





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** June 23, 2017

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Manager   
Real Estate Management Division

**FROM:** Russell L. Corriveau, Senior Acquisition Agent   
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Assistant Manager

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

**ACTION REQUESTED:** APPROVAL OF DONATION AGREEMENT, DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT BETWEEN RALPH JAMES PEASE AND ORANGE COUNTY, APPROVAL OF DONATION AGREEMENT, DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT BETWEEN BRYAN S. CARTER AND ORANGE COUNTY, APPROVAL OF SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LENDER, APPROVAL OF DONATION AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT BETWEEN JOAN DEYOUNG, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED THE 28<sup>TH</sup> DAY OF APRIL, 1993 AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY ALL RECORDING FEES AND RECORD INSTRUMENTS

**PROJECT:** Caudel Road Easement

District 5

**PURPOSE:** To provide for access, construction, operation and maintenance of drainage facilities.

**ITEMS:** Donation Agreements (Parcels 700, 801/701, & 802/702)

Drainage Easements (Instruments 801.1 & 802.1)  
Cost: Donation  
Total size: 6,840 square feet

Temporary Construction Easements (Instruments 700.1, 701.1, & 702.1)  
Cost: Donation  
Total size: 3,720 square feet  
Term: 1 year, or upon completion of construction.

Subordination of Encumbrance to Property Rights to Orange County  
(Instrument 802.2/702.2)

**BUDGET:** Account No.: 1002-072-2908-6110

**FUNDS:** \$233.50 Payable to Orange County Comptroller  
(all recording fees)

**APPROVALS:** Real Estate Management Division  
Roads and Drainage Division

**REMARKS:** The Drainage Easements are needed for maintenance and improved drainage flow. The Temporary Construction Easements will be used to access the existing drainage canal for the installation of a new drainage pipe.

# REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: May 30, 2017 Project: Caudel Road Easement Parcels: 700, 801/701, & 802/702 Total Amount: \$233.50

Charge to Account # 1002-072-2908-6110

*Next page*

Engineering Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})

☐ Pre-Condemnation

☐ Post-Condemnation

☒ Not Applicable District # 5

☒ Donation

☐ Acquisition at Below Approved Appraisal

☐ Acquisition at Above Approved Appraisal

☐ Advance Payment Requested

Orange County Comptroller

\$233.50 (recording fees)

DOCUMENTATION ATTACHED (Check appropriate block{s})

☒ Donation Agreement

☒ Copy of Executed Instruments

☐ Certificate of Value

☒ Settlement Analysis

Payable to Orange County Comptroller (Recording Fees)

\*\*\*\*\*  
CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)  
\*\*\*\*\*

Recommended by

  
Russell L. Corriveau, Sr. Acquisition Agent, Real Estate Mgmt.

Date

6/19/17

Payment Approved

Approved by

  
Ann Caswell, Manager, Real Estate Management Division

Date

6-23-17

Certified

Approved by BCC

Deputy Clerk to the Board

Date

Examined/Approved

Comptroller/Government Grants

CHECK No. / Date

REMARKS: The parcel will close after BCC Approval. Please Contact Acquisition Agent @6-7074 if there are any questions.

# REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: May 30, 2017 Project: Caudel Road Easement Parcels: 700, 801/701, & 802/702 Total Amount: \$233.50

Charge to Account # 1002-072-2908-8110

6-26-17  
Engineering Approval Date  
6-26-17  
Fiscal Approval Date

TYPE TRANSACTION (Check appropriate block(s))

☐ Pre-Condemnation ☐ Post-Condemnation ☒ Not Applicable District # 5

☒ Donation  
☐ Acquisition at Below Approved Appraisal  
☐ Acquisition at Above Approved Appraisal  
☐ Advance Payment Requested

Orange County Comptroller

\$233.50 (recording fees)

DOCUMENTATION ATTACHED (Check appropriate block(s))

☒ Donation Agreement  
☒ Copy of Executed Instruments  
☐ Certificate of Value  
☒ Settlement Analysis

Payable to Orange County Comptroller (Recording Fees)

\*\*\*\*\*  
CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)  
\*\*\*\*\*

Recommended by Russell L. Corriveau, Sr. Acquisition Agent, Real Estate Mgmt.

Date

6/19/17

Payment Approved Ann Caswell  
Approved by Ann Caswell, Manager, Real Estate Management Division

Date

6-23-17

Certified  
Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved Comptroller/Government Grants

CHECK No. / Date

REMARKS: The parcel will close after BCC Approval. Please Contact Acquisition Agent @6-7074 if there are any questions.

Project: Caudel Road Easement  
Parcel: 700

## **DONATION AGREEMENT**

### **COUNTY OF ORANGE STATE OF FLORIDA**

THIS AGREEMENT made between Joan DeYoung, as trustee under the provisions of a certain Trust Agreement Dated the 28<sup>th</sup> day of April, 1993, hereinafter referred to as OWNER, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

### **WITNESSETH:**

WHEREAS, the COUNTY requires the use of land described on Schedule "A" attached hereto for the purpose of installation of a drainage pipe that will improve water flow of the above referenced project and said OWNER agrees to furnish use of said land for such purpose.

**Property Appraiser's Parcel Identification Number:  
a portion of**

**21-22-32-0000-00-015**

In consideration of the sum of Ten (\$10.00) Dollars, each to the other paid, the parties hereto agree as follows:

1. OWNER agrees to donate and execute a Temporary Construction Easement, known as Instrument 700.1 conveying said Easement unto COUNTY free of all liens and encumbrances that would prohibit COUNTY'S use of said easement. This easement shall expire upon the completion of the construction of the said project or after one (1) year, whichever occurs first.
2. This transaction shall be closed and other closing papers delivered on or before Sixty (60) days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by COUNTY and OWNER.
3. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division, as may be appropriate.
4. COUNTY shall pay all recording fees.

Project: Caudel Road Easement  
Parcel: 700

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitutes the AGREEMENT between OWNER and COUNTY. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The parties hereto have executed this AGREEMENT on the date(s) written below.

Joan DeYoung, as trustee under the provisions of a  
certain Trust Agreement Dated the 28<sup>th</sup> day of  
April, 1993

BY: Joan DeYoung

DATE: 5-23-17

ORANGE COUNTY, FLORIDA, COUNTY

BY: Russ Corriveau  
Russ Corriveau, Its Agent

DATE: 6/23/17

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

## **SCHEDULE "A"**

PARCEL: 700

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4575, PAGE 2412 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE NORTH 89°49'34" WEST ALONG THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 19.42 FEET TO A POINT; THENCE NORTH 00°27'21" EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 89°49'34" EAST ALONG A LINE 10 FEET NORTH OF AND PARALLEL TO SAID NORTH LINE AND THE NORTH LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 00°27'21" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 89°49'34" WEST ALONG SAID NORTH LINE, A DISTANCE OF 10.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF NORTH 89°49'34" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

### **CAUDEL CANAL PARCEL 700**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

# SKETCH OF DESCRIPTION

PARCEL: 700

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

## SECTION 21, TOWNSHIP 22 SOUTH, RANGE 32 EAST

LANDS DESCRIBED IN  
ORB 4575, PG 2412

S89°49'34"E 30.00'

PARCEL 700  
TEMPORARY EASEMENT  
AREA: 300 SQ. FEET ±

S00°27'21"W  
10.00'

N00°27'21"E 10.00'

N89°49'34"W 168.37'  
BASIS OF BEARINGS

NORTH LINE OF THE E 1/4 OF  
THE NW 1/4 OF THE NW 1/4 OF  
THE NE 1/4 OF SECTION 28-22-32

N89°49'34"W 19.42'

POINT OF BEGINNING  
NW CORNER OF THE THE NE 1/4  
OF THE NW 1/4 OF THE NE 1/4  
OF SECTION 28-22-32  
FOUND 1" IRON PIPE NO IDENTIFICATION

TRACT #33, BITHLO RANCHES  
(UNRECORDED PLAT) BEING  
LANDS DESCRIBED IN  
ORB 3626, PG 2413

## SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST

10' DRAINAGE EASEMENT  
PER ORB 3626, PG 2413  
(PRIVATE, NOT DEDICATED TO ORANGE COUNTY)

TRACT #32, BITHLO RANCHES  
(UNRECORDED PLAT) BEING  
LANDS DESCRIBED IN  
ORB 9280, PG 583

10' DRAINAGE EASEMENT  
PER ORB 2053, PG 637  
(PRIVATE, NOT DEDICATED TO ORANGE COUNTY)

### LEGEND & ABBREVIATIONS

Chkd. = CHECKED  
No. = NUMBER  
ORB = OFFICIAL RECORDS BOOK  
PG = PAGE  
SQ. = SQUARE  
± = PLUS OR MINUS

LESS OUT PER  
ORB 9280, PG 583

FOUND 1" IRON PIPE  
NO IDENTIFICATION

### CAUDEL ROAD

60' STREET EASEMENT PER  
ORB 3626, PG 2413

60' STREET EASEMENT PER  
ORB 3626, PG 2413

SCALE: 1" = 60'

SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

REVISION

BY

DATE

H. Paul deVivaro, Professional Land Surveyor No. 4990

DATE

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

## CAUDEL CANAL PARCEL 700



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32748

VOICE: (407) 732-6985 FAX: (407) 878-0841

Land Surveyor Business License No. 6558



Project: Caudel Road Easement  
Parcel: 801/701

## **DONATION AGREEMENT**

### **COUNTY OF ORANGE STATE OF FLORIDA**

THIS AGREEMENT made between Ralph James Pease, a single man, hereinafter referred to as OWNER, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

#### **WITNESSETH:**

WHEREAS, the COUNTY requires the use of land described on Schedule "A" attached hereto for the purpose of installation and maintenance of a drainage pipe that will improve water flow of the above referenced project and said OWNER agrees to furnish use of said land for such purpose.

