



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: October 26, 2022

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

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

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

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and execution of County Deed from Orange County, Florida to Lake County, Florida, and authorization for the Manager of the Real Estate Management Division to perform all actions necessary and incidental to closing.

PROJECT: Wellness Way Road Project

Lake County

PURPOSE: To transfer identified parcels to Lake County for the construction and maintenance of a public right-of-way known as the Hancock Road Extension.

Interoffice Memorandum
Real Estate Management Division
Agenda Item 6
October 26, 2022
Page 2 of 2

ITEM: County Deed
Revenue: \$166,100
Size: 16.61 acres

REVENUE: Account No.: 4420-038-1300-6410

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: On December 1, 2020, the Board approved the Option Agreement Regarding Hancock Road Extension (Option Agreement) by and among Orange County, Florida, the City of Orlando (City) collectively (Conserv Partners) and Lake County, Florida regarding property that the Conserv Partners jointly own equally in Lake County. The Option Agreement grants Lake County an option to purchase certain Conserv Partners lands required for a proposed four-lane extension of existing Hancock Road in Lake County, running in a general north-south alignment, extending from its current southern terminus at Hartwood Marsh Road to the proposed Wellness Way. Pursuant to the Option Agreement, Lake County sent notice to the Conserv Partners, that it will exercise the option to purchase the land for the right-of-way, and that the road design also requires a Drainage Easement and Temporary Construction Agreement.

The City has executed its deed for the fee simple right-of-way which includes the grant of the Drainage Easement and a Temporary Construction Easement.

Lake County to pay all costs associated with recording.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

NOV 15 2022

Instrument: 113.1A
Project: Wellness Way Road Project

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rule 12B-4.014(10), F.A.C.

COUNTY DEED

THIS DEED, made as of the date signed below, by ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, GRANTOR, to LAKE COUNTY, FLORIDA a political subdivision of the state of Florida, whose address is 315 West Main Street, Tavares, Florida, 32778, GRANTEE.

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by GRANTEE, the receipt of whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto said GRANTEE forever, all the right, title, interest, claim, and demand which GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying, and being in the county of Lake, state of Florida, to-wit:

SEE ATTACHED SCHEDULE "A"
(the "Property")

Property Appraiser's Parcel Identification Number(s):

a portion of 13-23-25-090001300000

a portion of 15-23-26-000100000100

TOGETHER WITH such permanent and temporary rights and easements for the purpose of constructing and maintaining a four-lane extension of existing Hancock Road and related drainage facility, as more particularly described as follows:

1. A Temporary Non-Exclusive Easement for the purpose of construction and construction-support activities during and associated with the construction of a four-lane extension of existing Hancock Road, running in a general north-south alignment, extending from its current southern terminus at Hartwood Marsh Road southerly to the proposed Wellness Way (the "**Project**") - including without limitation for the purposes of entry, ingress, egress, access, and passage (including without limitation by large heavy construction vehicles and equipment), tying in, harmonizing, sloping, and grading GRANTOR's surrounding lands with the grade of the Project, maintenance of traffic

activities, and laydown rights - over, under, on, upon, through, and across the following described lands situate, lying, and being in Lake County, Florida, to wit:

SEE ATTACHED EXHIBIT “D”
(the “Temporary Easement Area”)

Property Appraiser’s Parcel Identification Number(s):

a portion of 13-23-25-090001300000
a portion of 15-23-26-000100000100

THIS EASEMENT shall expire upon the completion of the construction of said Project, or after ten (10) years, whichever occurs first.

AND it is further understood and agreed GRANTEE and/or its duly authorized representative will restore the Easement Area to a safe and sanitary condition after completion of the construction.

GRANTEE and its successors and assigns shall have the right to clear and keep clear, out of and away from the herein granted Temporary Easement Area, all trees, undergrowth, and other obstructions that may interfere with GRANTEE's use of the Easement Area, and GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted Easement Area that may interfere with GRANTEE's use of the Temporary Easement Area.

Nothing herein shall be construed as creating an obligation upon GRANTOR to perform any act of construction or maintenance upon said Temporary Easement Area.

A perpetual non-exclusive easement for drainage purposes, including without limitation with full authority to enter upon, clear, excavate, construct, and maintain, as GRANTEE and its successors and assigns may deem necessary, pipes, lines, ponds, ditches, trenches, swales, berms, dikes, drains, culverts, inlets, manholes, valves, connections, fittings, vaults, weirs, control structures, and other equipment, accessories, appurtenances, fixtures, structures, improvements, and/or facilities for the drainage, conveyance, outfall, retention, detention, and treatment of stormwater (collectively, “Drainage Facilities”), over, under, on, upon, through, and across the following described lands situate, lying, and being in Lake County, Florida, to wit:

SEE ATTACHED EXHIBIT “E”
(the “Perpetual Easement Area”)

Property Appraiser’s Parcel Identification Number(s):

a portion of 13-23-25-090001300000
a portion of 15-23-26-000100000100

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

GRANTEE and its successors and assigns shall have the right to clear and keep clear, out of and away from the herein granted Perpetual Easement Area, all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the Drainage Facilities, and GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted Perpetual Easement Area that may interfere with the normal operation or maintenance of the Drainage Facilities.

Instrument: 113.1A
Project: Wellness Way Road Project

Nothing herein shall be construed as creating an obligation upon GRANTOR to perform any act of construction or maintenance upon said Easement Area.

