



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: November 27, 2018

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

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

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

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT AND TEMPORARY DRAINAGE AND SLOPE AND FILL EASEMENT FROM HANOVER HICKORY NUT, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

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

District 1

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

ITEMS: Utility Easement (Parcels 8015A, 8015B)
Cost: Donation
Total size: 14,380 square feet

Temporary Drainage and Slope and Fill Easement (Parcel 7015)
Cost: Donation
Total size: 1.286 acres
Term: Until no longer required for construction, repair and/or maintenance of the adjoining road and drainage is collected into the Grantor's stormwater system, respectively

Real Estate Management Division

Agenda Item 9

November 27, 2018

Page 2

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

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

Grantor to pay all closing costs.

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

APPROVED
BY ORANGE COUNTY BOARD
~~OF COUNTY COMMISSIONERS~~

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

DEC 18 2018

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 8015A, 8015B

UTILITY EASEMENT

THIS INDENTURE, Made this 26th day of April, A.D. 2018, between Hanover Hickory Nut, LLC, a Florida limited liability company, whose address is 2420 S. Lakemont Avenue, Suite 450, Orlando, Florida 32814, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

08-24-27-0000-00-002

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

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

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

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 8015A, 8015B

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

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

Signed, sealed and delivered
in the presence of:

Tricia Minghella
Witness

Tricia Minghella
Printed Name

Brittany Hedler
Witness

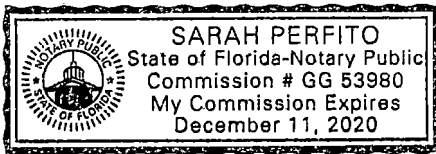
Brittany Hedler
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 26 of April, 2018,
by William S. Orosz, as President of Hanover Hickory Nut, LLC, a Florida limited liability company, on
behalf of the limited liability company. He is personally known to me or has produced
_____ as identification.

(Notary Seal)



Hanover Hickory Nut, LLC,
a Florida limited liability company
BY: William S. Orosz
William S. Orosz, President

Sarah Perfito
Notary Signature

Sarah Perfito
Printed Notary Name

Notary Public in and for
the county and state aforesaid.
My commission expires: 12/11/20

Project: Village H (Avalon Road– CR 545) RAC
Parcels: 8015A, 8015B

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

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

UTILITY EASEMENT NUMBER: 8015A

LEGAL DESCRIPTION

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

Commence at the north quarter corner of said Section 8; thence run, South 88° 57' 35" West along the North line of the northwest quarter of said Section 8 a distance of 1289.15 feet to the existing westerly right of way line of County Road 545 (Avalon Road); as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence run the following two courses along said westerly right of way line, South 05° 08' 43" West, 131.10 feet to the point of curvature of a non-tangent curve concave easterly, having a radius of 3307.36 feet, a delta angle of 000° 21' 19", a chord bearing of South 05° 00' 52" West and a chord distance of 20.50 feet; thence run southerly along the arc of said curve 20.50 feet to the POINT OF BEGINNING, being a continuation of said curve having a radius of 3307.36 feet, a delta angle of 005° 16' 09", a chord bearing of South 02° 12' 09" West and a chord distance of 304.05 feet; thence run southerly along the arc of said curve and westerly right of way line 304.16 feet to the point of tangency; thence continue along said right of way line, South 00° 29' 10" East, 601.41 feet; thence leaving said westerly right of way line run, South 89° 30' 50" West, 10.00 feet; thence North 00° 29' 10" West, 601.42 feet to the point of curvature of a curve to the right, having a radius of 3317.41 feet and a central angle of 005° 16' 09"; thence along the arc of said curve a distance of 305.08 feet to a point of non-tangency; thence South 85° 09' 47" East, 10.00 feet to the POINT OF BEGINNING.