#### **Property Appraiser's Parcel Identification Number: a portion of**

**21-22-32-0734-00-330**

In consideration of the sum of Ten (\$10.00) Dollars, each to the other paid, the parties hereto agree as follows:

1. OWNER agrees to donate and execute a Drainage Easement, known as Instrument 801.1, conveying said Easement unto COUNTY free of all liens and encumbrances that would prohibit COUNTY'S use of said easement.
2. OWNER agrees to donate and execute a Temporary Construction Easement, known as Instrument 701.1 conveying said Easement unto COUNTY free of all liens and encumbrances that would prohibit COUNTY'S use of said easement. This easement shall expire upon the completion of the construction of the said project or after one (1) year, whichever occurs first.
3. This transaction shall be closed and other closing papers delivered on or before Sixty (60) days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by COUNTY and OWNER.
4. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division, as may be appropriate.
5. COUNTY shall pay all recording fees.

Project: Caudel Road Easement  
Parcel: 801/701

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitutes the AGREEMENT between OWNER and COUNTY. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The parties hereto have executed this AGREEMENT on the date(s) written below.

Ralph James Pease, OWNER

BY: Ralph James Pease

DATE: 5/9/16

ORANGE COUNTY, FLORIDA, COUNTY

BY: Russ Corriveau  
Russ Corriveau, Its Agent

DATE: 6/23/17

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

## **SCHEDULE "A"**

PARCEL: 801

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACT #33, BITHLO RANCHES (UNRECORDED PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3626, PAGE 2413 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE SOUTH 00°18'34" WEST ALONG THE EAST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 341.99 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°55'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 13.70 FEET TO A POINT; THENCE NORTH 01°04'15" WEST, A DISTANCE OF 59.97 FEET TO A POINT; THENCE NORTH 00°27'21" EAST, A DISTANCE OF 282.10 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°49'34" EAST ALONG SAID NORTH LINE, A DISTANCE OF 14.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,035 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF SOUTH 89°49'34" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 801**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY

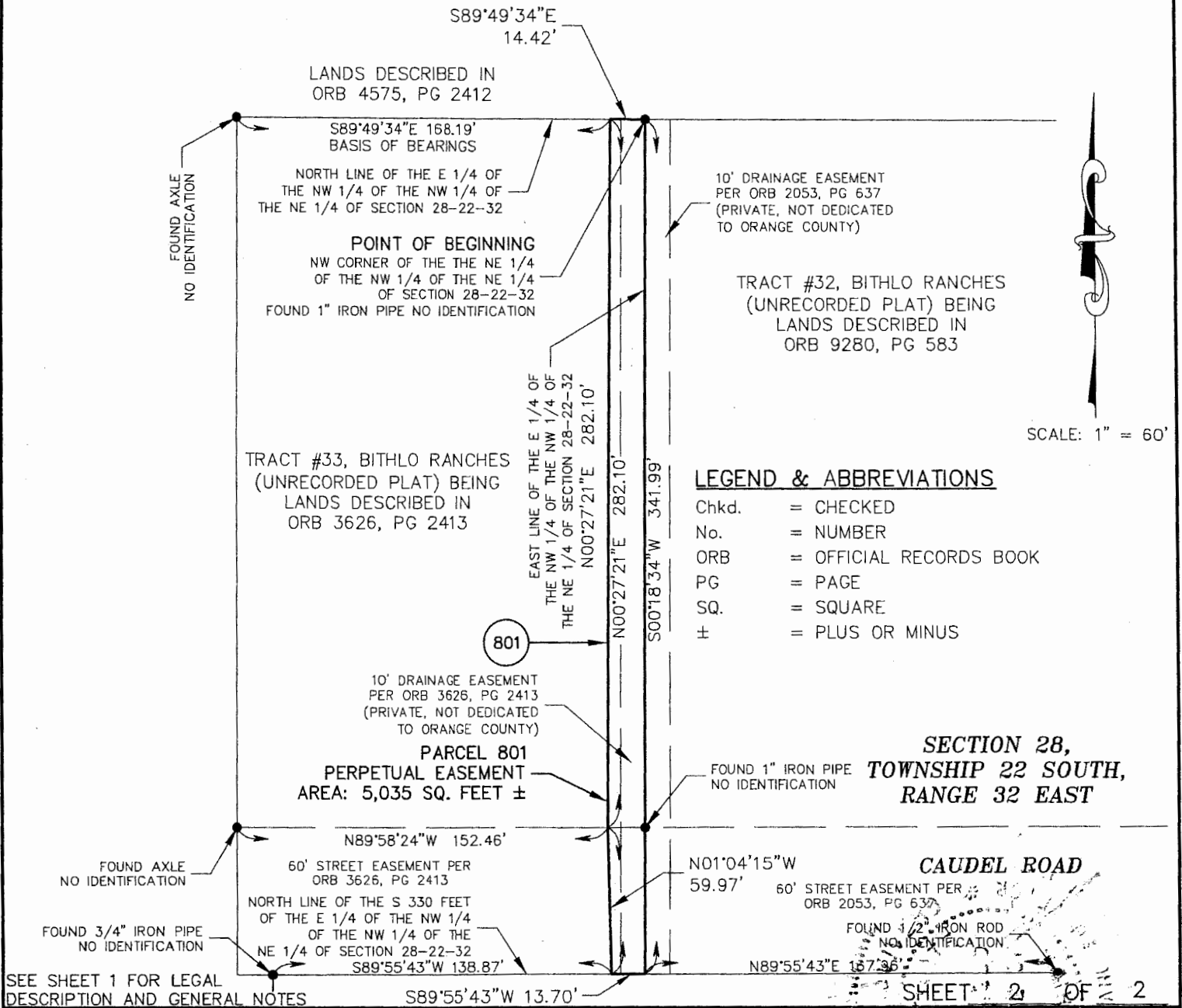
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

PURPOSE: DRAINAGE



REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990 1-27-15 DATE

Drawn: DPW Chkd.: RJH & JMS

Land Surveyor Business License No. 6556

## **SCHEDULE "A"**

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACT #33, BITHLO RANCHES (UNRECORDED PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3626, PAGE 2413 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE NORTH 89°49'34" WEST ALONG THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 14.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°27'21" WEST, A DISTANCE OF 282.10 FEET TO A POINT; THENCE SOUTH 01°04'15" EAST A DISTANCE OF 59.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°55'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 01°04'15" WEST, A DISTANCE OF 59.98 FEET TO A POINT; THENCE NORTH 00°27'21" EAST, A DISTANCE OF 282.10 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°49'34" EAST ALONG SAID NORTH LINE A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,710 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF SOUTH 89°49'34" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 701**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