SUBJECT TO all taxes, assessments, easements, reservations, and other matters of record, referenced to which shall not operate to reimpose the same.

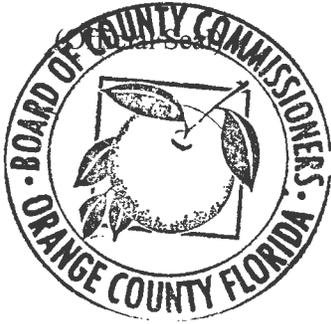
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of GRANTEE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

THIS CONVEYANCE is made by GRANTOR and accepted by GRANTEE subject to the use restriction set forth in **Exhibit “B”** attached hereto and made a part hereof (the “**Use Restriction**”), and the agreement set forth in **“Exhibit “C”** attached hereto and made a part hereof (the “**Re-conveyance Agreement**”), which Use Restriction and Re-Conveyance Agreement are made for the benefit of the GRANTOR and the City of Orlando, a municipal corporation organized and existing under the laws of the state of Florida, (“**City**”); City is hereby deemed an express third-party beneficiary with full enforcement rights with respect to the Use Restriction and Re-Conveyance Agreement.

(signature page and exhibits follow)

Instrument: 113.1A
Project: Wellness Way Road Project

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



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

DATE: 15 August 2022

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

BY: *Noelia Perez*
Deputy Clerk
Noelia Perez
Printed Name

This instrument prepared by:

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

(exhibits follow)

Instrument: 113.1A
Project: Wellness Way Road Project

SCHEDULE "A"

Legal Description of Real Property

(see attached one (1) sketch of description totaling five (5) pages)

SKETCH OF DESCRIPTION

HANCOCK ROAD RIGHT OF WAY
SECTIONS 15 AND 16, T. 23 S., R. 26 E.

Schedule "A" Page 1 of 5

A PORTION OF SECTIONS 15 AND 16, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, SAID PORTION CONTAINING A PART OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 88°32'58" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 40.01 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°25'41" WEST, A DISTANCE OF 661.40 FEET; THENCE SOUTH 89°43'38" EAST, A DISTANCE OF 39.87 FEET; THENCE SOUTH 00°25'24" WEST, A DISTANCE OF 30.51 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 6626.15 FEET, A CENTRAL ANGLE OF 05°15'33", A CHORD BEARING OF SOUTH 03°03'29" WEST AND A CHORD LENGTH OF 608.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 608.21 FEET A POINT ON A NON TANGENT LINE; THENCE SOUTH 05°27'49" WEST, A DISTANCE OF 416.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 6400.00 FEET, A CENTRAL ANGLE OF 10°58'38", A CHORD BEARING OF SOUTH 00°01'30" EAST AND A CHORD LENGTH OF 1224.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1226.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°30'49" EAST, A DISTANCE OF 423.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 6600.00 FEET, A CENTRAL ANGLE OF 05°32'32", A CHORD BEARING OF SOUTH 02°44'32" EAST AND A CHORD LENGTH OF 638.18 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 638.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°01'44" WEST, A DISTANCE OF 66.13 FEET; THENCE NORTH 89°54'42" WEST, A DISTANCE OF 4.50 FEET; THENCE SOUTH 00°01'44" WEST, A DISTANCE OF 73.09 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 3195, PAGES 2260 THROUGH 2263, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 89°58'24" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 93.21 FEET; THENCE RUN NORTH 89°50'21" WEST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 91.88 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°01'44" EAST, A DISTANCE OF 72.93 FEET; THENCE NORTH 89°59'42" WEST, A DISTANCE OF 10.50 FEET; THENCE NORTH 00°01'44" EAST, A DISTANCE OF 66.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 6400.00 FEET, A CENTRAL ANGLE OF 05°32'32", A CHORD BEARING OF NORTH 02°44'32" WEST AND A CHORD LENGTH OF 618.85 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 619.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°30'49" WEST, A DISTANCE OF 423.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 6600.00 FEET, A CENTRAL ANGLE OF 05°55'32", A CHORD BEARING OF NORTH 02°33'03" WEST AND A CHORD LENGTH OF 682.26 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 682.58 FEET TO THE END OF SAID CURVE; THENCE NORTH 04°05'39" WEST, A DISTANCE OF 34.35 FEET; THENCE NORTH 01°35'46" EAST, A DISTANCE OF 16.24 FEET; THENCE NORTH 01°15'58" WEST, A DISTANCE OF 40.05 FEET; THENCE NORTH 01°35'46" EAST, A DISTANCE OF 92.00 FEET; THENCE NORTH 04°27'31" EAST, A DISTANCE OF 40.05 FEET; THENCE NORTH 01°35'46" EAST, A DISTANCE OF 16.24 FEET; THENCE NORTH 07°17'12" EAST, A DISTANCE OF 34.35 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 6600.00 FEET, A CENTRAL ANGLE OF 02°40'59", A CHORD BEARING OF NORTH 04°07'19" EAST AND A CHORD LENGTH OF 309.03 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 309.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°27'49" EAST, A DISTANCE OF 444.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 6400.00 FEET, A CENTRAL ANGLE OF 05°02'25", A CHORD BEARING OF NORTH 02°56'37" EAST AND A CHORD LENGTH OF 562.82 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 563.00 FEET TO A POINT ON A NON TANGENT LINE; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 30.47 FEET TO THE SOUTH LINE OF HARTWOOD LANDING, AS RECORDED IN PLAT BOOK 75, PAGES 22 THROUGH 32, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 89°29'41" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 120.12 FEET TO THE SOUTHEAST CORNER OF TRACT K OF SAID HARTWOOD LANDING; THENCE NORTH 00°26'54" EAST, ALONG THE EAST LINE OF SAID TRACT K A DISTANCE OF 662.22 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 16.61 ACRES, MORE OR LESS.