Said parcel contains 9060 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 88°57'35" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

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

ELI DONALDSON 11/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

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



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

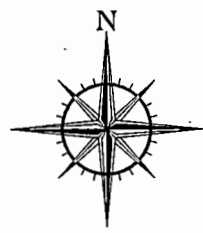
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8015A.DWG	
DRAWING DATE: 10/18/2017	
SHEET 1 OF 3	

SKETCH & DESCRIPTION
UTILITY EASEMENT 8015A
ISSUED FOR:
HANOVER HICKORY NUT, LLC.

NW CORNER OF
SEC. 5-24-27
FOUND 6"x6" CMON, NO ID.
C.C.R.#74864

PARCEL ID: 08-24-27-0000-00-002
OWNER: HANOVER HICKORY NUT LLC



0 50 100
1 : 100 U.S. SURVEY FEET

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3307.36'	000°21'19"	S 05°00'52" W	20.50'	20.50'
C2	3307.36'	005°16'09"	S 02°12'09" W	304.05'	304.16'
C3	3317.41'	005°16'09"	N 02°12'08" E	304.98'	305.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S 85°09'47" E	10.00'

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

5315.72'
N 00°06'16" E

NW CORNER OF SEC 8-24-27
NO CORNER FOUND OR SET
FALLS IN LAKE

EXISTING WESTERLY R/W LINE
EXISTING R/W LINE
314+00
313+00
312+00
311+00
310+00
309+00
308+00
307+00
306+00

PROPOSED AVALON ROAD
SURVEY BASELINE

COUNTY ROAD 545
(AVALON ROAD)

S 88°57'35" W 2655.43'
S 88°57'35" W 1289.15'

SEIDEL ROAD

P.O.C.
N 1/4 CORNER OF SEC. 8-24-27
FOUND 5/8" I.R. IN PAVEMENT.
C.C.R. # 78146

N 00°14'24" E
2608.55'
N 88°57'35" E
1366.28'
NORTH LINE OF
THE NORTHWEST
QUARTER
OF SECTION 8

P.O.B.
L4
P.N.T.
C1
P.N.T.
C3
C2

W 1/4 CORNER OF
SEC. 8-24-27
FOUND 6"x6" CMON WITH
1" IRON PIPE, NO ID.
C.C.R.# 99011

8015A

MATCHLINE SEE SHEET 3 OF 3

LEGEND

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

SEE SHEET 1 OF 3 FOR DESCRIPTION, CERTIFICATION AND NOTES

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



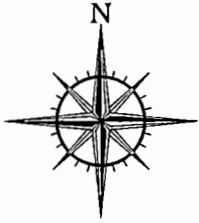
Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8015A.DWG	
DRAWING DATE: 10/18/2017	
SCALE: 1" = 100'	SHEET 2 OF 3

SKETCH & DESCRIPTION
UTILITY EASEMENT 8015A

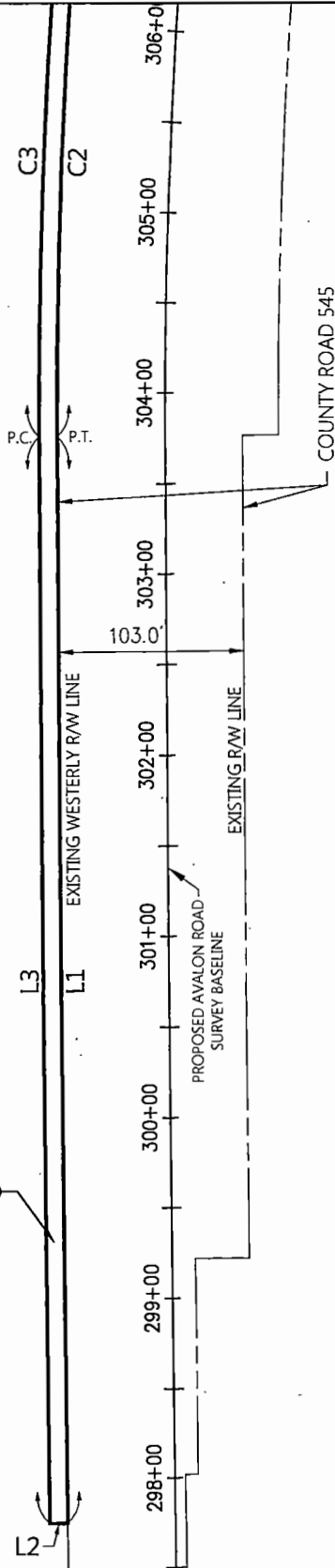
ISSUED FOR:
HANOVER HICKORY NUT, LLC.