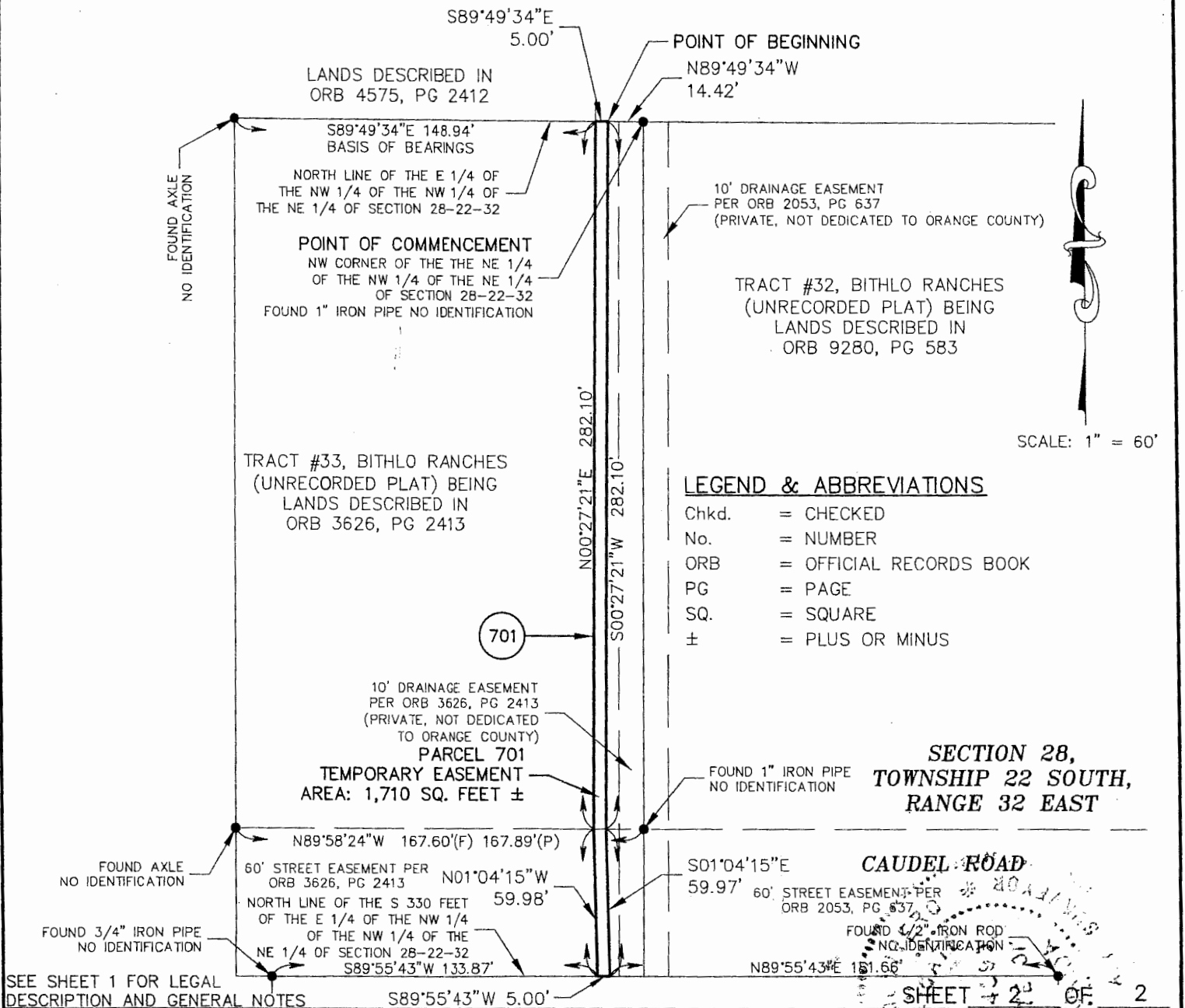
Land Surveyor Business License No. 6556

# SKETCH OF DESCRIPTION

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION



SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

SHEET 2 OF 2

REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

*[Signature]* 1-27-15  
H. Paul deViviero, Professional Land Surveyor No. 4990 DATE

CAUDEL CANAL  
PARCEL 701

**GEODATA CONSULTANTS, INC.**  
SURVEYING & MAPPING  
1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401  
LAKE MARY, FLORIDA 32746  
VOICE: (407) 732-6965 FAX: (407) 878-0841  
Land Surveyor Business License No. 6556

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

• Project: Caudel Road Easement  
Parcel: 802/702

## **DONATION AGREEMENT**

### **COUNTY OF ORANGE STATE OF FLORIDA**

THIS AGREEMENT made between Bryan S. Carter, a single man, hereinafter referred to as OWNER, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

#### **WITNESSETH:**

WHEREAS, the COUNTY requires the use of land described on Schedule "A" attached hereto for the purpose of installation and maintenance of a drainage pipe that will improve water flow of the above referenced project and said OWNER agrees to furnish use of said land for such purpose.

#### **Property Appraiser's Parcel Identification Number: a portion of**

**21-22-32-0734-00-321**

In consideration of the sum of Ten (\$10.00) Dollars, each to the other paid, the parties hereto agree as follows:

1. OWNER agrees to donate and execute a Drainage Easement, known as Instrument 802.1, conveying said Easement unto COUNTY free of all liens and encumbrances that would prohibit COUNTY'S use of said easement.
2. OWNER agrees to donate and execute a Temporary Construction Easement, known as Instrument 702.1 conveying said Easement unto COUNTY free of all liens and encumbrances that would prohibit COUNTY'S use of said easement. This easement shall expire upon the completion of the construction of the said project or after one (1) year, whichever occurs first.
3. This transaction shall be closed and other closing papers delivered on or before Sixty (60) days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by COUNTY and OWNER.
4. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division, as may be appropriate.
5. COUNTY shall pay all recording fees.

Project: Caudel Road Easement  
Parcel: 802/702

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitutes the AGREEMENT between OWNER and COUNTY. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The parties hereto have executed this AGREEMENT on the date(s) written below.

Bryan S. Carter, OWNER

BY: 

DATE: 4/16/16

ORANGE COUNTY, FLORIDA, COUNTY

BY: 

Russell L. Corriveau, Its Agent

DATE: 6/23/17

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



## **SCHEDULE "A"**

PARCEL: 802

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACT #32, BITHLO RANCHES (UNRECORDED PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 9280, PAGE 583 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE SOUTH 89°49'34" EAST ALONG THE NORTH LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 5.58 FEET TO A POINT; THENCE SOUTH 00°27'21" WEST, A DISTANCE OF 282.03 FEET TO A POINT; THENCE SOUTH 01°04'14" EAST A DISTANCE OF 59.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°55'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 6.30 FEET TO A POINT ON THE WEST LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 00°18'34" EAST, A DISTANCE OF 341.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,805 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF SOUTH 89°49'34" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 802**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

# SKETCH OF DESCRIPTION

PARCEL: 802

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

## POINT OF BEGINNING

NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28-22-32  
FOUND 1" IRON PIPE NO IDENTIFICATION

LANDS DESCRIBED IN  
ORB 4575, PG 2412

S89°49'34"E  
5.58'

S89°49'34"E 168.37'  
BASIS OF BEARINGS

NORTH LINE OF THE E 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28-22-32

NORTH LINE OF THE W 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28-22-32  
10' DRAINAGE EASEMENT  
PER ORB 2053, PG 637  
(PRIVATE, NOT DEDICATED TO ORANGE COUNTY)

## LEGEND & ABBREVIATIONS

Chkd. = CHECKED  
No. = NUMBER  
ORB = OFFICIAL RECORDS BOOK  
PG = PAGE  
SQ. = SQUARE  
± = PLUS OR MINUS

TRACT #33, BITHLO RANCHES  
(UNRECORDED PLAT) BEING  
LANDS DESCRIBED IN  
ORB 3626, PG 2413

TRACT #32, BITHLO RANCHES  
(UNRECORDED PLAT) BEING  
LANDS DESCRIBED IN  
ORB 9280, PG 583

LESS OUT PER  
ORB 9280, PG 583

SECTION 28,  
TOWNSHIP 22 SOUTH,  
RANGE 32 EAST

802

PARCEL 802  
PERPETUAL EASEMENT  
AREA: 1,805 SQ. FEET ±

FOUND 1" IRON PIPE  
NO IDENTIFICATION

FOUND 1/2" IRON ROD  
NO IDENTIFICATION

FOUND AXLE  
NO IDENTIFICATION

FOUND 3/4" IRON PIPE  
NO IDENTIFICATION

N89°58'24"W 167.60'

60' STREET EASEMENT PER  
ORB 3626, PG 2413

CAUDEL ROAD

S89°55'43"W 152.57'

S01°04'14"E 59.95'

60' STREET EASEMENT PER  
ORB 2053, PG 637  
NORTH LINE OF THE S 3/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28-22-32  
N89°55'43"E 161.06'

S89°55'43"W 6.30'

SEE SHEET 1 FOR LEGAL  
DESCRIPTION AND GENERAL NOTES

SHEET 2 OF 2

REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

*[Signature]*  
H. Paul deVivero, Professional Land Surveyor No. 14990 DATE 1-27-15

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

CAUDEL CANAL  
PARCEL 802



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841  
Land Surveyor Business License No. 6556

## **SCHEDULE "A"**

PARCEL: 702

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACT #32, BITHLO RANCHES (UNRECORDED PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 9280, PAGE 583 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE SOUTH 89°49'34" EAST ALONG THE NORTH LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 5.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°49'34" EAST ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 00°27'21" WEST, A DISTANCE OF 282.01 FEET TO A POINT; THENCE SOUTH 01°04'13" EAST, A DISTANCE OF 59.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°55'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 01°04'14" WEST, A DISTANCE OF 59.95 FEET TO A POINT; THENCE NORTH 00°27'21" EAST, A DISTANCE OF 282.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,710 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF SOUTH 89°49'34" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 702**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