SHEET 1 OF 5
SEE SHEETS 2-5 FOR SKETCH OF DESCRIPTION



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JOB NO. 20180429
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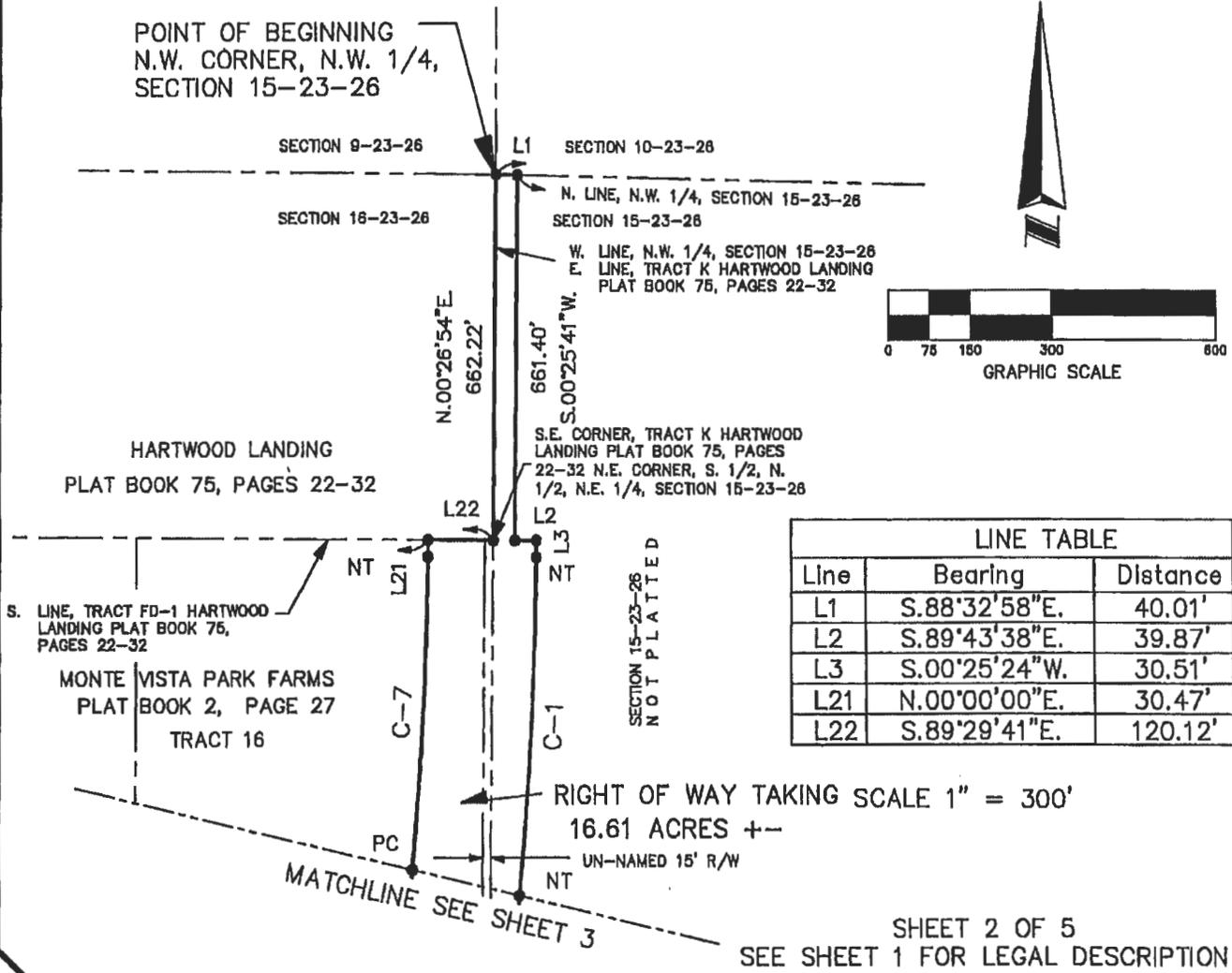
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CHECKED BY: TM

FOR THE LICENSED SURVEYOR BY:
James L Rickman
Date: 2022.05.16
JAMES L. RICKMAN P.S.M. #6653
15:27:32 -04'00'

SKETCH OF DESCRIPTION

Schedule "A" Page 2 of 5

| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------------|---------|---------|
| NO. | RADIUS | DELTA | CHORD BEARING | CHORD | ARC |
| 1 | 6626.15' | 05°15'33" | S.03°03'29"W. | 608.00' | 608.21' |
| 7 | 6400.00' | 05°02'25" | N.02°56'37"E. | 562.82' | 563.00' |



| LINE TABLE | | |
|------------|---------------|----------|
| Line | Bearing | Distance |
| L1 | S.88°32'58"E. | 40.01' |
| L2 | S.89°43'38"E. | 39.87' |
| L3 | S.00°25'24"W. | 30.51' |
| L21 | N.00°00'00"E. | 30.47' |
| L22 | S.89°29'41"E. | 120.12' |

