOUTH 36°45'54" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 57°47'08", AN ARC LENGTH 231.97 FEET, A CHORD LENGTH OF 222.26 FEET AND A CHORD BEARING OF SOUTH 35°12'36" EAST TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN DOCUMENT # 20180340908 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908, AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1763.00 FEET, A CENTRAL ANGLE OF 11°51'06", AN ARC LENGTH OF 364.68 FEET, A CHORD DISTANCE OF 364.03 FEET AND A CHORD BEARING OF SOUTH 64°14'39" WEST TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908; THENCE RUN SOUTH 21°37'04" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908 AND NON-RADIAL WITH SAID CURVE, FOR A DISTANCE OF 194.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1957.85 FEET, A CENTRAL ANGLE OF 17°08'52", AN ARC LENGTH OF 585.96 FEET, A CHORD LENGTH OF 583.77 FEET AND A CHORD BEARING OF SOUTH 78°33'57" WEST TO A POINT ON THE EASTERLY LINE OF THE AFORESAID PLAT OF LAKESHORE PRESERVE PHASE 1; THENCE RUN NORTH 00°09'56" WEST, ALONG SAID EASTERLY LINE AND NON-RADIAL WITH SAID CURVE, FOR A DISTANCE OF 963.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 588,049 SQUARE FEET OR 13.50 ACRES MORE OR LESS.

CONTINUED ON SHEET 2

SHEET 1 OF 4  
SEE SHEET 3 OF 4  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 OF 4  
FOR CURVE AND LINE TABLES  
& LEGEND

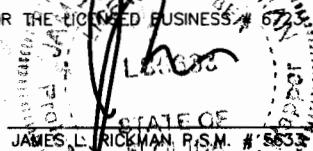
Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School Site.dwg DESCRIPTION

#### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EASTERLY LINE OF LAKESHORE PRESERVE PHASE 1, P.B. 87, PGS. 46-55, BEING NORTH 00°09'56" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISERS PUBLIC ACCESS SYSTEM.
5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130148  
DATE: 12/29/2015  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: SEJ  
DRAWN BY: MR  
CHECKED BY: SEJ

FOR THE LICENSED BUSINESS # 6723 BY:  
  
JAMES L. RICKMAN, P.S.M. # 5633  
STATE OF FLORIDA  
Professional Surveyor



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

# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

TOGETHER WITH

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°05'36" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD, ACCORDING TO DEED BOOK 789, PAGE 5 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°49'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 334.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEIDEL ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 10960, PAGE 7801 OF SAID PUBLIC RECORDS, LYING A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2133.00 FEET, A CENTRAL ANGLE OF 09°02'10" AN ARC LENGTH OF 336.40 FEET, A CHORD LENGTH OF 336.05 FEET AND A CHORD BEARING OF NORTH 66°49'32" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61°39'10", AN ARC LENGTH OF 26.90 FEET, A CHORD LENGTH OF 25.62 FEET AND A CHORD BEARING OF SOUTH 86°51'58" EAST TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE RUN SOUTH 00°05'36" WEST, ALONG SAID EAST LINE, 129.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.51 ACRES MORE OR LESS.

SHEET 2 OF 4  
SEE SHEET 3 OF 4  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 OF 4  
FOR CURVE AND LINE TABLES  
& LEGEND

Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School Site.dwg together with



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

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5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130148

CALCULATED BY: SEJ

DATE: 12/29/2015

DRAWN BY: MR

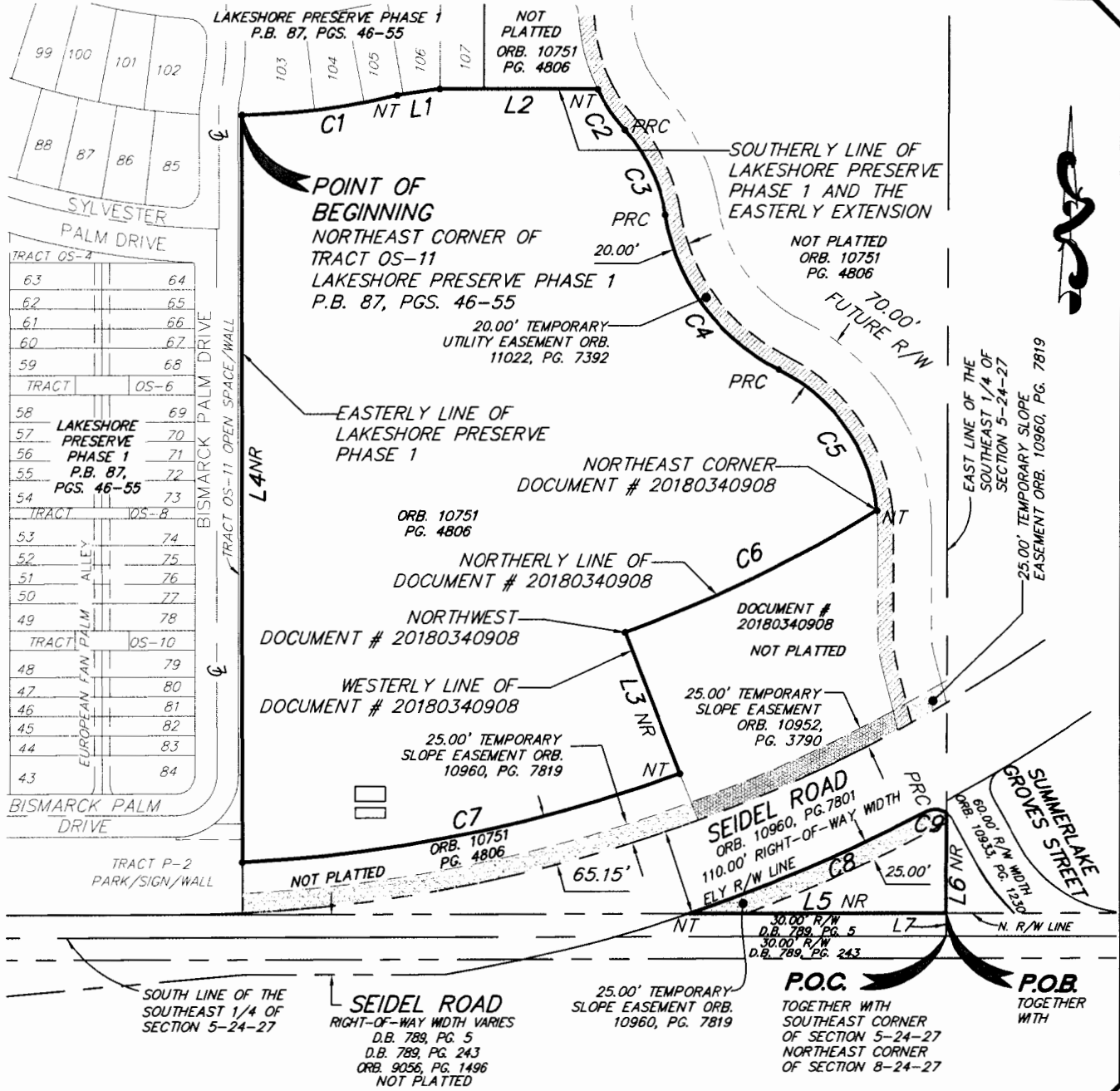
SCALE: 1" = 200 FEET

CHECKED BY: SEJ

FIELD BY: N/A



# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



Drawing name: L:\Data\20130148 SEIDEL EAST sketches\sketch17 School Site.dwg SKETCH