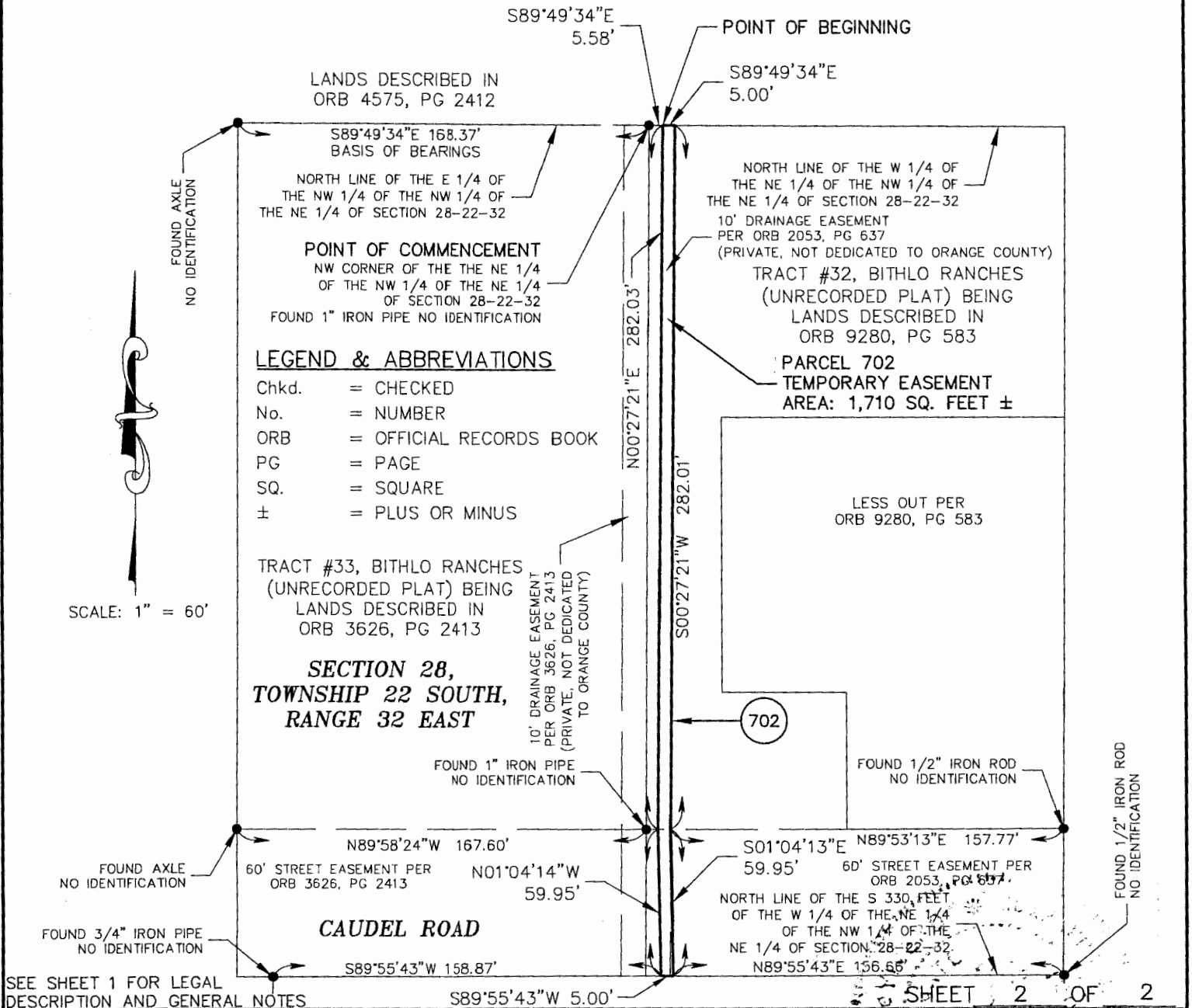
Land Surveyor Business License No. 6556

# SKETCH OF DESCRIPTION

PARCEL: 702

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION



REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

*[Signature]* 1-27-15

H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

## CAUDEL CANAL PARCEL 702

 **GEODATA CONSULTANTS, INC.**  
**SURVEYING & MAPPING**  
1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401  
LAKE MARY, FLORIDA 32746  
VOICE: (407) 732-6965 FAX: (407) 878-0841  
Land Surveyor Business License No. 6556

Instrument: 801.1  
Project: Caudel Road Easement

## **DRAINAGE EASEMENT**

THIS INDENTURE, made the 9th day of May, 2016, between Ralph James Pease, a single man, of the county of Orange and state of Florida, 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 Grantors, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, do hereby give and grant to the GRANTEE and its assigns an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**a portion of 21-22-32-0734-00-330**

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

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantor, his 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.

Instrument: 801.1  
Project: Caudel Road Easement

IN WITNESS WHEREOF, the said Grantor has hereto set his hand the day and year first above written.

Signed, sealed and delivered in  
the presence of:

Alexandra Bedoya  
Witness

Alexandra Bedoya  
Printed Name

Elizabeth White  
Witness

Elizabeth White  
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Ralph James Pease, a single man, well known to me to be, or who has produced Driver's License as identification, the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 9th day of May, 2016.

(Notary Seal)

Russell L. Corriveau  
Notary Signature

Russell L. Corriveau  
Printed Notary Name

**This instrument prepared by:**  
E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Notary Public in and for  
the County and State aforesaid

My commission expires:



**RUSSELL L. CORRIVEAU**  
MY COMMISSION # FF 902223  
EXPIRES: August 14, 2019  
Bonded Thru Budget Notary Services

## **SCHEDULE "A"**

PARCEL: 801

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACT #33, BITHLO RANCHES (UNRECORDED PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3626, PAGE 2413 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE SOUTH 00°18'34" WEST ALONG THE EAST LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 341.99 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°55'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 13.70 FEET TO A POINT; THENCE NORTH 01°04'15" WEST, A DISTANCE OF 59.97 FEET TO A POINT; THENCE NORTH 00°27'21" EAST, A DISTANCE OF 282.10 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°49'34" EAST ALONG SAID NORTH LINE, A DISTANCE OF 14.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,035 SQUARE FEET, MORE OR LESS.

### GENERAL NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.

2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF SOUTH 89°49'34" EAST.

3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.

4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 801**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

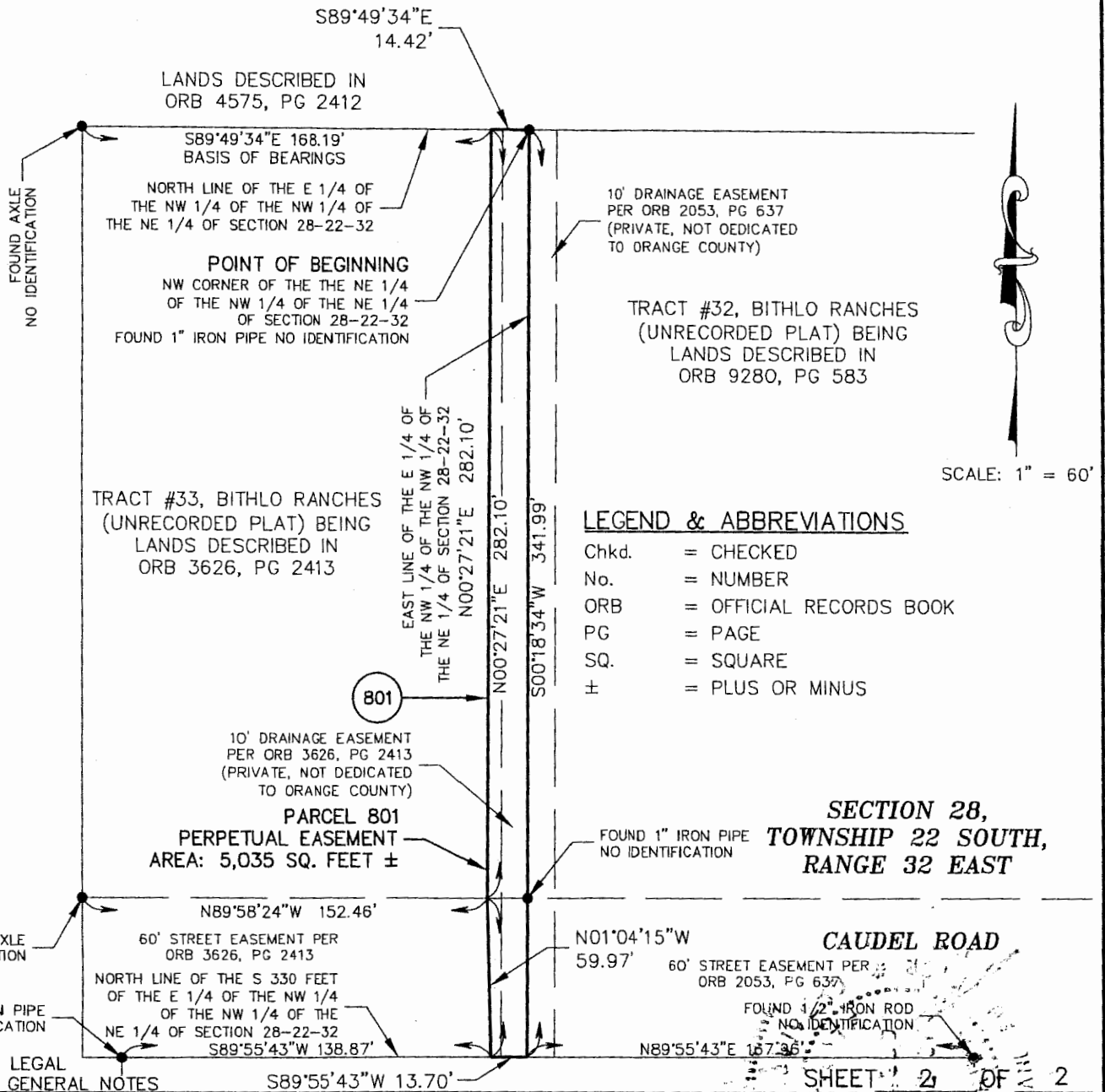
Land Surveyor Business License No. 6556


# SKETCH OF DESCRIPTION


PARCEL: 801

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE



REVISION			BY	DATE	I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.  H. Paul deVivero, Professional Land Surveyor No. 4990 1-27-15 DATE

Date: JANUARY 08, 2015	CAUDEL CANAL PARCEL 801	 <b>GEODATA CONSULTANTS, INC.</b> SURVEYING & MAPPING 1349 SOUTH INTERNATIONAL PARKWAY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6965 FAX: (407) 878-0841 Land Surveyor Business License No. 6556
Project No.: S23-27		
Drawn: DPW Chkd.: RJH & JMS		



Instrument: 802.1

Project: Caudel Road Easement

### **DRAINAGE EASEMENT**

THIS INDENTURE, made the 16 day of APRIL, 2016, between Bryan S. Carter, a single man, of the county of ORANGE and state of FLORIDA, 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 \$ 0 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, do hereby give and grant to the GRANTEE and its assigns an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

### **SEE ATTACHED SCHEDULE "A"**

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

**a portion of**

**21-22-32-0734-00-321**

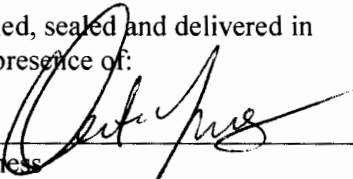
TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantor, his 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.