SHEET 2 OF 5
SEE SHEET 1 FOR LEGAL DESCRIPTION



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JOB NO. 20180429

CALCULATED BY: TM

DATE: 2/9/22

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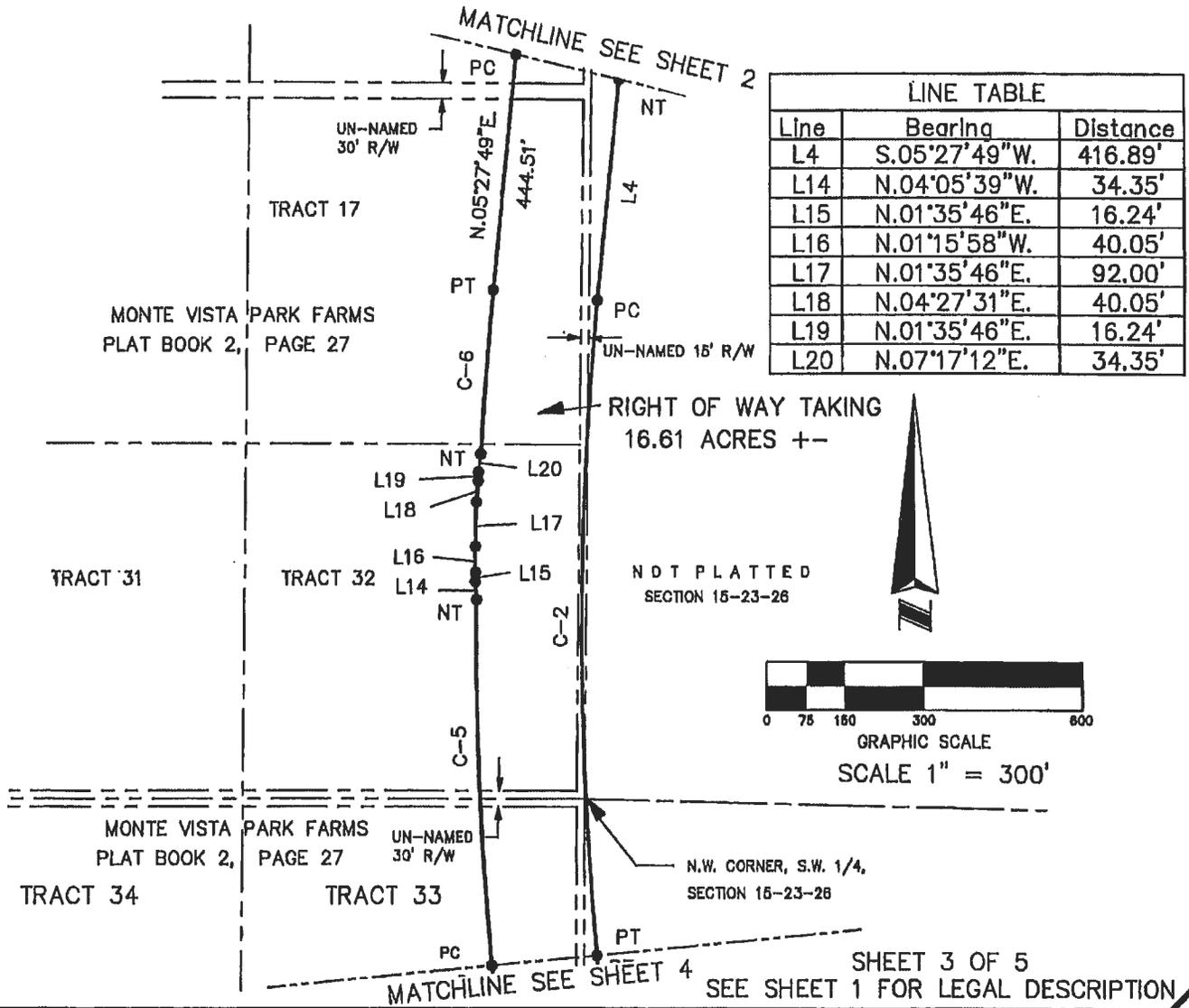
SCALE: 1" = 300'

CHECKED BY: TM

SKETCH OF DESCRIPTION

Schedule "A" Page 3 of 5

| NO. | RADIUS | DELTA | CHORD BEARING | CHORD | ARC |
|-----|----------|-----------|---------------|----------|----------|
| 2 | 6400.00' | 10°58'38" | S.00°01'30"E. | 1224.28' | 1226.15' |
| 5 | 6600.00' | 05°55'32" | N.02°33'03"W. | 682.26' | 682.56' |
| 6 | 6600.00' | 02°40'59" | N.04°07'19"E. | 309.03' | 309.06' |