MATCHLINE SEE SHEET 2 OF 3



0 50 100

1 : 100 U.S. SURVEY FEET



LEGEND

- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°29'10" E	601.41'
L2	S 89°30'50" W	10.00'
L3	N 00°29'10" W	601.42'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C2	3307.36'	005°16'09"	S 02°12'09" W	304.05'	304.16'
C3	3317.41'	005°16'09"	N 02°12'08" E	304.98'	305.08'

PARCEL ID: 08-24-27-0000-00-002
OWNER: HANOVER HICKORY NUT LLC

8015A

SEE SHEET 1 OF 3 FOR DESCRIPTION, CERTIFICATION AND NOTES

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



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

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8015A.DWG	
DRAWING DATE: 10/18/2017	
SCALE: 1" = 100'	SHEET 3 OF 3

SKETCH & DESCRIPTION
UTILITY EASEMENT 8015A

ISSUED FOR:
HANOVER HICKORY NUT, LLC.

SCHEDULE "A"

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

UTILITY EASEMENT NUMBER: 8015B

LEGAL DESCRIPTION

PARCEL "A"

A portion of land being in the southwest quarter of Section 5 and the northwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the north quarter corner of said Section 8; thence run, South 88° 57' 35" West along the North line of the northwest quarter of said Section 8 a distance of 1289.15 feet to the POINT OF BEGINNING, also being a point on the existing westerly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence run along said westerly Right of Way Line, South 05° 08' 43" West, 46.28 feet; thence leaving said westerly Right of Way Line, run North 84° 51' 17" West, 10.00 feet; thence North 05° 08' 43" East, 327.36 feet; thence South 84° 51' 17" East, 10.00 feet to the aforementioned westerly Right of Way Line; thence along said westerly Right of Way Line, South 05° 08' 43" West, 281.08 feet to the POINT OF BEGINNING.

Said parcel "A" contains 3,274 Square Feet, more or less.

PARCEL "B"

A portion of land being in the southwest quarter of Section 5, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the north quarter corner of said Section 8; thence run, South 88° 57' 35" West along the North line of the northwest quarter of said Section 8 a distance of 1289.15 feet to the existing westerly right of way line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence run northerly along said right of way, North 05° 08' 43" East, 319.08 feet to the POINT OF BEGINNING; thence leaving said westerly right of way line, run North 84° 51' 17" West, 10.00 feet; thence run, North 05° 08' 43" East, 204.64 feet; thence run, South 84° 51' 17" East, 10.00 feet; thence run, South 05° 08' 43" West, 204.64 feet to the POINT OF BEGINNING.

Said parcel "B" contains 2,046 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 88°57'35" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

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

eli Donaldson 11/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

SECTIONS 5 & 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



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

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P. CHECKED: E.J.D.