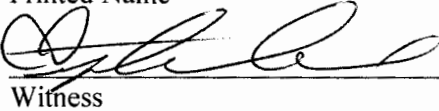
Instrument: 802.1  
Project: Caudel Road Easement

IN WITNESS WHEREOF, the said Grantor has hereto set their hands the day and year first above written.

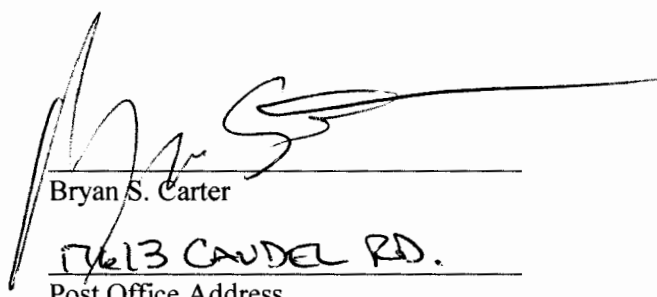
Signed, sealed and delivered in  
the presence of:

  
Witness

Antonio Nunez  
Printed Name

  
Witness

Peter De los Reyes  
Printed Name

  
Bryan S. Carter

17613 CAUDEL RD.  
Post Office Address

ORLANDO, FL. 32833

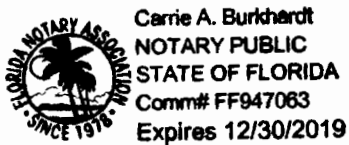
(Signature of **TWO** Witnesses required by Florida Law)

STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Bryan S. Carter, a single man, well known to me to be, or who have each produced Florida Drivers License as identification, and did (did not) take an oath, the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal this 11<sup>th</sup> day of April, 2016.

(Notary Seal)



**This instrument prepared by:**  
Virginia G. Williams, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Carrie A. Burkhardt  
Notary Signature

Carrie A Burkhardt  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires:

## **SCHEDULE "A"**

PARCEL: 802

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACT #32, BITHLO RANCHES (UNRECORDED PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 9280, PAGE 583 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE SOUTH 89°49'34" EAST ALONG THE NORTH LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 5.58 FEET TO A POINT; THENCE SOUTH 00°27'21" WEST, A DISTANCE OF 282.03 FEET TO A POINT; THENCE SOUTH 01°04'14" EAST A DISTANCE OF 59.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°55'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 6.30 FEET TO A POINT ON THE WEST LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 00°18'34" EAST, A DISTANCE OF 341.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,805 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF SOUTH 89°49'34" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 802**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

# SKETCH OF DESCRIPTION

PARCEL: 802

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

POINT OF BEGINNING  
NW CORNER OF THE NE 1/4  
OF THE NW 1/4 OF THE NE 1/4  
OF SECTION 28-22-32  
FOUND 1" IRON PIPE NO IDENTIFICATION

LANDS DESCRIBED IN  
ORB 4575, PG 2412

S89°49'34"E  
5.58'

S89°49'34"E 168.37'  
BASIS OF BEARINGS  
NORTH LINE OF THE E 1/4 OF  
THE NW 1/4 OF THE NW 1/4 OF  
THE NE 1/4 OF SECTION 28-22-32

NORTH LINE OF THE W 1/4 OF  
THE NE 1/4 OF THE NW 1/4 OF  
THE NE 1/4 OF SECTION 28-22-32  
10' DRAINAGE EASEMENT  
PER ORB 2053, PG 637  
(PRIVATE, NOT DEDICATED TO ORANGE COUNTY)

## LEGEND & ABBREVIATIONS

Chkd. = CHECKED  
No. = NUMBER  
ORB = OFFICIAL RECORDS BOOK  
PG = PAGE  
SQ. = SQUARE  
± = PLUS OR MINUS

TRACT #33, BITHLO RANCHES  
(UNRECORDED PLAT) BEING  
LANDS DESCRIBED IN  
ORB 3626, PG 2413

10' DRAINAGE EASEMENT  
PER ORB 3626, PG 2413  
(PRIVATE, NOT DEDICATED  
TO ORANGE COUNTY)

TRACT #32, BITHLO RANCHES  
(UNRECORDED PLAT) BEING  
LANDS DESCRIBED IN  
ORB 9280, PG 583

LESS OUT PER  
ORB 9280, PG 583

SECTION 28,  
TOWNSHIP 22 SOUTH,  
RANGE 32 EAST

802

PARCEL 802  
PERPETUAL EASEMENT  
AREA: 1,805 SQ. FEET ±

FOUND 1" IRON PIPE  
NO IDENTIFICATION

FOUND 1/2" IRON ROD  
NO IDENTIFICATION

FOUND AXLE  
NO IDENTIFICATION

N89°58'24"W 167.60'  
60' STREET EASEMENT PER  
ORB 3626, PG 2413

FOUND 3/4" IRON PIPE  
NO IDENTIFICATION

CAUDEL ROAD

S89°55'43"W 152.57'

S01°04'14"E  
59.95'  
60' STREET EASEMENT PER  
ORB 2053, PG 637

NORTH LINE OF THE S 3/4 OF  
THE W 1/4 OF THE NE 1/4  
OF THE NW 1/4 OF THE  
NE 1/4 OF SECTION 28-22-32  
N89°55'43"E 161.00'

FOUND 1/2" IRON ROD  
NO IDENTIFICATION

SEE SHEET 1 FOR LEGAL  
DESCRIPTION AND GENERAL NOTES

S89°55'43"W 6.30'

SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO  
THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL  
DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH  
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN  
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472  
OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

REVISION

BY

DATE

H. Paul deVivero, Professional Land Surveyor No. 14990

DATE

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

CAUDEL CANAL  
PARCEL 802



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

THIS IS A DONATION.

Instrument: 700.1

Project: Caudel Road Easement

### **TEMPORARY CONSTRUCTION EASEMENT**

For and in consideration of \$1.00, other valuable considerations, and of the benefits accruing to me, I, Joan DeYoung, as trustee under the provisions of a certain Trust Agreement dated the 28<sup>th</sup> day of April, 1993, of the county of Orange, and the state of Florida, GRANTOR, do hereby give, grant, bargain, and release to ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE, a temporary easement to enter upon the portion of the lands of the owner being described as follows:

#### **SEE ATTACHED SCHEDULE "A"**

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

**a portion of**

**21-22-32-0000-00-015**

This easement is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of a drainage improvement project, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks, or landscaping.

THIS EASEMENT shall expire upon the completion of the construction of the said project or after one (1) year, whichever occurs first.

Instrument: 700.1  
Project: Caudel Road Easement

IN WITNESS WHEREOF, the said GRANTOR has hereto set her hand on this 23 day of May, A.D. 2017.

Signed, sealed and delivered in  
the presence of:

Heidi Haynes  
Witness Heidi Haynes

Printed Name

Rockelle Toro  
Witness Rockelle Toro  
Printed Name

(Signature of **TWO** witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Osceola

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared Joan DeYoung, as trustee under the provisions of a certain Trust Agreement dated the 28<sup>th</sup> day of April, 1993, well known to me to be, or who has [REDACTED] as identification, the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

Witness my hand and official seal this 23 day of May, 2017.

(Notary Seal) Sarah A. McCracken  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG076196  
Expires 4/10/2021

Sarah A. McCracken  
Notary Signature

Sarah A. McCracken  
Printed Notary Name

**This instrument prepared by:**  
Virginia G. Williams, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida.

Notary Public in and for  
the county and state aforesaid

My commission expires: 04/10/2021

## **SCHEDULE "A"**

PARCEL: 700

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4575, PAGE 2412 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE NORTH 89°49'34" WEST ALONG THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 19.42 FEET TO A POINT; THENCE NORTH 00°27'21" EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 89°49'34" EAST ALONG A LINE 10 FEET NORTH OF AND PARALLEL TO SAID NORTH LINE AND THE NORTH LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 00°27'21" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 89°49'34" WEST ALONG SAID NORTH LINE, A DISTANCE OF 10.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET, MORE OR LESS.