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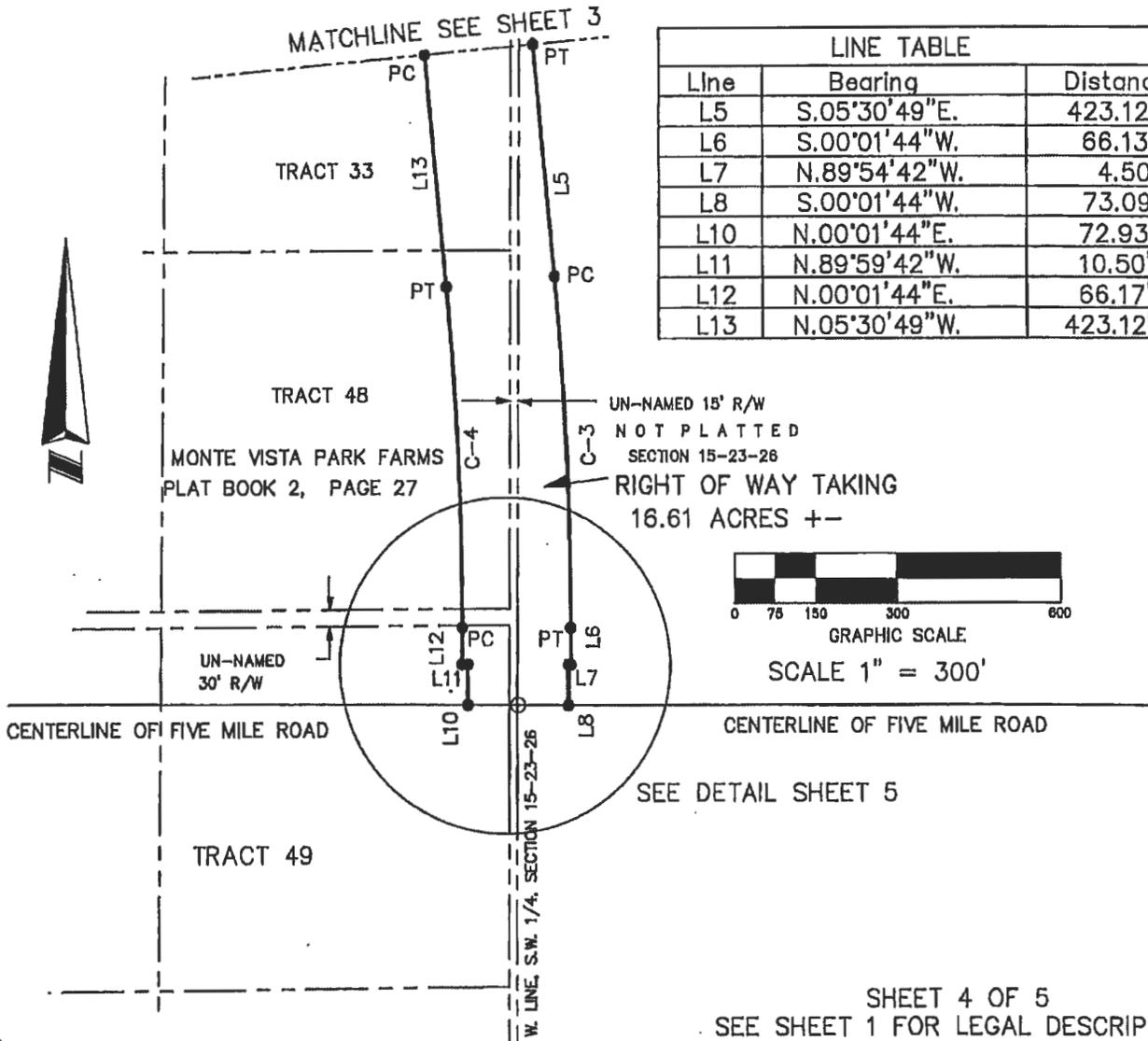
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SKETCH OF DESCRIPTION

Schedule "A" Page 4 of 5

| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------------|---------|---------|
| NO. | RADIUS | DELTA | CHORD BEARING | CHORD | ARC |
| 3 | 6600.00' | 05°32'32" | S.02°44'32"E. | 638.18' | 638.43' |
| 4 | 6400.00' | 05°32'32" | N.02°44'32"W. | 618.85' | 619.09' |

| LINE TABLE | | |
|------------|---------------|----------|
| Line | Bearing | Distance |
| L5 | S.05°30'49"E. | 423.12' |
| L6 | S.00°01'44"W. | 66.13' |
| L7 | N.89°54'42"W. | 4.50' |
| L8 | S.00°01'44"W. | 73.09' |
| L10 | N.00°01'44"E. | 72.93' |
| L11 | N.89°59'42"W. | 10.50' |
| L12 | N.00°01'44"E. | 66.17' |
| L13 | N.05°30'49"W. | 423.12' |



SHEET 4 OF 5
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SCALE: 1" = 300'