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

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CALCULATED BY: SEJ  
DRAWN BY: MR  
CHECKED BY: SEJ

### SHEET 3 OF 4

SEE SHEET 1 & 2 OF 4  
FOR LEGAL DESCRIPTION  
SEE SHEET 2 & 3 OF 4  
FOR SKETCH OF DESCRIPTION

# TABLES AND LEGEND

## THIS IS NOT A SURVEY

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.40'	N81°29'27"E
L2	206.04'	N90°00'00"E
L3	194.94'	S21°37'04"E
L4	96.312'	N00°09'56"W
L5	334.31'	S89°49'29"W
L6	129.82'	S00°05'36"W
L7	30.00'	N00°05'36"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	912.88'	12°52'52"	205.23'	204.80'	N82°40'23"E
C2	235.00'	15°35'04"	63.92'	63.72'	S34°36'00"E
C3	215.00'	32°57'53"	123.70'	122.00'	S25°54'36"E
C4	270.00'	54°40'30"	257.65'	247.98'	S36°45'54"E
C5	230.00'	57°47'08"	231.97'	222.26'	S35°12'36"E
C6	1763.00'	11°51'06"	364.68'	364.03'	S64°14'39"W
C7	1957.85'	17°08'52"	585.96'	583.77'	S78°33'57"W
C8	2133.00'	09°02'10"	336.40'	336.05'	N66°49'32"E
C9	25.00'	61°39'10"	26.90'	25.62'	S86°51'58"E

### LEGEND:

ORB. OFFICIAL RECORDS BOOK  
 PG(S). PAGE(S)  
 D.B. DEED BOOK  
 P.B. PLAT BOOK  
 R/W RIGHT-OF-WAY

NT NON-TANGENT  
 NR NON-RADIAL  
 PRC POINT OF REVERSE CURVATURE  
 ☉ CENTERLINE  
 ● CHANGE IN DIRECTION  
 ORB. 10960, PG. 7819  
 ORB. 10952, PG. 3790  
 ORB. 11022, PG. 7392

Drawing name: L:\Data\20130148 SEIDEL EAST sketches\sketch17 School Site.dwg TABLES

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CALCULATED BY: SEJ  
 DRAWN BY: MR  
 CHECKED BY: SEJ

**SHEET 4 OF 4**  
 SEE SHEET 1 & 2 OF 4  
 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 & 3 OF 4  
 FOR SKETCH OF DESCRIPTION



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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:

Robert W. Bowser, Esquire  
Akerman LLP  
420 S. Orange Avenue, Suite 1200  
Orlando, Florida 32801

Project: Village F (Seidel Road) RAC  
Toll/Seidel – Lakeshore (Access Road)  
TAX PARCEL ID. NO: A portion of **05-24-27-0000-00-011**

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GRANTOR:

**TOLL FL XII LIMITED PARTNERSHIP,  
a Florida limited partnership**

By: Toll Southeast LP Company, Inc., a Delaware corporation, its general partner

By: [Signature]  
Brock Fanning  
Division Senior Vice President

(Seal)

[Signature]  
Signature of Witness #1

MARK McIntosh  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Janeer Castillo  
Printed Name of Witness #2

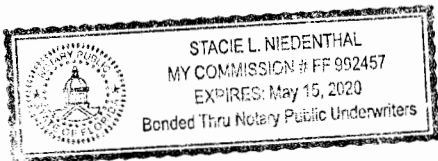
STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of January, 2019, by Brock Fanning, as Division Senior Vice President of **TOLL SOUTHEAST LP COMPANY, INC.**, a Delaware corporation, as general partner of **TOLL FL XII LIMITED PARTNERSHIP**, a Florida limited partnership, on behalf of the corporation, who  is personally known to me or  has produced as identification.

(Notary Stamp)

[Signature]  
Notary Public Signature

(Name typed, printed or stamped)



**Exhibit "A"**  
**Legal Description of Property**

*[See two pages attached hereto]*

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

## EXHIBIT "A"

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST QUARTER (1/4) CORNER OF SAID SECTION 5; THENCE N00°05'36"E ALONG THE EAST LINE OF SAID SECTION 5 FOR 301.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10960, PAGE 7801, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,023.00 FEET AND A CHORD BEARING OF S59°49'09"W, THROUGH A CENTRAL ANGLE OF 00°00'12" FOR 0.12 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,023.00 FEET AND A CHORD BEARING OF S60°50'41"W, THROUGH A CENTRAL ANGLE OF 02°02'50" FOR 72.28 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS DOCUMENT NUMBER 20180340908 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE FOR THE FOLLOWING FOUR (4) COURSES: RUN N14°43'39"W FOR 83.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 170.00 FEET; THROUGH A CENTRAL ANGLE OF 14°49'14" FOR 43.97 FEET TO THE POINT OF TANGENCY; THENCE N00°05'35"E FOR 134.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 06°24'37" FOR 25.73 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE DEPARTING SAID EAST LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 57°47'08" FOR 231.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 54°40'30" FOR 257.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 215.00 FEET, THROUGH A CENTRAL ANGLE OF 32°57'53" FOR 123.70 FEET TO A POINT ON THE BOUNDARY OF THE PROPOSED PLAT OF 'LAKESHORE PRESERVE PHASE 4'; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SEVEN (7) COURSES: RUN N47°36'28"E FOR 70.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 285.00 FEET AND A CHORD BEARING OF S25°54'36"E, THROUGH A CENTRAL ANGLE OF 32°57'53" FOR 163.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 54°40'30" FOR 190.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 64°11'43" FOR 336.13 FEET TO THE POINT OF TANGENCY; THENCE S00°05'35"W FOR 134.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 14°49'14" FOR 25.87 FEET TO THE POINT OF TANGENCY; THENCE S14°43'39"E FOR 65.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.460 ACRES (63,590 SQUARE FEET), MORE OR LESS.

NOT VALID WITHOUT SHEET 2 OF 2

No. 6873

*Noah Catha*

NOAH CATHA  
PROFESSIONAL SURVEYOR & MAPPER

FLORIDA CERTIFICATE #6873  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER.

LAKESHORE  
PRESERVE  
PHASE 4

SCHOOL SITE ACCESS

ROAD  
RIGHT-OF-WAY  
DEDICATION

ORANGE COUNTY, FL



ESE Consultants, Inc.  
2966 Commerce Park Dr.  
Suite 100  
Orlando, FL 32819  
TEL: 407-345-6050  
(LB #7508)

SCALE: N/A    JOB#: 3544    DRAWN: NC    CHECK:  
DATE: 09/28/18    REVISION: 12/21/18    SHEET 1 of 2

# SKETCH TO ACCOMPANY DESCRIPTION

LAKESHORE PRESERVE PHASE 1  
PB. 87, PGS. 46-55

PROPOSED PLAT OF  
LAKESHORE PRESERVE  
PHASE 4

BOUNDARY OF THE  
PROPOSED PLAT OF  
LAKESHORE PRESERVE  
PHASE 4

BOUNDARY OF THE  
PROPOSED PLAT OF  
LAKESHORE PRESERVE  
PHASE 4

R=215.00'  
Δ=32°57'53"  
L=123.70'  
CB=N25°54'36"W

R=285.00'  
Δ=32°57'53"  
L=163.97'  
CB=S25°54'36"E

20.00' TEMPORARY  
UTILITY EASEMENT  
OR. DOC.# 20150628732

R=200.00'  
Δ=54°40'30"  
L=190.85'  
CB=S36°45'54"E

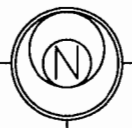
NOT PLATTED  
ORB. 10751, PG. 4806

R=270.00'  
Δ=54°40'30"  
L=257.65'  
CB=N36°45'54"W

NOT PLATTED  
ORB. 10751, PG. 4806

BOUNDARY OF THE  
PROPOSED PLAT OF  
LAKESHORE PRESERVE  
PHASE 4

TRACT W-3  
WETLAND



## NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 24 SOUTH, RANGE 27 EAST, LYING WITHIN ORANGE COUNTY, FLORIDA, BEARING N00°05'36"E.