PROJECT # 61992.00

DRAWING: UE PARCEL 8015B.DWG

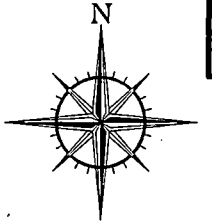
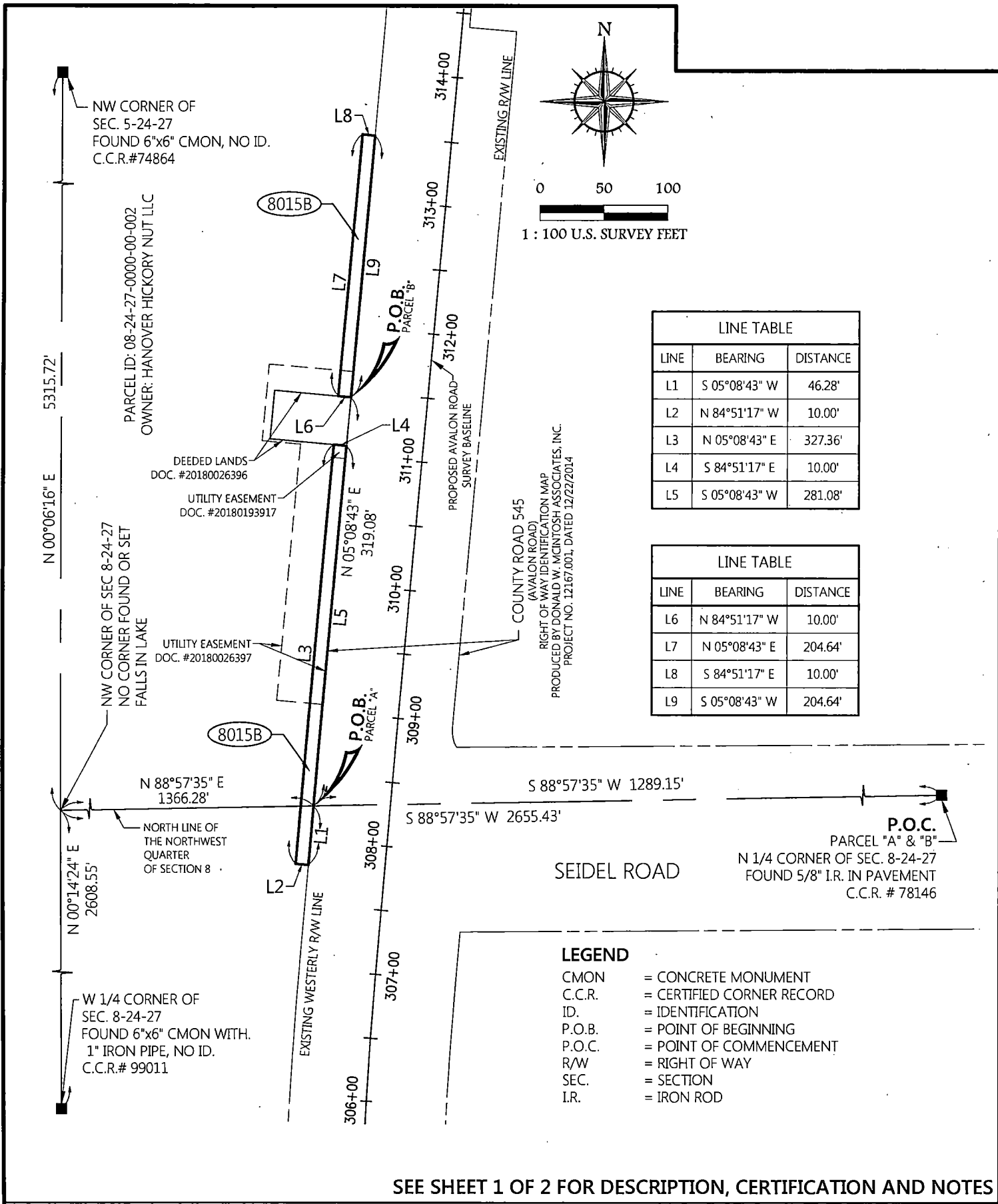
DRAWING DATE: 7/02/2018

SHEET 1 OF 2

SKETCH & DESCRIPTION
UTILITY EASEMENT 8015B

ISSUED FOR:

HANOVER HICKORY NUT, LLC.