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SKETCH OF DESCRIPTION

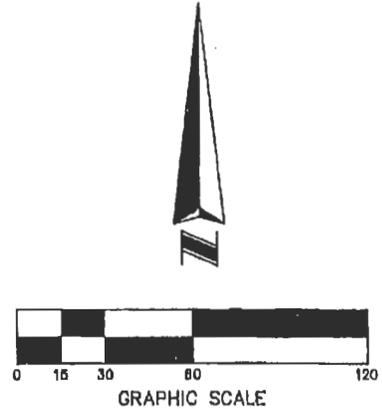
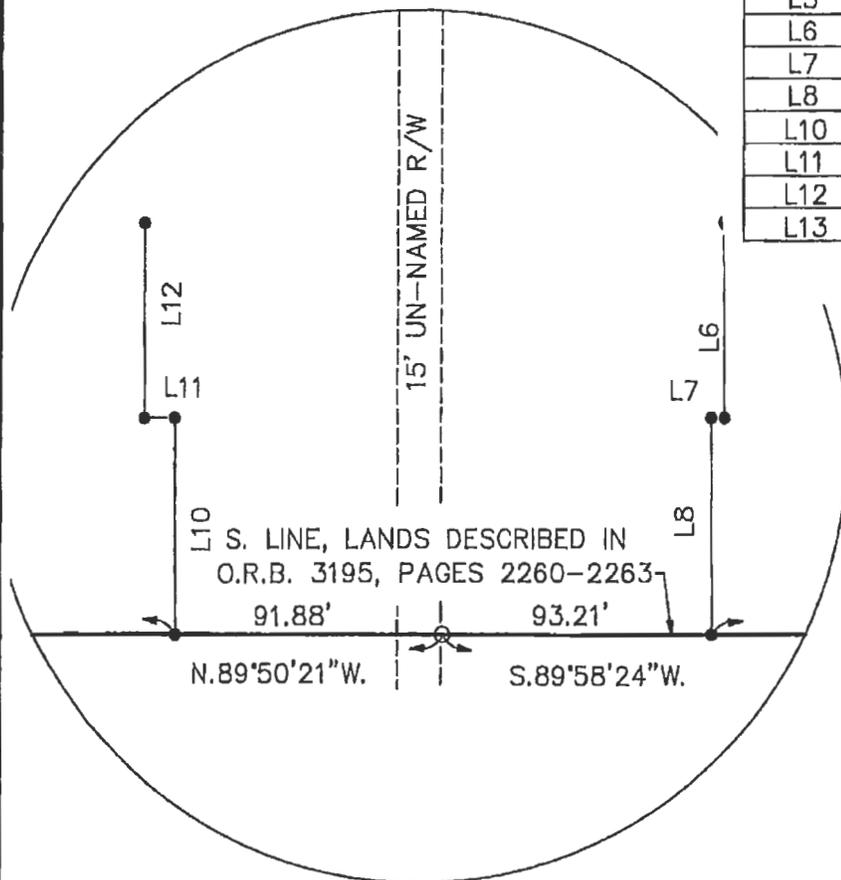
Schedule "A" Page 5 of 5

CURVE TABLE

| NO. | RADIUS | DELTA | CHORD BEARING | CHORD | ARC |
|-----|----------|-----------|---------------|---------|---------|
| 3 | 6600.00' | 05°32'32" | S.02°44'32"E. | 638.18' | 638.43' |
| 4 | 6400.00' | 05°32'32" | N.02°44'32"W. | 618.85' | 619.09' |

LINE TABLE

| Line | Bearing | Distance |
|------|---------------|----------|
| L5 | S.05°30'49"E. | 423.12' |
| L6 | S.00°01'44"W. | 66.13' |
| L7 | N.89°54'42"W. | 4.50' |
| L8 | S.00°01'44"W. | 73.09' |
| L10 | N.00°01'44"E. | 72.93' |
| L11 | N.89°59'42"W. | 10.50' |
| L12 | N.00°01'44"E. | 66.17' |
| L13 | N.05°30'49"W. | 423.12' |



DETAIL SCALE 1"=60'

SHEET 5 OF 5
SEE SHEET 1 FOR LEGAL DESCRIPTION



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JOB NO. 20180429

CALCULATED BY: TM

DATE: 2/9/22

DRAWN BY: DM

SCALE: 1" = 300'

CHECKED BY: TM

EXHIBIT “B”

Use Restriction

The Property conveyed hereby is subject to and this conveyance is conditioned upon GRANTEE’S agreement to limit and restrict the use of the Property to the Permissible Uses (hereinafter defined), unless the prior written consent of both GRANTOR and City is obtained for such other uses, which consent may be withheld or conditioned in GRANTOR’s and/or City’s sole and absolute discretion (the “**Use Restriction**”).

The Permissible Uses on the Property, which shall be limited to the following and shall be subject to compliance with all applicable laws, are: (i) public roadways; (ii) drainage associated with said public roadways; (iii) public utilities; and (iv) public recreational trails (the “**Permissible Uses**”); provided, however, that Permissible Uses are allowed only to the extent that they are consistent with and in compliance with the “DE&P”, the “Approved Plans”, and the “Design Standards”, as such three terms are used and defined in that certain unrecorded “Option Agreement Regarding Hancock Road Extension” dated January 27, 2021, among GRANTOR, GRANTEE, and City, as approved by the Orange County Board of County Commissioners on December 1, 2020.

This Use Restriction shall run with title to the land, and shall be binding upon successors and assigns.

EXHIBIT “C”

Re-Conveyance Agreement

In the event that, on or before the date that is ten (10) years after the recording of the deed in the Official Records of Lake County, Florida, construction of the first two lanes of the Hancock Road Extension (hereinafter defined) has not been completed, and/or the first two lanes of said Hancock Road Extension have not been opened up for public travel, including but not limited to the portion of the Hancock Road Extension to be located within the Property, then Grantee, upon written notice from Grantor or City, shall, at Grantee’s sole cost and expense, execute and record in the Official Records of Lake County, Florida, a single county deed, substantially in the form provided by Section 125.411, Florida Statutes (2020), pursuant to which Grantee will convey all of Grantee’s right, title, and interest in and to the Property back to Grantor and City (the “**Re-conveyance Agreement**”).

As used in this deed, “**Hancock Road Extension**” shall mean and refer to that certain proposed four-lane extension of existing Hancock Road, running in a general north-south alignment, extending from its current southerly terminus at Hartwood Marsh Road southerly to the proposed Wellness Way.