AREA TO BE  
DEDICATED

R=230.00'  
Δ=57°47'08"  
L=231.97'  
CB=N35°12'36"W

R=300.00'  
Δ=64°11'43"  
L=336.13'  
CB=S32°00'17"E

WATERMARK PHASE 3  
PB. 94, PGS. 116-126

TRACT APF-1  
APF PARK

EAST LINE OF THE  
SOUTHEAST 1/4 OF  
SECTION 05-24-27

## LEGEND

- P.O.C.=POINT OF COMMENCEMENT
- P.O.B.=POINT OF BEGINNING
- P.C.=POINT OF CURVATURE
- P.T.=POINT OF TANGENCY
- P.C.C.=POINT OF COMPOUND CURVATURE
- P.R.C.=POINT OF REVERSE CURVATURE
- N.T.=NON-TANGENT
- R=RADIUS
- Δ=CENTRAL ANGLE
- L=ARC LENGTH
- CB=CHORD BEARING
- ORB.=OFFICIAL RECORDS BOOK
- OR. DOC.#=OFFICIAL RECORD DOCUMENT NUMBER
- PG.=PAGE(S)

NOT PLATTED  
ORB. 10751, PG. 4806

20.00' TEMPORARY  
UTILITY EASEMENT  
OR. DOC.# 20150628732

R=230.00'  
Δ=06°24'37"  
L=25.73'  
CB=N03°06'43"W

EAST LINE OF THE  
PARCEL DESCRIBED IN  
WARRANTY DEED  
OR. DOC.# 20180340908

20.00' TEMPORARY  
UTILITY EASEMENT  
OR. DOC.# 20150628732

R=170.00'  
Δ=14°49'14"  
L=43.97'  
CB=N07°19'02"W

NOT PLATTED  
(SHOWN PER  
WARRANTY DEED  
OR. DOC.# 20180340908

R=100.00'  
Δ=14°49'14"  
L=25.87'  
CB=S07°19'02"E

BOUNDARY OF THE  
PROPOSED PLAT OF  
LAKESHORE PRESERVE  
PHASE 4

S14°43'39"E  
65.17'

R=2023.00'  
Δ=00°00'12"  
L=0.12'  
CB=S59°49'09"W

25.00' TEMPORARY  
SLOPE EASEMENT  
PER ORB. 10960, PG.7819

NOT PLATTED  
ORB. 10751, PG. 4806

NOT PLATTED  
ORB. 10751, PG. 4806

R=2023.00'  
Δ=02°02'50"  
L=72.28'  
CB=S60°50'41"W

NORTH RIGHT-OF-WAY LINE  
SEIDL ROAD  
110.00' RIGHT-OF-WAY WIDTH  
(SHOWN PER  
ORB. 10960, PG. 7801)

SUMMERLAKE  
GROVES  
STREET

SOUTHEAST CORNER  
THE SOUTHEAST 1/4  
SECTION 5-24-27  
FOUND NAIL & DISK  
STAMPED "BOYLE"  
C.C.R. # 106448

NOT VALID WITHOUT SHEET 1 OF 2

LAKESHORE  
PRESERVE  
PHASE 4

SCHOOL SITE ACCESS

ROAD  
RIGHT-OF-WAY  
DEDICATION

ORANGE COUNTY, FL



ESE Consultants, Inc.  
2966 Commerce Park Dr.  
Suite 100  
Orlando, FL 32819  
TEL: 407-345-6050  
(LB #7508)



This Instrument Prepared by:

Robert W. Bowser, Esq.  
Akerman LLP  
420 South Orange Avenue, Suite 1200  
Orlando, Florida 32801

Project: Village F (Seidel Road) RAC  
Toll/Seidel – Lakeshore (School APF Conveyance)

### **PARTIAL TERMINATION OF CONSERVATION AND ACCESS EASEMENT**

THIS PARTIAL TERMINATION OF CONSERVATION AND ACCESS EASEMENT (“**Partial Termination**”) is made and entered into effective as of the 30<sup>th</sup> day of January (“**Effective Date**”), 2019, by and between **TOLL FL XII LIMITED PARTNERSHIP**, a Florida limited partnership, whose address is 250 Gibraltar Road, Horsham, PA 19044 (“**Grantor**”) and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is PO Box 1393, Orlando, FL 32802-1393 (“**Grantee**”).

#### **RECITALS:**

A. Grantor entered into that certain Conservation and Access Easement dated July 18, 2014 and recorded August 22, 2014 in Official Records Book 10794, Page 2087, of the Public Records of Orange County, Florida (the “**Easement**”) in favor of the Grantee.

B. Grantor remains the sole owner in fee simple of that portion of the Project Site (as defined in the Easement) hereafter referred to as the “**Release Parcels**”, and described and depicted on Exhibit “A” attached hereto and made a part hereof.

C. Grantor wishes to have the Release Parcels released from the encumbrance of the Easement and Grantee is willing to grant the request.

NOW THEREFORE, for and in consideration of \$10.00 and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, the Grantor hereby agrees as follows:

1. **Recitals.** The foregoing Recitals are true and correct in all respects and are incorporated herein by reference for all purposes.

2. **Partial Release of Easement.** The Grantee hereby releases the Release Parcels from the Easement and such Release Parcels shall hereafter no longer be considered part of the Project Site.

3. **Remedies.** This Partial Termination may be enforced at law or by injunction in equity. In the event of a dispute arising from this Partial Termination the prevailing party may recover from the non-prevailing party all attorneys’ fees and costs incurred related thereto.


IN WITNESS WHEREOF, the Grantor and Grantee have executed this Partial Termination effective as of the Effective Date.

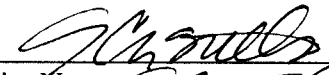
**GRANTOR:**

**TOLL FL XII LIMITED PARTNERSHIP,**  
a Florida limited partnership

By: TOLL SOUTHEAST LP COMPANY, INC., a  
Delaware corporation, its General Partner

  
Print Name: MARK MCINTOSH

By:   
Name: BROCK FANNING  
Title: DIVISION PRESIDENT

  
Print Name: Janice Medenthal

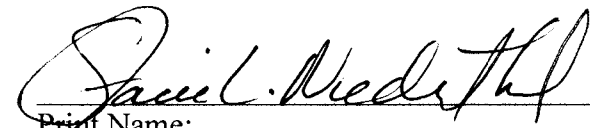
Executed on: 1/30/19

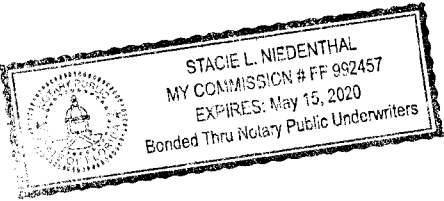
STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me on the 30th of January, 2019, by Brock Fanning, as DIVISION PRESIDENT of Toll Southeast LP Company, Inc., a Delaware corporation, as General Partner of Toll FL XII Limited Partnership, a Florida limited partnership, on behalf of said corporation. He/she (check one)  is personally known to me or  produced his State of \_\_\_\_\_ driver's license as identification.

