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## PERMANENT ACCESS EASEMENT

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**This instrument prepared by:**

*Amy E. Daly, CPH Consulting, LLC  
1117 E. Robinson Street  
Orlando, Florida 32801*

**Return original recorded document to:**

Orange County  
Real Estate Management Division  
P. O. Box 1393  
Orlando, Florida 32802

**THIS EASEMENT** is given as of the date signed below, by Lake Jessup Woods, a Florida general partnership ("Grantor"), whose mailing address is 931 S. Semoran Boulevard, Suite 214, Winter Park, Florida 32892, to Orange County, a charter county and political subdivision of the State of Florida ("Grantee"), whose mailing address is P. O. Box 1393, Orlando, Florida 32802. As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

### WITNESSETH

**WHEREAS**, Grantor is the fee simple owner of certain lands situated in Seminole County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

**WHEREAS**, Grantor has agreed to grant and convey to Grantee, a permanent non-exclusive access easement over, on, upon, and across the Property for the specific and limited purposes set forth herein.

**NOW, THEREFORE**, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual easement for and in favor of Grantee upon the Property described on Exhibit "A" which shall run with the land and be binding upon the Grantor.

The scope, nature, and character of this Easement shall be as follows:

1. Recitals. The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement.
2. Purpose. It is the purpose of this Easement to grant a permanent non-exclusive access easement over, on, upon, and across the Property for the purpose of vehicular and pedestrian ingress and egress to and from certain real property and related appurtenances in the vicinity of the Property.
3. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Easement.

4. Grantee's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of this Easement.

5. Duration. This Easement shall remain in full force and effect in perpetuity.

6. Modification. This Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Seminole County, Florida.

IN WITNESS WHEREOF, Lake Jessup Woods, a Florida general partnership ("Grantor") has hereunto set its authorized hand this 7 day of January, 2020

Lake Jessup Woods, a Florida general partnership

By: [Signature]  
Name: Robert Hara

Title: Partner and Attorney-In-Fact for Lake Jessup Woods, a Florida general partnership

Signed, sealed and delivered in our presence as witnesses:

By: [Signature]  
Name: Estelina Piron

Address: 1117 E. Robinson St  
Orlando FL 32801

By: [Signature]  
Name: Amy E. Daly

Address: 1117 E. Robinson St  
Orlando, FL 32801

STATE OF FLORIDA  
COUNTY OF Orange

On this 7 day of January, 2020, before me, the undersigned notary public, personally appeared Robert Hara, the person who subscribed to the foregoing instrument, as the Partner & Attorney-In-Fact, of Lake Jessup Woods, a Florida general partnership and acknowledged that he executed the same on behalf of said partnership and that he was duly authorized to do so. He is personally known to me or has produced a \_\_\_\_\_ (state) driver's license as identification.

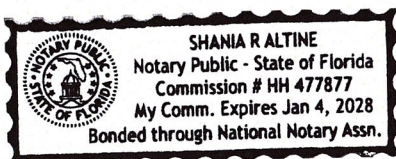
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

[Signature]  
(Signature)

Shania Altine  
(Name)

My Commission Expires: January 4, 2028





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Southwest 1/4 of the Southwest 1/4 of Section 23, Township 20 South, Range 30 East, Seminole County, Florida.

TOGETHER WITH that part of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 20 South, Range 30 East, lying south of Oviedo Branch of the Atlantic Coast Line (Seaboard Coast Line) Railroad, lying and being in Seminole County, Florida.

Containing a total of 60.36 acres

As further depicted on the survey attached.