### GENERAL NOTES

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF NORTH 89°49'34" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 700**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-8965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

# SKETCH OF DESCRIPTION

PARCEL: 700

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

SECTION 21, TOWNSHIP 22 SOUTH,  
RANGE 32 EAST

S89°49'34"E 30.00'

LANDS DESCRIBED IN  
ORB 4575, PG 2412

700

PARCEL 700  
TEMPORARY EASEMENT  
AREA: 300 SQ. FEET ±

S00°27'21"W  
10.00'

N00°27'21"E 10.00'

N89°49'34"W 168.37'  
BASIS OF BEARINGS

NORTH LINE OF THE E 1/4 OF  
THE NW 1/4 OF THE NW 1/4 OF  
THE NE 1/4 OF SECTION 28-22-32

N89°49'34"W 19.42'

POINT OF BEGINNING

NW CORNER OF THE THE NE 1/4  
OF THE NW 1/4 OF THE NE 1/4  
OF SECTION 28-22-32  
FOUND 1" IRON PIPE NO IDENTIFICATION

TRACT #33, BITHLO RANCHES  
(UNRECORDED PLAT) BEING  
LANDS DESCRIBED IN  
ORB 3626, PG 2413

SECTION 28,  
TOWNSHIP 22 SOUTH,  
RANGE 32 EAST

N89°49'34"W  
10.58'

NORTH LINE OF THE W 1/4 OF  
THE NE 1/4 OF THE NW 1/4 OF  
THE NE 1/4 OF SECTION 28-22-32

TRACT #32, BITHLO RANCHES  
(UNRECORDED PLAT) BEING  
LANDS DESCRIBED IN  
ORB 9280, PG 583

10' DRAINAGE EASEMENT  
PER ORB 2053, PG 637  
(PRIVATE, NOT DEDICATED TO ORANGE COUNTY)

## LEGEND & ABBREVIATIONS

Chkd. = CHECKED  
No. = NUMBER  
ORB = OFFICIAL RECORDS BOOK  
PG = PAGE  
SQ. = SQUARE  
± = PLUS OR MINUS

LESS OUT PER  
ORB 9280, PG 583

10' DRAINAGE EASEMENT  
PER ORB 3626, PG 2413  
(PRIVATE, NOT DEDICATED TO ORANGE COUNTY)

S00°18'34"W 282.05'

FOUND 1" IRON PIPE  
NO IDENTIFICATION

CAUDEL ROAD

60' STREET EASEMENT PER  
ORB 3626, PG 2413

60' STREET EASEMENT PER  
ORB 2053, PG 637

SCALE: 1" = 60'

SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO  
THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL  
DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH  
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN  
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472  
OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deViverra, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

CAUDEL CANAL  
PARCEL 700



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556



THIS IS A DONATION

Instrument: 701.1

Project: Caudel Road Easement

### **TEMPORARY CONSTRUCTION EASEMENT**

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to me, I, Ralph James Pease, a single man, of the county of Orange, and the state of Florida, GRANTOR, do hereby give, grant, bargain, and release to ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE, a temporary easement to enter upon the portion of the lands of the owner being described as follows:

#### **SEE ATTACHED SCHEDULE "A"**

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

**a portion of 21-22-32-0734-00-330**

This easement is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of a drainage improvement project, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks, or landscaping.

This easement shall expire upon the completion of the construction of the said project or after one (1) year, whichever occurs first.

Instrument: 701.1  
Project: Caudel Road Easement

IN WITNESS WHEREOF, the said GRANTOR has hereto set his hand on  
this 9th day of May, A.D. 20 16.

Signed, sealed and delivered in  
the presence of:

Witness

Alexandra Bedoya  
Printed Name

Elizabeth White  
Witness

Elizabeth White  
Printed Name

(Signature of **TWO** witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared Ralph James Pease, a single man, well known to me to be, or who has produced Driver's License as identification, the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 9th day of May, 20 16.

(Notary Seal)

Russell L. Corriveau  
Notary Signature

Russell L. Corriveau  
Printed Notary Name

**This instrument prepared by:**  
E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida.

Notary Public in and for  
the county and state aforesaid

My commission expires:



**RUSSELL L. CORRIVEAU**  
MY COMMISSION # FF 902223  
EXPIRES: August 14, 2019  
Bonded Thru Budget Notary Services

## **SCHEDULE "A"**

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACT #33, BITHLO RANCHES (UNRECORDED PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3626, PAGE 2413 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE NORTH 89°49'34" WEST ALONG THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 14.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°27'21" WEST, A DISTANCE OF 282.10 FEET TO A POINT; THENCE SOUTH 01°04'15" EAST A DISTANCE OF 59.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°55'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 01°04'15" WEST, A DISTANCE OF 59.98 FEET TO A POINT; THENCE NORTH 00°27'21" EAST, A DISTANCE OF 282.10 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°49'34" EAST ALONG SAID NORTH LINE A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,710 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF SOUTH 89°49'34" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 701**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

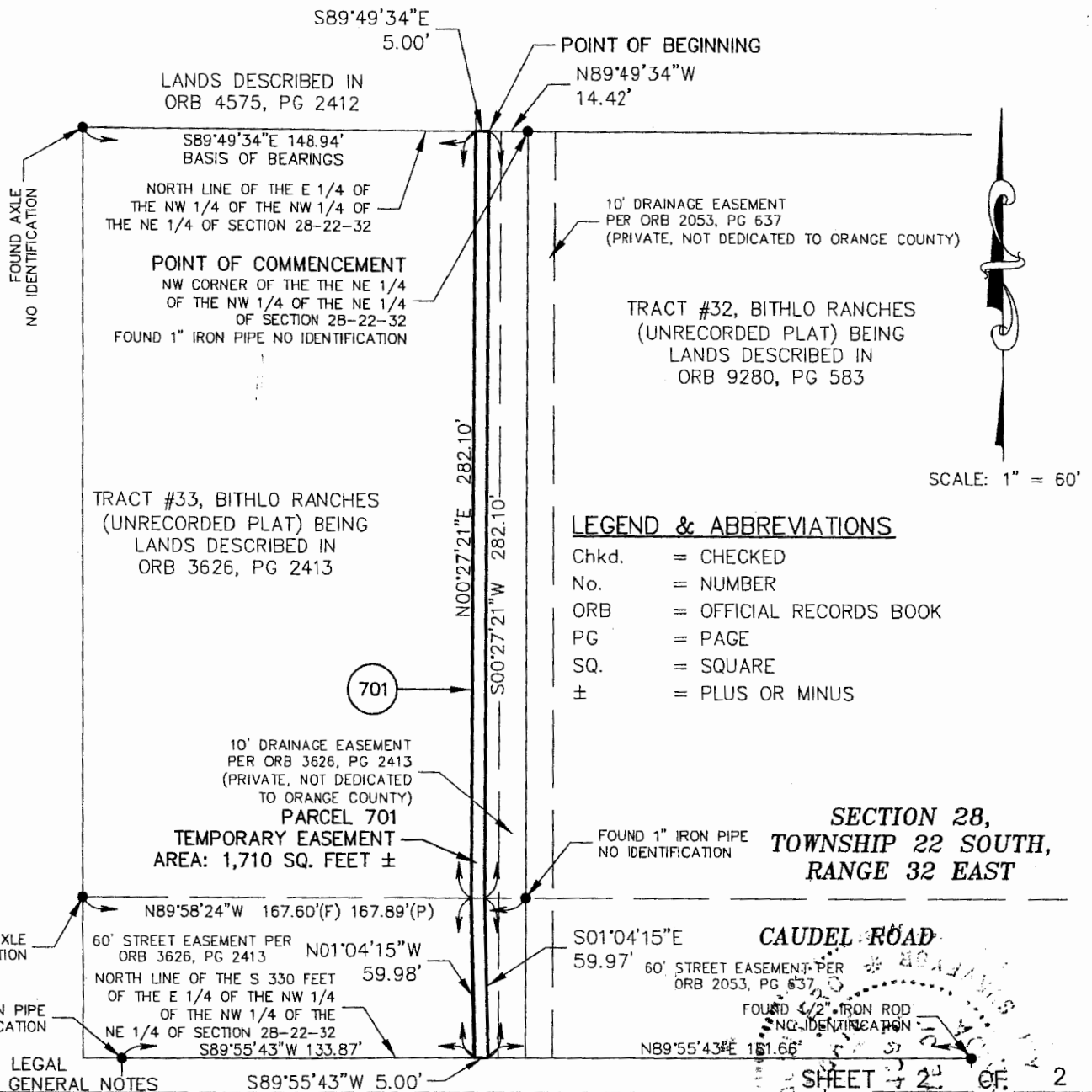
Land Surveyor Business License No. 6556

# SKETCH OF DESCRIPTION

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION



REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

*[Signature]* 1-27-15  
H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 701**

**GEODATA CONSULTANTS, INC.**  
SURVEYING & MAPPING  
1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401  
LAKE MARY, FLORIDA 32746  
VOICE: (407) 732-6965 FAX: (407) 878-0841  
Land Surveyor Business License No. 6556

Instrument: 702.1

Project: Caudel Road Easement

### TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$ 0, other valuable considerations, and of the benefits accruing to me, I, Bryan S. Carter, a single man, of the county of ORANGE, and the state of FLORIDA, GRANTOR, do hereby give, grant, bargain, and release to ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE, a temporary easement to enter upon the portion of the lands of the owner being described as follows:

#### SEE ATTACHED SCHEDULE "A"

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

**a portion of**

**21-22-32-0734-00-321**

This easement is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of a drainage improvement project, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks, or landscaping.

THIS EASEMENT shall expire upon the completion of the construction of the said project or after one (1) year, whichever occurs first.

Instrument: 702.1  
Project: Caudel Road Easement

IN WITNESS WHEREOF, the said GRANTOR has hereto set his hand on this 16 day of April, A.D. 2016.

Signed, sealed and delivered in  
the presence of:

[Signature]  
Witness

Antonia Nunez  
Printed Name

[Signature]  
Witness

Ryan De Los Reyes  
Printed Name

[Signature]  
Bryan S. Carter

17613 CAUDEL RD.  
Post Office Address

ORLANDO, FL, 32833

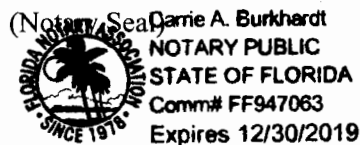
DATE: 4-16-16

(Signature of **TWO** witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared Bryan S. Carter, a single man, well known to me to be, or who has produced Florida Drivers License as identification, and did (did not) take an oath, the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 16<sup>th</sup> day of April, 2016.