0 50 100
1 : 100 U.S. SURVEY FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 05°08'43" W	46.28'
L2	N 84°51'17" W	10.00'
L3	N 05°08'43" E	327.36'
L4	S 84°51'17" E	10.00'
L5	S 05°08'43" W	281.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N 84°51'17" W	10.00'
L7	N 05°08'43" E	204.64'
L8	S 84°51'17" E	10.00'
L9	S 05°08'43" W	204.64'

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

- LEGEND**
- CMON = CONCRETE MONUMENT
 - C.C.R. = CERTIFIED CORNER RECORD
 - ID. = IDENTIFICATION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - I.R. = IRON ROD

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTIONS 5 & 8 TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



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

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8015B.DWG	
DRAWING DATE: 7/02/2018	
SCALE: 1" = 100'	SHEET 2 OF 2

SKETCH & DESCRIPTION
UTILITY EASEMENT 8015B

ISSUED FOR:
HANOVER HICKORY NUT, LLC.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

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

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7015

TEMPORARY DRAINAGE AND SLOPE AND FILL EASEMENT

THIS INDENTURE, Made this 26th day of April, A.D. 2018, by Hanover Hickory Nut, LLC, a Florida limited liability company, whose address is 2420 S. Lakemont Avenue, Suite 450, Orlando, Florida 32814 (hereinafter referred to as the “GRANTOR”) in favor of ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, (hereinafter referred to as the “GRANTEE”);

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, (i) an easement for temporary drainage purposes, with full authority to enter upon, excavate, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, and appurtenant facilities (the “Improvements”) on, over, under, and upon said land; and (ii) a temporary slope and fill easement for the purpose of ensuring the structural integrity of the roadway facility adjacent to the granted easement and maintaining the elevation of such roadway facility, with full authority to enter upon, clear, grade, excavate and add or remove fill material, as the GRANTEE and its assigns may deem necessary, to the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED EXHIBIT “A”

**Property Appraiser’s Parcel Identification Number:
a portion of
08-24-27-0000-00-002**

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

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility. Further, the GRANTOR, may use the granted easement for any use consistent with the GRANTEE’S intended use of the granted easement including, but not limited to driveways, access, open space, setback area, project development, and any activity that will not adversely affect the operation, functionality, and structural integrity of the Improvements and/or the adjacent roadway facility.

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

Instrument: 7015.1
Project: Village H (Avalon Road – CR 545) RAC

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

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

Signed, sealed, and delivered
in the presence of:

Hanover Hickory Nut, LLC,
a Florida limited liability company

Tricia Minghella
Witness

BY: [Signature]
William S. Orosz, President

Tricia Minghella
Printed Name

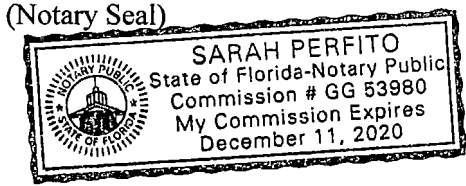
Brittany Hedler
Witness

Brittany Hedler
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 26 of April, 2018, by William S. Orosz of Hanover Hickory Nut, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.



[Signature]
Notary Signature
Sarah Perfito
Printed Notary Name

Notary Public in and for
the county and state aforesaid

My commission expires: 12/11/20

Instrument: 7015.1
Project: Village H (Avalon Road – CR 545) RAC

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"
 VILLAGE H (AVALON ROAD - C.R. 545) RAC
 TEMPORARY SLOPE, FILL & DRAINAGE EASEMENT NUMBER: 7015
 LEGAL DESCRIPTION

PARCEL "A"