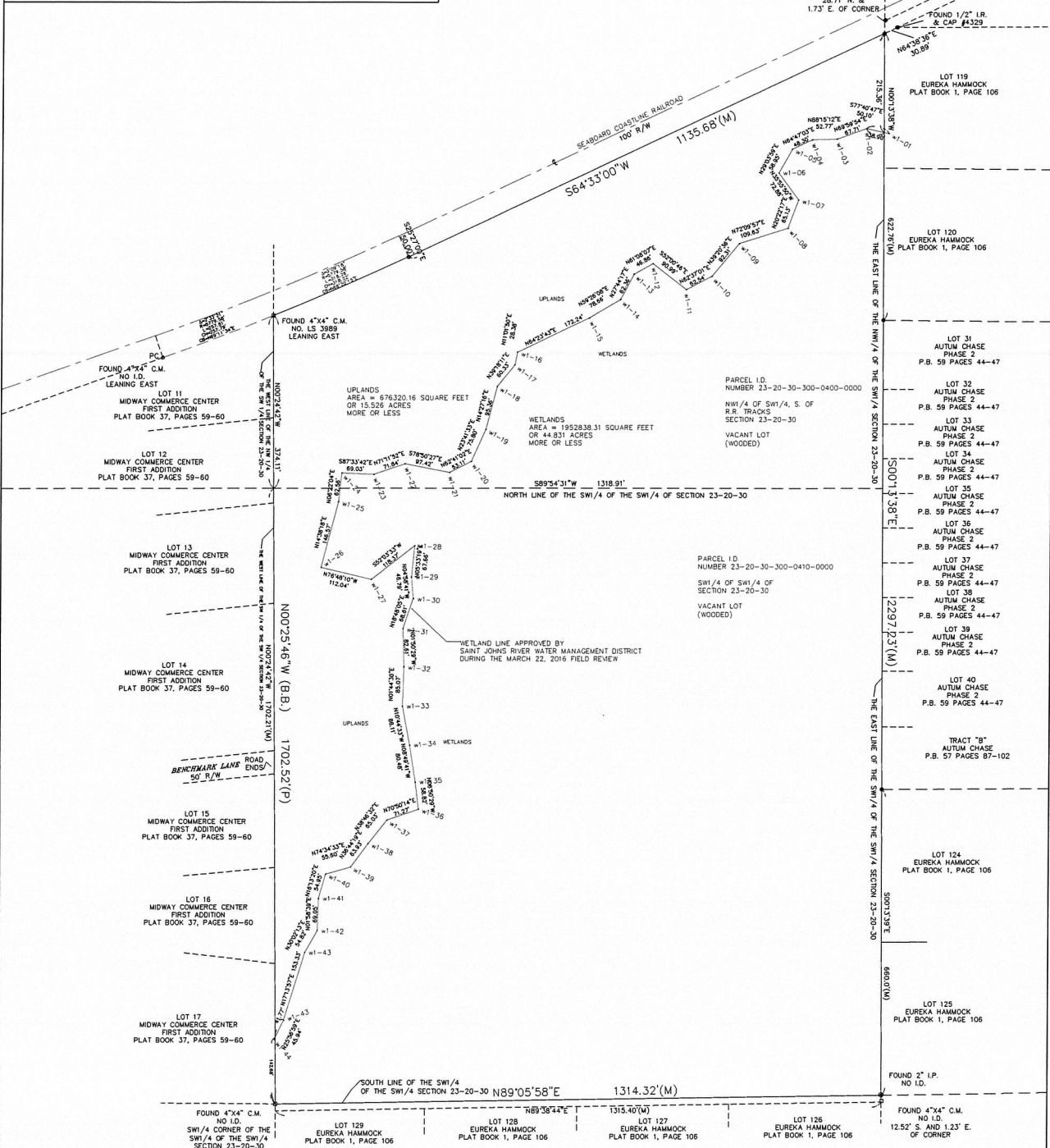
CERTIFIED TO:  
HARA MANAGEMENT, INC.  
LAKE JESSUP WOODS, A FLORIDA GENERAL PARTNERSHIP  
ROBERT HARA

NOTES:  
1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT.  
2. THIS SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.  
3. DO NOT RECONSTRUCT PROPERTY LINES FROM INTERIOR IMPROVEMENTS (BUILDINGS, FENCES ETC.)  
4. NO FOOTINGS OR OVERHANDS HAVE BEEN LOCATED EXCEPT AS SHOWN.  
5. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.  
6. NO WETLANDS AND/OR OTHER NATURAL FEATURES HAVE BEEN LOCATED EXCEPT AS SHOWN.  
7. THIS SURVEY SHALL NOT BE USED FOR DESIGN OR CONSTRUCTION WITH OUT PRIOR WRITTEN AUTHORIZATION FROM THE SIGNING SURVEYOR.  
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FLOOD INFORMATION:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 13172C DIBD E DATED 09/28/02, THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE L.



LEGAL DESCRIPTION:  
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.  
TOGETHER WITH THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, LYING SOUTH OF OVIEDO BRANCH OF THE ATLANTIC COAST LINE (SEABOARD COAST LINE) RAILROAD, LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.  
CONTAINING 60.36 ACRES MORE OR LESS



Δ = DELTA/CENTRAL ANGLE  
B.B. = BEARING BASIS  
C = CALCULATED  
CH = CHORD  
CB = CHORD BEARING  
D = DESCRIPTION  
I.D. = IDENTIFICATION

I.R. = IRON ROD  
I.P. = IRON PIPE  
L = ARC LENGTH  
LS = LAND SURVEYOR  
LB = LAND SURVEYING BUSINESS  
M = MEASURED

O.R. = OFFICIAL RECORDS  
P = PLAT  
PC = POINT OF CURVATURE  
PSM = PROFESSIONAL SURVEYOR & MAPPER

### LEGEND:

R = RADIUS  
RAD = RADIAL  
R/W = RIGHT OF WAY  
— C — = CENTERLINE  
— DHU — = OVERHEAD UTILITY LINES  
⊙ = FOUND PROPERTY CORNER  
⊙ = FOUND CONCRETE MONUMENT  
⊙ = SET 1/2" IRON ROD & CAP LB#7020

BCA19161-REVLD-120125-SENT  
FIELD DATE 04/12/16  
SCALE: 1" = 100'  
DRAWN BY: BC  
FIELD CREW: BC-TC  
APPROVED BY: BC  
OPERATING UNDER  
LB#7020



## BOUNDARY SURVEY

OF  
LAKE JESSUP WOODS  
SANFORD, FL, ZIP CODE 32773

IN SECTION 23-20-30 SEMINOLE COUNTY

NO.	DATE	REVISIONS

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREIN DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING AND MAPPING IN CHAPTER 32-17, FLORIDA ADMINISTRATIVE CODE, SUBJECT TO CHAPTER 472, FLORIDA STATUTES.

BRADLEY G. COX, PSM 12567 (DATE) 04/17/16  
CERTIFICATE OF AUTHORIZATION LB #7020

SHEET 1 OF 1