Carrie A. Burkhardt  
Notary Signature

Carrie A Burkhardt  
Printed Notary Name

**This instrument prepared by:**  
Virginia G. Williams, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida.

Notary Public in and for  
the county and state aforesaid

My commission expires:

## **SCHEDULE "A"**

PARCEL: 702

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACT #32, BITHLO RANCHES (UNRECORDED PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 9280, PAGE 583 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE SOUTH 89°49'34" EAST ALONG THE NORTH LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 5.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°49'34" EAST ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 00°27'21" WEST, A DISTANCE OF 282.01 FEET TO A POINT; THENCE SOUTH 01°04'13" EAST, A DISTANCE OF 59.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°55'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 01°04'14" WEST, A DISTANCE OF 59.95 FEET TO A POINT; THENCE NORTH 00°27'21" EAST, A DISTANCE OF 282.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,710 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF SOUTH 89°49'34" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 702**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

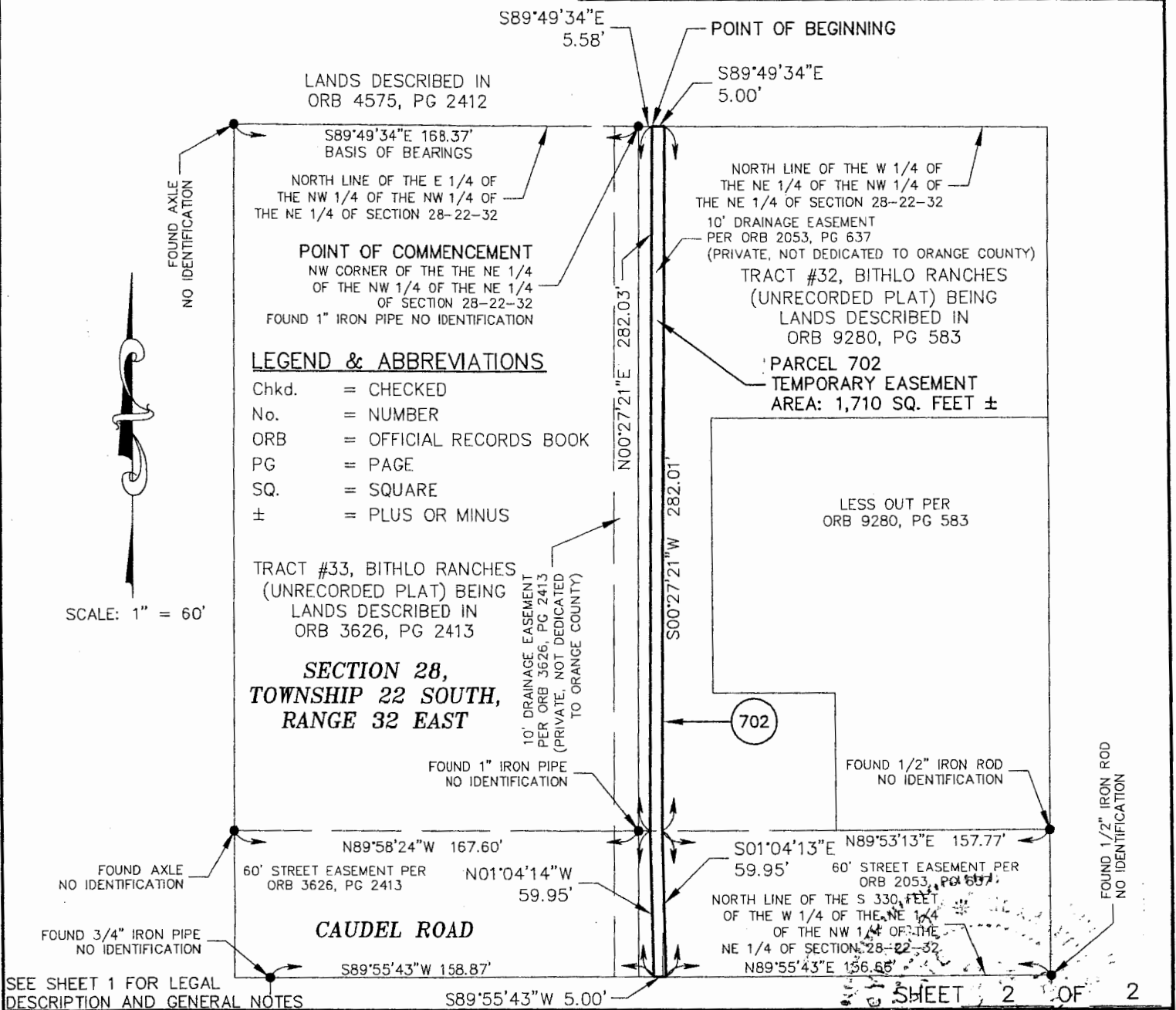
Land Surveyor Business License No. 6556

# SKETCH OF DESCRIPTION

PARCEL: 702

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION



SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

S89°55'43"W 5.00'

SHEET 2 OF 2

REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

*H. Paul deVivero* 1-27-15  
H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

CAUDEL CANAL  
PARCEL 702



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556



Instrument: 802.2/702.2  
Project: Caudel Road Easement

### **SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY**

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

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

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

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

#### **SEE ATTACHED SCHEDULE "A"**

Encumbrance:

Mortgage Electronic Registration Systems, Inc., solely as nominee for Lender  
FROM: Bryan S. Carter, joined by Tabatha Carter  
Mortgage filed December 28, 1999  
Recorded in Official Records Book 5910, Page 2312  
Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of ORANGE COUNTY, in its use of the land specifically above described for drainage purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned

Instrument: 802.2/702.2  
Project: Caudel Road Easement

by ORANGE COUNTY and cease to be used for drainage purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

20th IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this day of April, A.D. 2017.

Signed, sealed, and delivered  
in the presence of:

Mortgage Electronic Registration  
System, Inc., solely as nominee for  
Lender

Rachel Babin

Witness

Rachel Babin

Printed Name

Madeline Jones

Witness

Gloria Jones

Printed Name

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

BY: Karl C. Zalonka

Karl C. Zalonka

Printed Name

Assistant Vice President  
Title

(Corporate Seal)  
[Signature]

I HEREBY CERTIFY, that on this day, before me personally appeared Karl C. Zalonka, as Assistant Vice President of Mortgage Electronic Registration System, Inc., solely as nominee for Lender, a corporation organized and existing under the laws of the state of Oklahoma, to me known to be, or who has produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 20th day of April, 2017.

(Notary Seal)



Linda Stanberry

Notary Signature

Linda Stanberry

Printed Notary Name

This instrument prepared by:

Virginia G. Williams, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida.

Notary Public in and for  
the county and state aforesaid

My commission expires:

## **SCHEDULE "A"**

PARCEL: 802

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACT #32, BITHLO RANCHES (UNRECORDED PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 9280, PAGE 583 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE SOUTH 89°49'34" EAST ALONG THE NORTH LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 5.58 FEET TO A POINT; THENCE SOUTH 00°27'21" WEST, A DISTANCE OF 282.03 FEET TO A POINT; THENCE SOUTH 01°04'14" EAST A DISTANCE OF 59.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°55'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 6.30 FEET TO A POINT ON THE WEST LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 00°18'34" EAST, A DISTANCE OF 341.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,805 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF SOUTH 89°49'34" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 802**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6985 FAX: (407) 878-0841

Land Surveyor Business License No. 6558

# SKETCH OF DESCRIPTION

PARCEL: 802

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

## POINT OF BEGINNING

NW CORNER OF THE THE NE 1/4  
OF THE NW 1/4 OF THE NE 1/4  
OF SECTION 28-22-32  
FOUND 1" IRON PIPE NO IDENTIFICATION

LANDS DESCRIBED IN  
ORB 4575, PG 2412

S89°49'34"E  
5.58'

S89°49'34"E 168.37'  
BASIS OF BEARINGS  
NORTH LINE OF THE E 1/4 OF  
THE NW 1/4 OF THE NW 1/4 OF  
THE NE 1/4 OF SECTION 28-22-32

NORTH LINE OF THE W 1/4 OF  
THE NE 1/4 OF THE NW 1/4 OF  
THE NE 1/4 OF SECTION 28-22-32  
10' DRAINAGE EASEMENT  
PER ORB 2053, PG 637  
(PRIVATE, NOT DEDICATED TO ORANGE COUNTY)

## LEGEND & ABBREVIATIONS

Chkd. = CHECKED  
No. = NUMBER  
ORB = OFFICIAL RECORDS BOOK  
PG = PAGE  
SQ. = SQUARE  
± = PLUS OR MINUS

TRACT #33, BITHLO RANCHES  
(UNRECORDED PLAT) BEING  
LANDS DESCRIBED IN  
ORB 3626, PG 2413

TRACT #32, BITHLO RANCHES  
(UNRECORDED PLAT) BEING  
LANDS DESCRIBED IN  
ORB 9280, PG 583

LESS OUT PER  
ORB 9280, PG 583

SECTION 28,  
TOWNSHIP 22 SOUTH,  
RANGE 32 EAST

802

PARCEL 802  
PERPETUAL EASEMENT  
AREA: 1,805 SQ. FEET ±  
FOUND 1" IRON PIPE  
NO IDENTIFICATION

FOUND 1/2" IRON ROD  
NO IDENTIFICATION

FOUND 1/2" IRON ROD  
NO IDENTIFICATION

N89°58'24"W 167.60'

60' STREET EASEMENT PER  
ORB 3526, PG 2413

CAUDEL ROAD

S89°55'43"W 152.57'