(Notary Stamp / Seal)

  
Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_



(Official Seal)



**GRANTEE:**

**ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners

By: Byron W. Brooks  
for Name: Jerry L. Demings  
Title: Orange County Mayor  
Date: 26 February 2019

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

By: Katie Smith  
Deputy Clerk  
Printed Name: Katie Smith

**Exhibit "A"**  
**Release Parcels**  
*(attached)*

# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10751, PAGE 4806 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT OS-11, LAKESHORE PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 46 THROUGH 55 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LAKESHORE PRESERVE PHASE 1 AND ALONG SAID CURVE, HAVING A RADIUS 912.88 FEET, A CENTRAL ANGLE OF 12°52'52", AN ARC LENGTH OF 205.23 FEET, A CHORD LENGTH OF 204.80 FEET AND A CHORD BEARING OF NORTH 82°40'23" EAST; THENCE RUN NORTH 81°29'27" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, NON-TANGENT WITH SAID CURVE, FOR A DISTANCE OF 56.40 FEET; THENCE RUN NORTH 90°00'00" EAST, CONTINUING ALONG SAID SOUTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 206.04 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, DEPARTING SAID SOUTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 15°35'04", AN ARC LENGTH OF 63.92 FEET, A CHORD LENGTH OF 63.72 FEET AND A CHORD BEARING OF SOUTH 34°36'00" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 32°57'53", AN ARC LENGTH OF 123.70 FEET, A CHORD LENGTH OF 122.00 FEET AND A CHORD BEARING OF SOUTH 25°54'36" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 54°40'30", AN ARC LENGTH OF 257.65 FEET, A CHORD LENGTH OF 247.98 FEET AND A CHORD BEARING OF SOUTH 36°45'54" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 57°47'08", AN ARC LENGTH OF 231.97 FEET, A CHORD LENGTH OF 222.26 FEET AND A CHORD BEARING OF SOUTH 35°12'36" EAST TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN DOCUMENT # 20180340908 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908, AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1763.00 FEET, A CENTRAL ANGLE OF 11°51'06", AN ARC LENGTH OF 364.68 FEET, A CHORD DISTANCE OF 364.03 FEET AND A CHORD BEARING OF SOUTH 64°14'39" WEST TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908; THENCE RUN SOUTH 21°37'04" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908 AND NON-RADIAL WITH SAID CURVE, FOR A DISTANCE OF 194.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1957.85 FEET, A CENTRAL ANGLE OF 17°08'52", AN ARC LENGTH OF 585.96 FEET, A CHORD LENGTH OF 583.77 FEET AND A CHORD BEARING OF SOUTH 78°33'57" WEST TO A POINT ON THE EASTERLY LINE OF THE AFORESAID PLAT OF LAKESHORE PRESERVE PHASE 1; THENCE RUN NORTH 00°09'56" WEST, ALONG SAID EASTERLY LINE AND NON-RADIAL WITH SAID CURVE, FOR A DISTANCE OF 963.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 588,049 SQUARE FEET OR 13.50 ACRES MORE OR LESS.

CONTINUED ON SHEET 2

SHEET 1 OF 4  
SEE SHEET 3 OF 4  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 OF 4  
FOR CURVE AND LINE TABLES  
& LEGEND

Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School\_Site.dwg DESCRIPTION



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

### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EASTERLY LINE OF LAKESHORE PRESERVE PHASE 1, P.B. 87, PGS. 46-55, BEING NORTH 00°09'56" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISERS PUBLIC ACCESS SYSTEM.
5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO.: 20130148  
DATE: 12/29/2015  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: SEJ  
DRAWN BY: MR  
CHECKED BY: SEJ

FOR THE LICENSED BUSINESS # 6723, BY:  
STATE OF FLORIDA  
JAMES L. RICKMAN P.S.M. # 5633

# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

TOGETHER WITH

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°05'36" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD, ACCORDING TO DEED BOOK 789, PAGE 5 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°49'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 334.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEIDEL ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 10960, PAGE 7801 OF SAID PUBLIC RECORDS, LYING A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2133.00 FEET, A CENTRAL ANGLE OF 09°02'10" AN ARC LENGTH OF 336.40 FEET, A CHORD LENGTH OF 336.05 FEET AND A CHORD BEARING OF NORTH 66°49'32" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61°39'10", AN ARC LENGTH OF 26.90 FEET, A CHORD LENGTH OF 25.62 FEET AND A CHORD BEARING OF SOUTH 86°51'58" EAST TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE RUN SOUTH 00°05'36" WEST, ALONG SAID EAST LINE, 129.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.51 ACRES MORE OR LESS.

SHEET 2 OF 4  
SEE SHEET 3 OF 4  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 OF 4  
FOR CURVE AND LINE TABLES  
& LEGEND

Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School Site.dwg together with



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

### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EASTERLY LINE OF LAKESHORE PRESERVE PHASE 1, P.B. 87, PGS. 46-55, BEING NORTH 00°09'56" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISERS PUBLIC ACCESS SYSTEM.
5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130148