The Re-conveyance Agreement is a right, not an obligation, of Grantor and City which may be exercised (or not) by Grantor or City in their sole and absolute discretion; provided, however, that the Re-conveyance Agreement (and the option of Grantor or City to demand that Grantee convey the Property back to Grantor and City) shall terminate at such time as construction of the first two lanes of the Hancock Road Extension is completed and the first two lanes of said Hancock Road Extension have been opened up for public travel, including but not limited to the portion of the Hancock Road Extension to be located within the Property.

In the event that Grantee conveys the Property back to Grantor and City pursuant to the Re-conveyance Agreement, then within thirty (30) days after the recording of the re-conveyance deed and Grantee providing the original of the same to Grantor and City, the person (Grantor or City, as applicable) that demanded Grantee to convey the Property back to Grantor and City shall remit the sum of \$332,200.00 to Grantee.

This Re-conveyance Agreement shall run with title to the land, and shall be binding upon successors and assigns.

EXHIBIT "D"

Legal and Sketch of Description of Temporary Construction Easement

(see attached one (1) legal and sketch of description totaling nine (9) pages)

LEGAL DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT
DESCRIPTION: PARCEL 113.8

Exhibit "D" Page 1 of 9

A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO BEING A PART OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°26'54" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1181.52 FEET; THENCE NORTH 89°33'06" WEST, A DISTANCE OF 138.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 6400.00 FEET, A CENTRAL ANGLE OF 00°39'32", A CHORD BEARING OF SOUTH 05°08'03" WEST AND A CHORD LENGTH OF 73.59 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 73.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°27'49" WEST, A DISTANCE OF 444.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6600.00 FEET, A CENTRAL ANGLE OF 02°40'59", A CHORD BEARING OF SOUTH 04°07'19" WEST AND A CHORD LENGTH OF 309.03 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 309.06 FEET TO THE END OF SAID CURVE; THENCE SOUTH 07°17'12" WEST, A DISTANCE OF 34.35 FEET; THENCE SOUTH 01°35'46" WEST, A DISTANCE OF 16.24 FEET; THENCE SOUTH 04°27'31" WEST, A DISTANCE OF 40.05 FEET; THENCE SOUTH 01°35'46" WEST, A DISTANCE OF 92.00 FEET; THENCE SOUTH 01°15'58" EAST, A DISTANCE OF 40.05 FEET; THENCE SOUTH 01°35'46" WEST, A DISTANCE OF 16.24 FEET; THENCE SOUTH 04°05'39" EAST, A DISTANCE OF 34.35 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING: A RADIUS OF 6600.00 FEET, A CENTRAL ANGLE OF 05°55'32", A CHORD BEARING OF SOUTH 02°33'03" EAST AND A CHORD LENGTH OF 682.26 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 682.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°30'49" EAST, A DISTANCE OF 423.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 6400.00 FEET, A CENTRAL ANGLE OF 04°53'48", A CHORD BEARING OF SOUTH 03°03'55" EAST AND A CHORD LENGTH OF 546.79 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 546.96 FEET TO THE END OF SAID CURVE; THENCE NORTH 20°23'53" WEST, A DISTANCE OF 39.44 FEET; THENCE NORTH 09°34'02" WEST, A DISTANCE OF 25.24 FEET; THENCE NORTH 01°24'24" EAST, A DISTANCE OF 154.05 FEET; THENCE NORTH 03°40'44" WEST, A DISTANCE OF 112.01 FEET; THENCE NORTH 06°59'44" WEST, A DISTANCE OF 136.05 FEET; THENCE NORTH 02°24'55" WEST, A DISTANCE OF 81.29 FEET; THENCE NORTH 00°21'40" WEST, A DISTANCE OF 77.74 FEET; THENCE NORTH 04°49'23" WEST, A DISTANCE OF 29.82 FEET; THENCE NORTH 09°25'52" WEST, A DISTANCE OF 140.30 FEET; THENCE NORTH 06°42'44" WEST, A DISTANCE OF 80.10 FEET; THENCE NORTH 05°47'27" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 05°55'59" WEST, A DISTANCE OF 80.80 FEET;

SHEET 1 OF 3

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON _____
(ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
6. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180429
DATE: 1/7/2022
SCALE: 1" = 400'

CALCULATED BY: T.M.
DRAWN BY: E. SEGURA
CHECKED BY: T.M.

FOR THE LICENSED BUSINESS #6723 BY:



Digitally signed by
James L Rickman
Date: 2022.03.23
08:52:17 -04'00'