S89°55'43"W 6.30'

S01°04'14"E 59.95'

60' STREET EASEMENT PER  
ORB 2053, PG 637  
NORTH LINE OF THE S 339 FEET  
OF THE NW 1/4 OF THE NE 1/4 OF  
THE NW 1/4 OF SECTION 28-22-32  
N89°55'43"E 161.06'

SHEET 2 OF 2

SEE SHEET 1 FOR LEGAL  
DESCRIPTION AND GENERAL NOTES

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO  
THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL  
DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH  
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN  
CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472  
OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 14990

DATE

REVISION

BY

DATE

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

CAUDEL CANAL  
PARCEL 802



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841  
Land Surveyor Business License No. 6556

## **SCHEDULE "A"**

PARCEL: 702

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF TRACT #32, BITHLO RANCHES (UNRECORDED PLAT) AS DESCRIBED IN OFFICIAL RECORDS BOOK 9280, PAGE 583 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1" IRON PIPE NO IDENTIFICATION; THENCE SOUTH 89°49'34" EAST ALONG THE NORTH LINE OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 5.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°49'34" EAST ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO A POINT; THENCE SOUTH 00°27'21" WEST, A DISTANCE OF 282.01 FEET TO A POINT; THENCE SOUTH 01°04'13" EAST, A DISTANCE OF 59.95 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 330 FEET OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89°55'43" WEST ALONG SAID NORTH LINE, A DISTANCE OF 5.00 FEET TO A POINT; THENCE NORTH 01°04'14" WEST, A DISTANCE OF 59.95 FEET TO A POINT; THENCE NORTH 00°27'21" EAST, A DISTANCE OF 282.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,710 SQUARE FEET, MORE OR LESS.

### **GENERAL NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07), EAST ZONE, WITH THE NORTH LINE OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 32 EAST, HAVING A BEARING OF SOUTH 89°49'34" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: JANUARY 08, 2015

Project No.: S23-27

Drawn: DPW Chkd.: RJH & JMS

**CAUDEL CANAL  
PARCEL 702**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

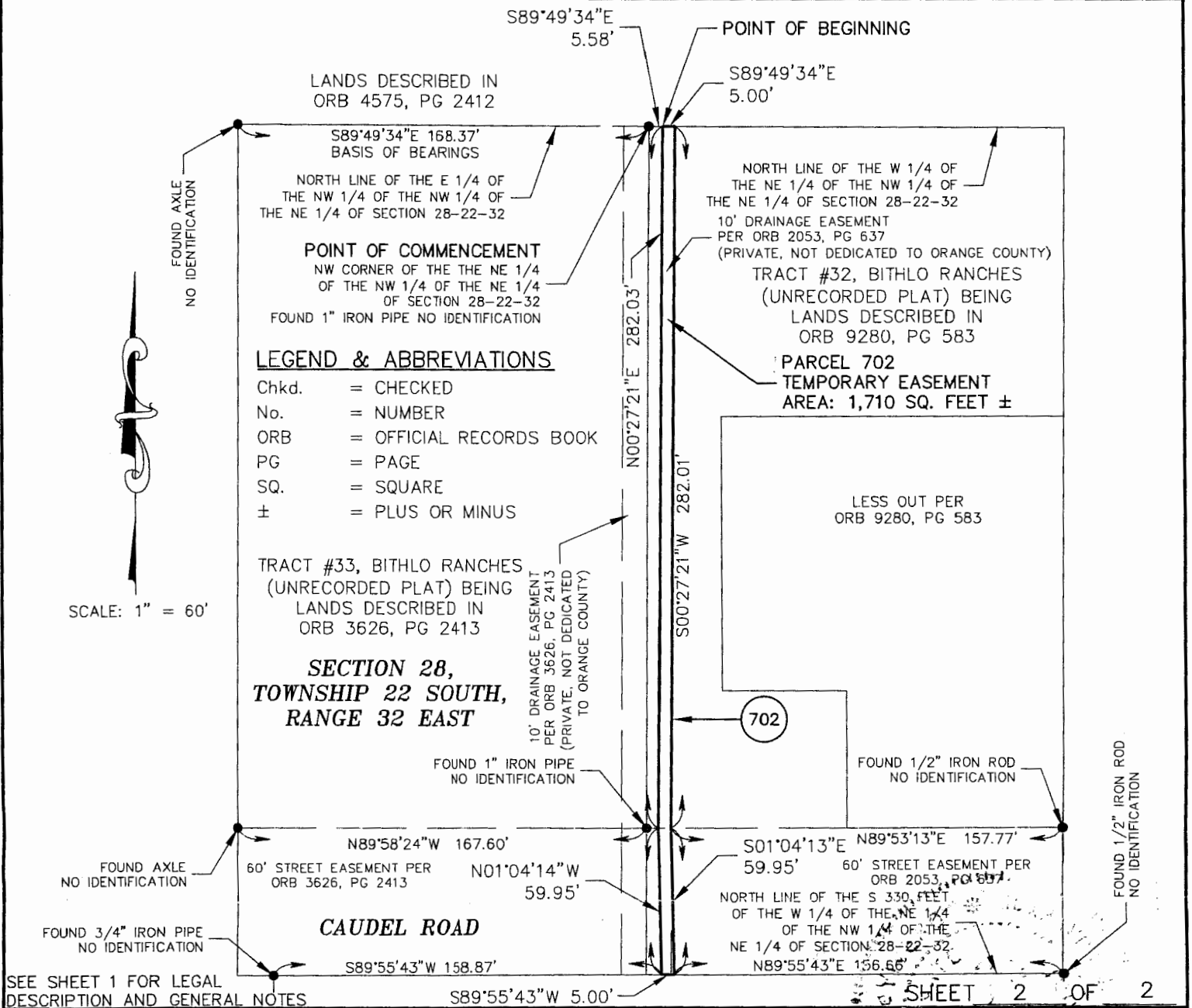
Land Surveyor Business License No. 6556

# SKETCH OF DESCRIPTION

PARCEL: 702

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION



SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

S89°55'43"W 5.00'

SHEET 2 OF 2

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.	
			H. Paul deVivero, Professional Land Surveyor No. 4990	
REVISION			BY	DATE

Date: JANUARY 08, 2015  
Project No.: S23-27  
Drawn: DPW Chkd.: RJH & JMS

## CAUDEL CANAL PARCEL 702



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

Project: Caudel Road Easement  
Parcel: 700.1

N/a\_ Pre-Condernnation  
N/a\_ Post-Condernnation

**SETTLEMENT ANALYSIS**

**\*This is a Donation**

Land:

Temporary Construction Easement 300 S.F.

\$-0-

**EXPLANATION OF RECOMMENDED SETTLEMENT**

The Temporary Construction Easement consists of 300 square feet and will be used to install a drainage pipe near Caudel Road. The owner has agreed to this donation.

Recommended by  Date 6/19/17  
Russell L. Corriveau, Senior Acquisition Agent, Real Estate Mgmt. Division

Approved by  Date 6-23-17  
Ann Caswell, Manager, Real Estate Management Division

Project: Caudel Road Easement  
Parcel: 801 and 701

N/A\_ Pre-Condemnation  
N/A\_ Post-Condemnation

### SETTLEMENT ANALYSIS

**\*This is a Donation**

Land:

Drainage Easement: 5,035 S.F.

\$-0-

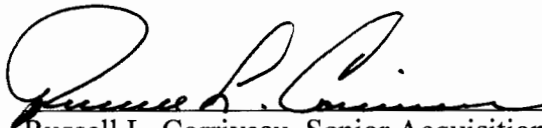
Temporary Construction Easement: 1,710 S.F.

\$-0-

### EXPLANATION OF RECOMMENDED SETTLEMENT

The subject property is along Caudel Road. The Drainage Easement consists of 5,035 square feet and will be used to maintain the drainage facilities. The Temporary Construction Easement consists of 1,710 square feet and will be used to install a drainage pipe near Caudel Road. The owner has agreed to this donation.

Recommended by



Date 5/30/17

Russell L. Corriveau, Senior Acquisition Agent, Real Estate Management Division

Approved by



Date 6-23-17

Ann Caswell, Manager, Real Estate Management Division



Project: Caudel Road Easement  
Parcel: 802 and 702

N/A\_ Pre-Condemnation  
N/A\_ Post-Condemnation

**SETTLEMENT ANALYSIS**

**\*This is a Donation**

Land:

Drainage Easement: 1,805 S.F.

\$-0-

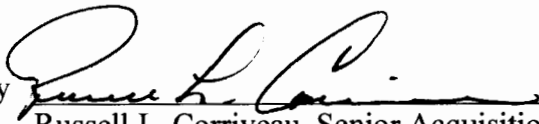
Temporary Construction Easement: 1,710 S.F.

\$-0-

**EXPLANATION OF RECOMMENDED SETTLEMENT**

The subject property is along Caudel Road. The Drainage Easement consists of 1,805 square feet and will be used to maintain the drainage facilities. The Temporary Construction Easement consists of 1,710 square feet and will be used to install a drainage pipe near Caudel Road. The owner has agreed to this donation.

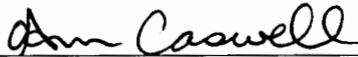
Recommended by



Date 5/30/17

Russell L. Corriveau, Senior Acquisition Agent, Real Estate Management Division

Approved by



Date 6-23-17

Ann Caswell, Manager, Real Estate Management Division