CALCULATED BY: SEJ

DATE: 12/29/2015

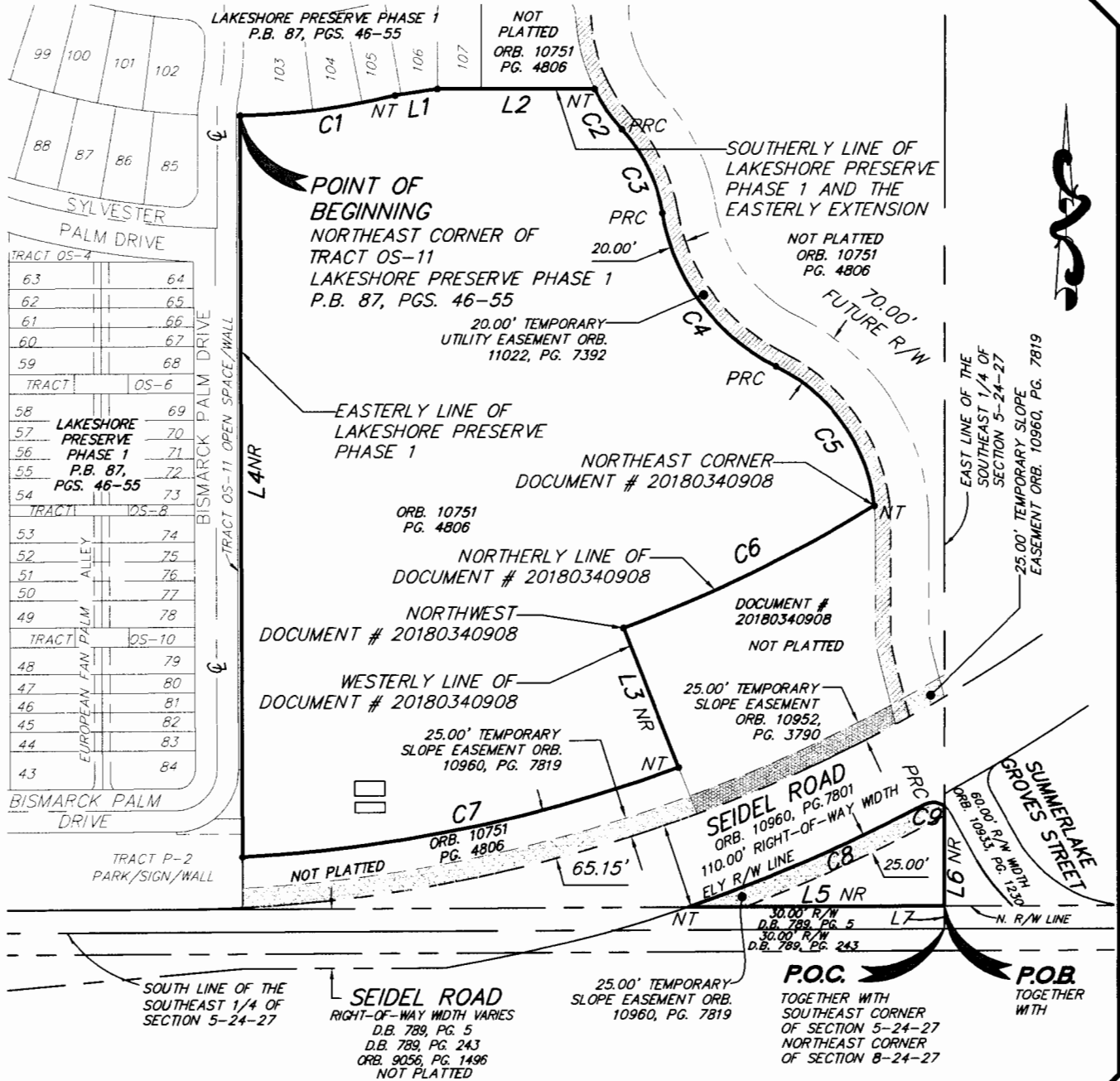
DRAWN BY: MR

SCALE: 1" = 200 FEET

CHECKED BY: SEJ

FIELD BY: N/A

# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School Site.dwg SKETCH



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

### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EASTERLY LINE OF LAKESHORE PRESERVE PHASE 1, P.B. 87, PGS. 46-55, BEING NORTH 00°09'56" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISERS PUBLIC ACCESS SYSTEM.
5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO.	20130148	CALCULATED BY:	SEJ
DATE:	12/29/2015	DRAWN BY:	MR
SCALE:	1" = 200 FEET	CHECKED BY:	SEJ
FIELD BY:	N/A		

**SHEET 3 OF 4**  
SEE SHEET 1 & 2 OF 4  
FOR LEGAL DESCRIPTION  
SEE SHEET 2 & 3 OF 4  
FOR SKETCH OF DESCRIPTION

**TABLES AND LEGEND**  
**THIS IS NOT A SURVEY**

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.40'	N81°29'27"E
L2	206.04'	N90°00'00"E
L3	194.94'	S21°37'04"E
L4	96.3.12'	N00°09'56"W
L5	334.31'	S89°49'29"W
L6	129.82'	S00°05'36"W
L7	30.00'	N00°05'36"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	912.88'	12°52'52"	205.23'	204.80'	N82°40'23"E
C2	235.00'	15°35'04"	63.92'	63.72'	S34°36'00"E
C3	215.00'	32°57'53"	123.70'	122.00'	S25°54'36"E
C4	270.00'	54°40'30"	257.65'	247.98'	S36°45'54"E
C5	230.00'	57°47'08"	231.97'	222.26'	S35°12'36"E
C6	1763.00'	11°51'06"	364.68'	364.03'	S64°14'39"W
C7	1957.85'	17°08'52"	585.96'	583.77'	S78°33'57"W
C8	2133.00'	09°02'10"	336.40'	336.05'	N66°49'32"E
C9	25.00'	61°39'10"	26.90'	25.62'	S86°51'58"E

**LEGEND:**

ORB. OFFICIAL RECORDS BOOK  
 PG(S). PAGE(S)  
 D.B. DEED BOOK  
 P.B. PLAT BOOK  
 R/W RIGHT-OF-WAY

NT NON-TANGENT  
 NR NON-RADIAL  
 PRC POINT OF REVERSE CURVATURE  
 CL CENTERLINE  
 ● CHANGE IN DIRECTION  
 ORB. 10960, PG. 7819  
 ORB. 10952, PG. 3790  
 ORB. 11022, PG. 7392

**SURVEYOR'S NOTES:**

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EASTERLY LINE OF LAKESHORE PRESERVE PHASE 1, P.B. 87, PGS. 46-55, BEING NORTH 00°09'56" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISERS PUBLIC ACCESS SYSTEM.
5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130148  
 DATE: 12/29/2015  
 SCALE: 1" = 200 FEET  
 FIELD BY: N/A

CALCULATED BY: SEJ  
 DRAWN BY: MR  
 CHECKED BY: SEJ

**SHEET 4 OF 4**  
 SEE SHEET 1 & 2 OF 4  
 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 & 3 OF 4  
 FOR SKETCH OF DESCRIPTION



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



FEB 26 2019

This Instrument Prepared by:

Robert W. Bowser, Esq.  
Akerman LLP  
420 South. Orange Avenue, Suite 1200  
Orlando, Florida 32801

Project: Village F (Seidel Road) RAC  
Toll/Seidel – Lakeshore (Access Road)

### **PARTIAL TERMINATION OF CONSERVATION AND ACCESS EASEMENT**

THIS PARTIAL TERMINATION OF CONSERVATION AND ACCESS EASEMENT ("**Partial Termination**") is made and entered into effective as of the 30<sup>th</sup> day of January, 2019 ("**Effective Date**"), by and between **TOLL FL XII LIMITED PARTNERSHIP**, a Florida limited partnership, whose address is 250 Gibraltar Road, Horsham, Pennsylvania 19044 ("**Grantor**") and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is PO Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

#### **RECITALS:**

A. Grantor entered into that certain Conservation and Access Easement dated July 18, 2014, and recorded August 22, 2014, in Official Records Book 10794, Page 2087, of the Public Records of Orange County, Florida (the "**Easement**") in favor of the Grantee.

B. Grantor remains the sole owner in fee simple of that portion of the Project Site (as defined in the Easement) hereafter referred to as the "**Release Parcels**", and described and depicted on **Exhibit "A"** attached hereto and made a part hereof.

C. Grantor wishes to have the Release Parcels released from the encumbrance of the Easement and Grantee is willing to grant the request.

NOW THEREFORE, for and in consideration of \$10.00 and other good and valuable consideration, the receipt, sufficiency, and adequacy of which is hereby acknowledged, the Grantor hereby agrees as follows:

1. **Recitals.** The foregoing Recitals are true and correct in all respects and are incorporated herein by reference for all purposes.

2. **Partial Release of Easement.** The Grantee hereby releases the Release Parcels from the Easement and such Release Parcels shall hereafter no longer be considered part of the Project Site.

3. **Remedies.** This Partial Termination may be enforced at law or by injunction in equity. In the event of a dispute arising from this Partial Termination the prevailing party may recover from the non-prevailing party all attorneys' fees and costs incurred related thereto.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Partial Termination effective as of the Effective Date.