A portion of land being in the southwest quarter of Section 5 and the northwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the north quarter corner of said Section 8; thence run, South 88° 57' 35" West along the North line of the northwest quarter of said Section 8 a distance of 1343.68 feet to the POINT OF BEGINNING; thence leaving said North line run, North 14° 53' 53" West, 321.89 feet; thence North 75° 06' 07" East, 50.00 feet; thence South 14° 53' 53" East, 202.18 feet; thence South 84° 51' 17" East, 23.27 feet; thence North 05° 08' 43" East, 157.36 feet; thence South 84° 51' 17" East, 25.00 feet to the existing westerly right of way line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence run southerly the following three courses along said westerly right of way line, South 05° 08' 43" West, 412.18 feet to the point of curvature of a non-tangent curve concave easterly, having a radius of 3307.36 feet, a delta angle of 005° 37' 28", a chord bearing of South 02° 22' 48" West and a chord distance of 324.53 feet; thence run southerly along the arc of said curve 324.66 feet; thence run, South 00° 29' 10" East, 601.41 feet; thence leaving said westerly right of way line run, South 89° 30' 50" West, 55.00 feet; thence North 00° 29' 10" West, 225.00 feet; thence North 89° 30' 50" East, 50.00 feet; thence North 00° 29' 10" West, 350.00 feet; thence South 89° 31' 16" West, 20.00 feet; thence North 00° 29' 10" West, 23.42 feet to the point of curvature of a curve to the right, having a radius of 3330.00 feet and a central angle of 005° 37' 53"; thence along the arc of said curve a distance of 327.30 feet to the point of tangency; thence North 05° 08' 43" East, 47.97 feet; thence North 14° 53' 53" West, 85.23 feet to the POINT OF BEGINNING.

Said parcel "A" contains 1.169 Acres, more or less.

PARCEL "B"

A portion of land being in the southwest quarter of Section 5, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the north quarter corner of said Section 8; thence run, South 88° 57' 35" West along the North line of the northwest quarter of said Section 8 a distance of 1289.15 feet to the existing westerly right of way line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence run northerly along said right of way, North 05° 08' 43" East, 319.08 feet to the POINT OF BEGINNING; thence leaving said westerly right of way line, run North 84° 51' 17" West, 25.00 feet; thence run, North 05° 08' 43" East, 204.64 feet; thence run, South 84° 51' 17" East, 25.00 feet; thence run, South 05° 08' 43" West, 204.64 feet to the POINT OF BEGINNING.

Said parcel "B" contains 5,116 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 88°57'35" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

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

Eli Donaldson 11/12/2018
 ELI DONALDSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984
 DATE