**GRANTOR:**

**TOLL FL XII LIMITED PARTNERSHIP,**  
a Florida limited partnership

By: TOLL SOUTHEAST LP COMPANY, INC.,  
a Delaware corporation, its General Partner

Mark McIntosh  
Print Name: MARK McINTOSH

Jane Crowl  
Print Name: Jane Crowl

By: [Signature]  
Name: BRUCK FANNING  
Title: DIVISION PRESIDENT

Executed on: 1/30/19

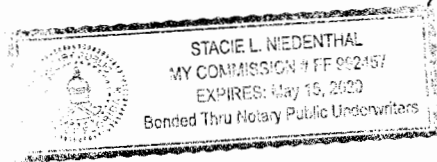
STATE OF FLORIDA

COUNTY OF Orange

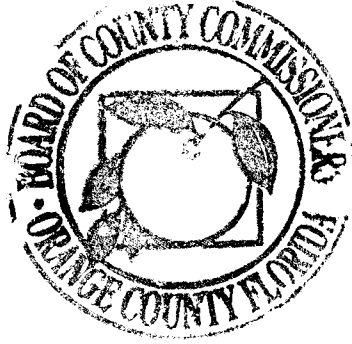
The foregoing instrument was acknowledged before me on the 30th of January, 2019, by Brock Fanning as Division President of Toll Southeast LP Company, Inc., a Delaware corporation, as General Partner of Toll FL XII Limited Partnership, a Florida limited partnership, on behalf of said corporation. He/she (check one)  is personally known to me or  produced his State of \_\_\_\_\_ driver's license as identification.

(Notary Stamp / Seal)

Stacie L. Niedenthal  
Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_



(Official Seal)



**GRANTEE:**

**ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners

By: *Jerry L. Demings*  
Name: Jerry L. Demings  
Title: Orange County Mayor  
Date: 26 February 2019

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

By: *Katie Smith*  
Deputy Clerk  
Printed Name: **Katie Smith**

**Exhibit "A"**  
**Release Parcels**  
*(attached)*

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

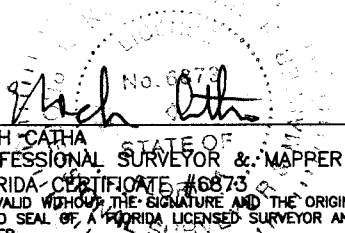
**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST QUARTER (1/4) CORNER OF SAID SECTION 5; THENCE N00°05'36"E ALONG THE EAST LINE OF SAID SECTION 5 FOR 301.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10960, PAGE 7801, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2,023.00 FEET AND A CHORD BEARING OF S59°49'09"W, THROUGH A CENTRAL ANGLE OF 00°00'12" FOR 0.12 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,023.00 FEET AND A CHORD BEARING OF S60°50'41"W, THROUGH A CENTRAL ANGLE OF 02°02'50" FOR 72.28 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS DOCUMENT NUMBER 20180340908 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE FOR THE FOLLOWING FOUR (4) COURSES: RUN N14°43'39"W FOR 83.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 170.00 FEET; THROUGH A CENTRAL ANGLE OF 14°49'14" FOR 43.97 FEET TO THE POINT OF TANGENCY; THENCE N00°05'35"E FOR 134.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 06°24'37" FOR 25.73 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE DEPARTING SAID EAST LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 57°47'08" FOR 231.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.00 FEET, THROUGH A CENTRAL ANGLE OF 54°40'30" FOR 257.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 215.00 FEET, THROUGH A CENTRAL ANGLE OF 32°57'53" FOR 123.70 FEET TO A POINT ON THE BOUNDARY OF THE PROPOSED PLAT OF "LAKESHORE PRESERVE PHASE 4"; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SEVEN (7) COURSES: RUN N47°36'28"E FOR 70.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 285.00 FEET AND A CHORD BEARING OF S25°54'36"E, THROUGH A CENTRAL ANGLE OF 32°57'53" FOR 163.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 54°40'30" FOR 190.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 64°11'43" FOR 336.13 FEET TO THE POINT OF TANGENCY; THENCE S00°05'35"W FOR 134.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 14°49'14" FOR 25.87 FEET TO THE POINT OF TANGENCY; THENCE S14°43'39"E FOR 65.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.460 ACRES (63,590 SQUARE FEET), MORE OR LESS.

NOT VALID WITHOUT SHEET 2 OF 2

  
 NOAH CATHA  
 STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA CERTIFICATE #6873  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LAKESHORE  
PRESERVE  
PHASE 4**  
 SCHOOL SITE ACCESS

**ROAD  
RIGHT-OF-WAY  
DEDICATION**  
 ORANGE COUNTY, FL



ESE Consultants, Inc.  
 2966 Commerce Park Dr.  
 Suite 100  
 Orlando, FL 32819  
 TEL: 407-345-6050  
 (LB #7508)

SCALE: N/A    JOB#: 3544    DRAWN: NC    CHECK:  
 DATE: 09/28/18    REVISION: 12/21/18    SHEET 1 of 2

# SKETCH TO ACCOMPANY DESCRIPTION

LAKESHORE PRESERVE PHASE 1  
PB. 87, PGS. 46-55

PROPOSED PLAT OF  
LAKESHORE PRESERVE  
PHASE 4

BOUNDARY OF THE  
PROPOSED PLAT OF  
LAKESHORE PRESERVE  
PHASE 4

BOUNDARY OF THE  
PROPOSED PLAT OF  
LAKESHORE PRESERVE  
PHASE 4

R=215.00'  
Δ=32°57'53"  
L=123.70'  
CB=N25°54'36"W

R=285.00'  
Δ=32°57'53"  
L=163.97'  
CB=S25°54'36"E

20.00' TEMPORARY  
UTILITY EASEMENT  
OR. DOC.# 20150628732

R=200.00'  
Δ=54°40'30"  
L=190.85'  
CB=S36°45'54"E

NOT PLATTED  
ORB. 10751, PG. 4806

R=270.00'  
Δ=54°40'30"  
L=257.65'  
CB=N36°45'54"W

BOUNDARY OF THE  
PROPOSED PLAT OF  
LAKESHORE PRESERVE  
PHASE 4

## NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 05, TOWNSHIP 24 SOUTH, RANGE 27 EAST, LYING WITHIN ORANGE COUNTY, FLORIDA, BEARING N00°05'36"E.

## LEGEND

P.O.C.=POINT OF COMMENCEMENT  
P.O.B.=POINT OF BEGINNING  
P.C.=POINT OF CURVATURE  
P.T.=POINT OF TANGENCY  
P.C.C.=POINT OF COMPOUND CURVATURE  
P.R.C.=POINT OF REVERSE CURVATURE  
N.T.=NON-TANGENT  
R=RADIUS  
Δ=CENTRAL ANGLE  
L=ARC LENGTH  
CB=CHORD BEARING  
ORB.=OFFICIAL RECORDS BOOK  
OR. DOC.#=OFFICIAL RECORD DOCUMENT NUMBER  
PG.=PAGE(S)

NOT PLATTED  
ORB. 10751, PG. 4806

NOT PLATTED  
ORB. 10751, PG. 4806

NORTH RIGHT-OF-WAY LINE  
SEIDL ROAD  
110.00' RIGHT-OF-WAY WIDTH  
(SHOWN PER  
ORB. 10960, PG. 7801)

NOT PLATTED  
(SHOWN PER  
WARRANTY DEED  
OR. DOC.# 20180340908

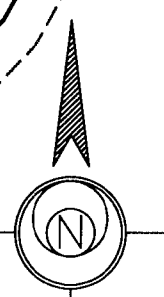
R=170.00'  
Δ=14°49'14"  
L=43.97'  
CB=N07°19'02"W

EAST LINE OF THE  
PARCEL DESCRIBED IN  
WARRANTY DEED  
OR. DOC.# 20180340908

NE CORNER  
WARRANTY DEED  
OR. DOC.# 20180340908

R=230.00'  
Δ=57°47'08"  
L=231.97'  
CB=N35°12'36"W

TRACT W-3  
WETLAND



WATERMARK PHASE 3  
PB. 94, PGS. 116-126

TRACT APF-1  
APF PARK

EAST LINE OF THE  
SOUTHEAST 1/4 OF  
SECTION 05-24-27

R=100.00'  
Δ=14°49'14"  
L=25.87'  
CB=S07°19'02"E

BOUNDARY OF THE  
PROPOSED PLAT OF  
LAKESHORE PRESERVE  
PHASE 4

S14°43'39"E  
65.17'

R=2023.00'  
Δ=00°00'12"  
L=0.12'  
CB=S59°49'09"W

25.00' TEMPORARY  
SLOPE EASEMENT  
PER ORB. 10960, PG.7819

SOUTHEAST CORNER  
THE SOUTHEAST 1/4  
SECTION 5-24-27  
FOUND NAIL & DISK  
STAMPED "BOYLE"  
C.C.R. # 106448

NOT VALID WITHOUT SHEET 1 OF 2

LAKESHORE  
PRESERVE  
PHASE 4

SCHOOL SITE ACCESS

ROAD  
RIGHT-OF-WAY  
DEDICATION

ORANGE COUNTY, FL



ESE Consultants, Inc.  
2966 Commerce Park Dr.  
Suite 100  
Orlando, FL 32819  
TEL: 407-345-6050  
(LB #7508)

SCALE: 1"=120' JOB#: 3544 DRAWN: NC CHECK:  
DATE: 09/28/18 REVISION: 12/21/18 SHEET 2 of 2

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

---

Project: Village F (Seidel Road) RAC  
Toll/Seidel – Lakeshore (School APF Conveyance)

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.

### COUNTY DEED

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the School Board of Orange County, Florida, a corporate body organized and existing under the laws of the state of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801-1129, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

### SEE ATTACHED EXHIBIT "A"

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

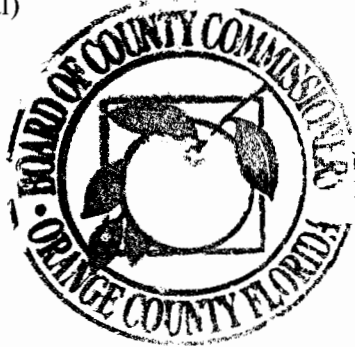
**portions of 05-24-27-0000-00-011 and 05-24-27-0000-00-013**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Village F (Seidel Road) RAC  
Toll/Seidel – Lakeshore (School APF Conveyance)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.

(Official Seal)



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

BY: Byron W. Brooks  
for Perry L. Demings  
Orange County Mayor

DATE: 26 February 2019

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

BY: Katie Smith  
Deputy Clerk

**Katie Smith**

Printed Name

**This instrument prepared by:**

Monica Hand, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida



# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

### EXHIBIT "A"

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10751, PAGE 4806 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHEAST CORNER OF TRACT OS-11, LAKESHORE PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 46 THROUGH 55 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LAKESHORE PRESERVE PHASE 1 AND ALONG SAID CURVE, HAVING A RADIUS 912.88 FEET, A CENTRAL ANGLE OF 12°52'52", AN ARC LENGTH OF 205.23 FEET, A CHORD LENGTH OF 204.80 FEET AND A CHORD BEARING OF NORTH 82°40'23" EAST; THENCE RUN NORTH 81°29'27" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, NON-TANGENT WITH SAID CURVE, FOR A DISTANCE OF 56.40 FEET; THENCE RUN NORTH 90°00'00" EAST, CONTINUING ALONG SAID SOUTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 206.04 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, DEPARTING SAID SOUTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 15°35'04", AN ARC LENGTH OF 63.92 FEET, A CHORD LENGTH OF 63.72 FEET AND A CHORD BEARING OF SOUTH 34°36'00" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 32°57'53", AN ARC LENGTH OF 123.70 FEET, A CHORD LENGTH OF 122.00 FEET AND A CHORD BEARING OF SOUTH 25°54'36" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 54°40'30", AN ARC LENGTH OF 257.65 FEET, A CHORD LENGTH OF 247.98 FEET AND A CHORD BEARING OF SOUTH 36°45'54" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 57°47'08", AN ARC LENGTH 231.97 FEET, A CHORD LENGTH OF 222.26 FEET AND A CHORD BEARING OF SOUTH 35°12'36" EAST TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN DOCUMENT # 20180340908 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908, AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1763.00 FEET, A CENTRAL ANGLE OF 11°51'06", AN ARC LENGTH OF 364.68 FEET, A CHORD DISTANCE OF 364.03 FEET AND A CHORD BEARING OF SOUTH 64°14'39" WEST TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908; THENCE RUN SOUTH 21°37'04" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908 AND NON-RADIAL WITH SAID CURVE, FOR A DISTANCE OF 194.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1957.85 FEET, A CENTRAL ANGLE OF 17°08'52", AN ARC LENGTH OF 585.96 FEET, A CHORD LENGTH OF 583.77 FEET AND A CHORD BEARING OF SOUTH 78°33'57" WEST TO A POINT ON THE EASTERLY LINE OF THE AFORESAID PLAT OF LAKESHORE PRESERVE PHASE 1; THENCE RUN NORTH 00°09'56" WEST, ALONG SAID EASTERLY LINE AND NON-RADIAL WITH SAID CURVE, FOR A DISTANCE OF 963.12 FEET TO **THE POINT OF BEGINNING**.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 588,049 SQUARE FEET OR 13.50 ACRES MORE OR LESS.

CONTINUED ON SHEET 2

SHEET 1 OF 4  
SEE SHEET 3 OF 4  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 OF 4  
FOR CURVE AND LINE TABLES  
& LEGEND

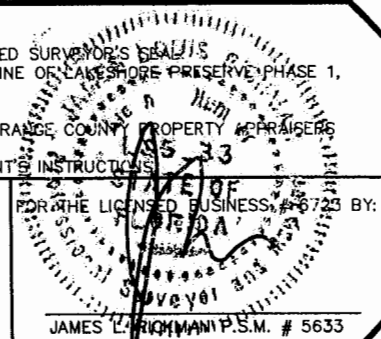
Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School Site.dwg DESCRIPTION

#### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EASTERLY LINE OF LAKESHORE PRESERVE PHASE 1, P.B. 87, PGS. 46-55, BEING NORTH 00°09'56" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISERS PUBLIC ACCESS SYSTEM.
5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130148  
DATE: 12/29/2015  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: SEJ  
DRAWN BY: MR  
CHECKED BY: SEJ



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

# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

### EXHIBIT "A"

TOGETHER WITH

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°05'36" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD, ACCORDING TO DEED BOOK 789, PAGE 5 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°49'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 334.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEIDEL ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 10960, PAGE 7801 OF SAID PUBLIC RECORDS, LYING A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2133.00 FEET, A CENTRAL ANGLE OF 09°02'10" AN ARC LENGTH OF 336.40 FEET, A CHORD LENGTH OF 336.05 FEET AND A CHORD BEARING OF NORTH 66°49'32" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61°39'10", AN ARC LENGTH OF 26.90 FEET, A CHORD LENGTH OF 25.62 FEET AND A CHORD BEARING OF SOUTH 86°51'58" EAST TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE RUN SOUTH 00°05'36" WEST, ALONG SAID EAST LINE, 129.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.51 ACRES MORE OR LESS.