SECTION 5 & 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

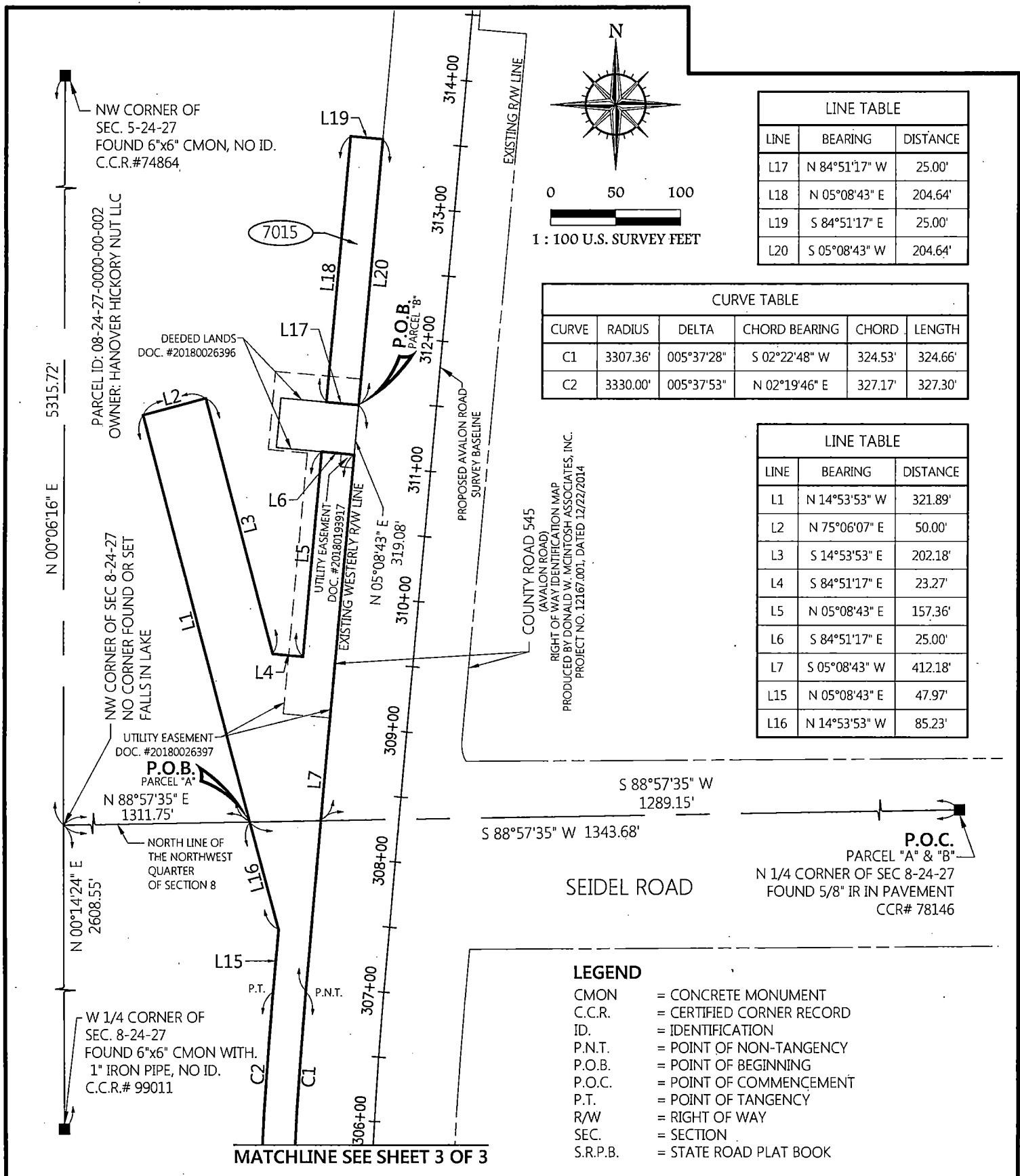


Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

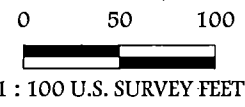
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSFDE PARCEL 7015.DWG	
DRAWING DATE: 7/02/2018	
SHEET 1 OF 3	

SKETCH & DESCRIPTION
TEMPORARY SLOPE, FILL & DRAINAGE EASEMENT 7015
ISSUED FOR:
HANOVER HICKORY NUT, LLC.



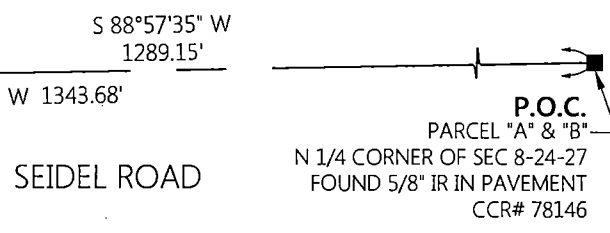
LINE TABLE		
LINE	BEARING	DISTANCE
L17	N 84°51'17" W	25.00'
L18	N 05°08'43" E	204.64'
L19	S 84°51'17" E	25.00'
L20	S 05°08'43" W	204.64'



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3307.36'	005°37'28"	S 02°22'48" W	324.53'	324.66'
C2	3330.00'	005°37'53"	N 02°19'46" E	327.17'	327.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°53'53" W	321.89'
L2	N 75°06'07" E	50.00'
L3	S 14°53'53" E	202.18'
L4	S 84°51'17" E	23.27'
L5	N 05°08'43" E	157.36'
L6	S 84°51'17" E	25.00'
L7	S 05°08'43" W	412.18'
L15	N 05°08'43" E	47.97'
L16	N 14°53'53" W	85.23'

RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167/001, DATED 12/22/2014



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

SEE SHEET 1 OF 3 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 5 & 8 TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

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

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSFDE PARCEL 7015.DWG	
DRAWING DATE: 07/2/2018	
SCALE: 1" = 100'	SHEET 2 OF 3

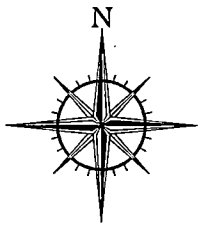
SKETCH & DESCRIPTION

TEMPORARY SLOPE, FILL & DRAINAGE EASEMENT 7015

ISSUED FOR:

HANOVER HICKORY NUT, LLC.