SHEET 2 OF 4  
SEE SHEET 3 OF 4  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 OF 4  
FOR CURVE AND LINE TABLES  
& LEGEND

Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School Site.dwg together with

#### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EASTERLY LINE OF LAKESHORE PRESERVE PHASE 1, P.B. 87, PGS. 46-55, BEING NORTH 00°09'56" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISERS PUBLIC ACCESS SYSTEM.
5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

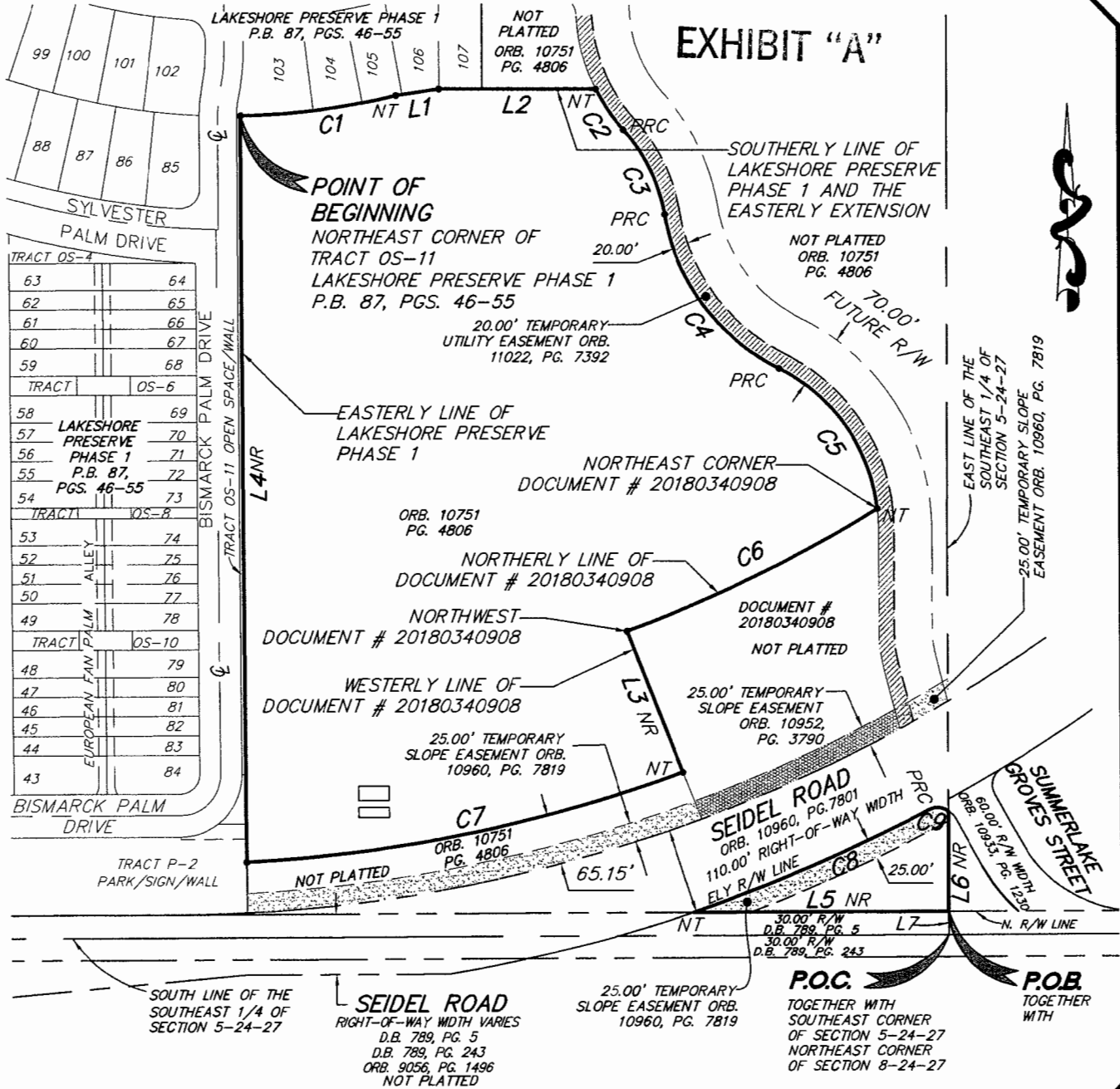
JOB NO. <u>20130148</u>	CALCULATED BY: <u>SEJ</u>
DATE: <u>12/29/2015</u>	DRAWN BY: <u>MR</u>
SCALE: <u>1" = 200 FEET</u>	CHECKED BY: <u>SEJ</u>
FIELD BY: <u>N/A</u>	



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

# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

## EXHIBIT "A"



### SURVEYOR'S NOTES:

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JOB NO. 20130148  
 DATE: 12/29/2015  
 SCALE: 1" = 200 FEET  
 FIELD BY: N/A

CALCULATED BY: SEJ  
 DRAWN BY: MR  
 CHECKED BY: SEJ

**SHEET 3 OF 4**  
 SEE SHEET 1 & 2 OF 4  
 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 & 3 OF 4  
 FOR SKETCH OF DESCRIPTION



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 Winter Garden, Florida 34787 \* (407) 654-5355

Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School Site.dwg SKETCH

**TABLES AND LEGEND**  
**THIS IS NOT A SURVEY**




**EXHIBIT "A"**

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.40'	N81°29'27"E
L2	206.04'	N90°00'00"E
L3	194.94'	S21°37'04"E
L4	963.12'	N00°09'56"W
L5	334.31'	S89°49'29"W
L6	129.82'	S00°05'36"W
L7	30.00'	N00°05'36"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	912.88'	12°52'52"	205.23'	204.80'	N82°40'23"E
C2	235.00'	15°35'04"	63.92'	63.72'	S34°36'00"E
C3	215.00'	32°57'53"	123.70'	122.00'	S25°54'36"E
C4	270.00'	54°40'30"	257.65'	247.98'	S36°45'54"E
C5	230.00'	57°47'08"	231.97'	222.26'	S35°12'36"E
C6	1763.00'	11°51'06"	364.68'	364.03'	S64°14'39"W
C7	1957.85'	17°08'52"	585.96'	583.77'	S78°33'57"W
C8	2133.00'	09°02'10"	336.40'	336.05'	N66°49'32"E
C9	25.00'	61°39'10"	26.90'	25.62'	S86°51'58"E

**LEGEND:**

ORB. OFFICIAL RECORDS BOOK  
 PG(S). PAGE(S)  
 D.B. DEED BOOK  
 P.B. PLAT BOOK  
 R/W RIGHT-OF-WAY

NT NON-TANGENT  
 NR NON-RADIAL  
 PRC POINT OF REVERSE CURVATURE  
 CL CENTERLINE  
 ● CHANGE IN DIRECTION  
 ORB. 10960, PG. 7819  
 ORB. 10952, PG. 3790  
 ORB. 11022, PG. 7392

**SURVEYOR'S NOTES:**

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 FIELD BY: N/A

CALCULATED BY: SEJ  
 DRAWN BY: MR  
 CHECKED BY: SEJ

**SHEET 4 OF 4**  
 SEE SHEET 1 & 2 OF 4  
 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 & 3 OF 4  
 FOR SKETCH OF DESCRIPTION



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