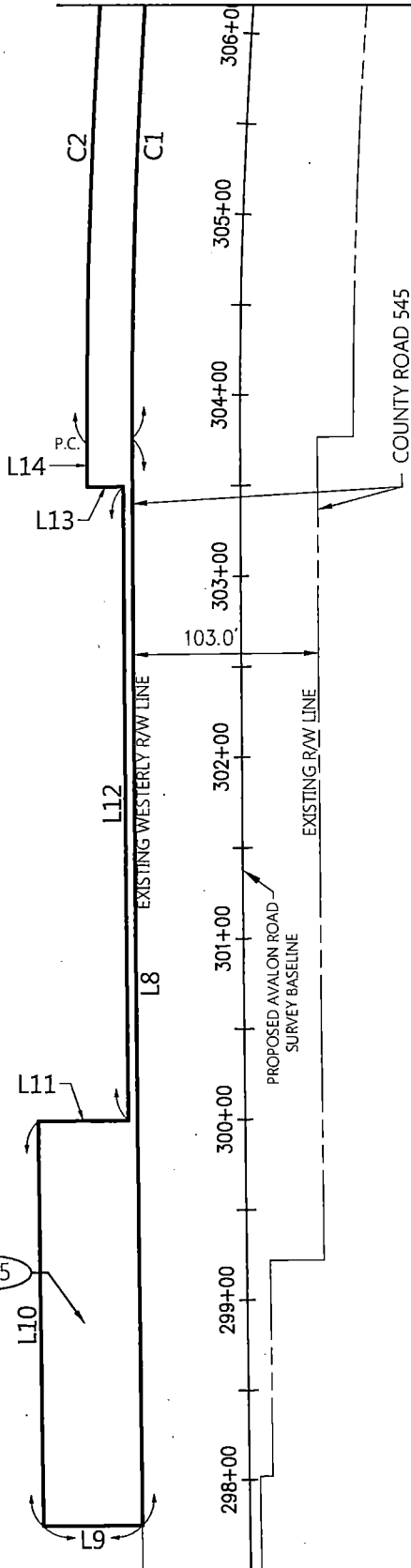
MATCHLINE SEE SHEET 2 OF 3



0 50 100
1 : 100 U.S. SURVEY FEET

PARCEL ID: 08-24-27-0000-00-002
OWNER: HANOVER HICKORY NUT LLC

7015



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

LEGEND

- I.D. = IDENTIFICATION
- P.N.T. = POINT OF NON-TANGENCY
- R/W = RIGHT OF WAY

LINE TABLE		
LINE	BEARING	DISTANCE
L8	S 00°29'10" E	601.41'
L9	S 89°30'50" W	55.00'
L10	N 00°29'10" W	225.00'
L11	N 89°30'50" E	50.00'
L12	N 00°29'10" W	350.00'
L13	S 89°31'16" W	20.00'
L14	N 00°29'10" W	23.42'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3307.36'	005°37'28"	S 02°22'48" W	324.53'	324.66'
C2	3330.00'	005°37'53"	N 02°19'46" E	327.17'	327.30'

SEE SHEET 1 OF 3 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 5 & 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



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

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSFDE PARCEL 7015.DWG	
DRAWING DATE: 7/02/2018	
SCALE: 1" = 100'	SHEET 3 OF 3

SKETCH & DESCRIPTION
TEMPORARY SLOPE, FILL & DRAINAGE EASEMENT 7015
ISSUED FOR:
HANOVER HICKORY NUT, LLC.