JAMES L. RICKMAN, P.S.M. #5833

LEGAL DESCRIPTION

Exhibit "D" Page 2 of 9

TEMPORARY CONSTRUCTION EASEMENT
DESCRIPTION: PARCEL 113.8

THENCE SOUTH 84°52'08" WEST, A DISTANCE OF 142.81 FEET; THENCE NORTH 04°46'43" WEST, A DISTANCE OF 83.20 FEET; THENCE NORTH 85°34'27" EAST, A DISTANCE OF 141.17 FEET; THENCE NORTH 05°55'59" WEST, A DISTANCE OF 86.60 FEET; THENCE NORTH 03°29'15" WEST, A DISTANCE OF 121.20 FEET; THENCE NORTH 04°47'27" WEST, A DISTANCE OF 159.19 FEET; THENCE NORTH 00°42'30" WEST, A DISTANCE OF 102.21 FEET; THENCE NORTH 07°26'18" EAST, A DISTANCE OF 51.57 FEET; THENCE NORTH 06°56'30" EAST, A DISTANCE OF 80.37 FEET; THENCE NORTH 6°18'26" WEST, A DISTANCE OF 91.03 FEET; THENCE NORTH 01°36'00" EAST, A DISTANCE OF 12.30 FEET; THENCE NORTH 11°05'48" EAST, A DISTANCE OF 40.60 FEET; THENCE NORTH 00°28'33" WEST, A DISTANCE OF 26.79 FEET; THENCE NORTH 03°36'14" EAST, A DISTANCE OF 29.66 FEET; THENCE NORTH 08°24'22" EAST, A DISTANCE OF 29.39 FEET; THENCE NORTH 04°10'44" EAST, A DISTANCE OF 139.68 FEET; THENCE NORTH 05°52'39" EAST, A DISTANCE OF 160.46 FEET; THENCE NORTH 05°11'18" EAST, A DISTANCE OF 177.53 FEET; THENCE NORTH 04°54'56" EAST, A DISTANCE OF 130.01 FEET; THENCE NORTH 05°48'48" EAST, A DISTANCE OF 150.67 FEET; THENCE NORTH 07°58'21" WEST, A DISTANCE OF 76.25 FEET; THENCE SOUTH 85°11'43" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 55,414 SQUARE FEET OR 1.27 ACRES, MORE OR LESS.

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



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SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON _____
(ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
6. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180429

CALCULATED BY: T.M.

FOR THE LICENSED BUSINESS #8723 BY:

DATE: 1/7/2022

DRAWN BY: E.SEGURA

SCALE: 1" = 400'

CHECKED BY: T.M.

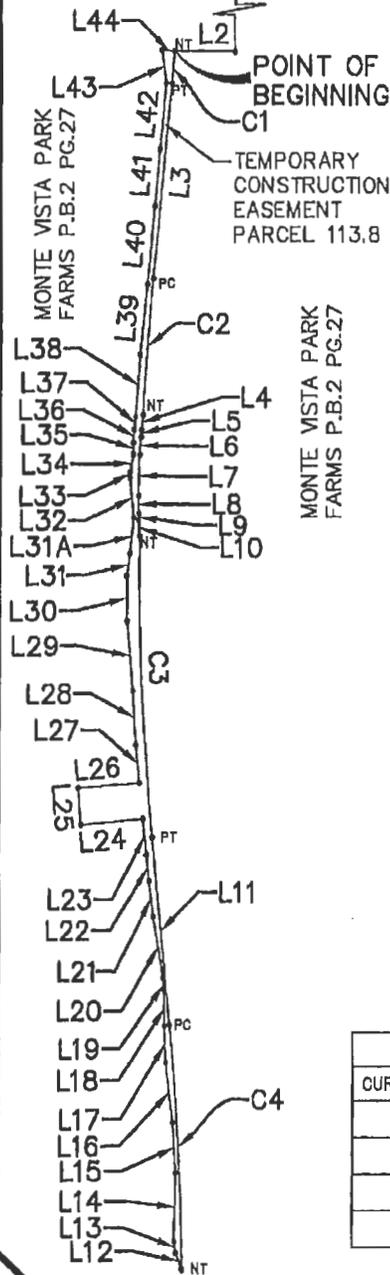
JAMES L. RICKMAN, P.S.M. #6633

SKETCH OF DESCRIPTION

Exhibit "D" Page 3 of 9

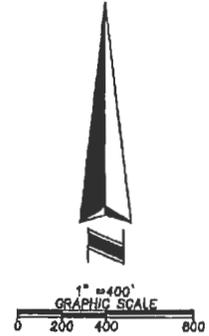
W. LINE, N.W.
1/4, SEC.
15-23-26

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF SECTION
15-23-26



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S00°26'54"W | 1181.52 |
| L2 | N89°33'06"W | 138.37 |
| L3 | S05°27'49"W | 444.51 |
| L4 | S07°17'12"W | 34.35 |
| L5 | S01°35'46"W | 16.24 |
| L6 | S04°27'31"W | 40.05 |
| L7 | S01°35'46"W | 92.00 |
| L8 | S01°15'58"E | 40.05 |
| L9 | S01°35'46"W | 16.24 |
| L10 | S04°05'39"E | 34.35 |
| L11 | S05°30'49"E | 423.12 |
| L12 | N20°23'53"W | 39.44 |
| L13 | N09°34'02"W | 25.24 |
| L14 | N01°24'23"E | 154.05 |
| L15 | N03°40'44"W | 112.01 |
| L16 | N06°59'44"W | 136.05 |
| L17 | N02°24'55"W | 81.29 |
| L18 | N00°21'40"W | 77.74 |
| L19 | N04°49'23"W | 29.82 |
| L20 | N09°25'52"W | 140.30 |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L21 | N06°42'44"W | 80.10 |
| L22 | N05°47'27"W | 60.00 |
| L23 | N05°55'59"W | 80.80 |
| L24 | S84°52'08"W | 142.81 |
| L25 | N04°46'43"W | 83.20 |
| L26 | N85°34'27"E | 141.17 |
| L27 | N05°55'59"W | 86.60 |
| L28 | N03°29'15"W | 121.20 |
| L29 | N04°47'27"W | 159.19 |
| L30 | N00°42'30"W | 102.21 |
| L31 | N07°26'18"E | 51.57 |
| L31A | N06°56'30"E | 80.37 |
| L32 | N06°18'26"W | 91.03 |
| L33 | N01°36'00"E | 12.30 |
| L34 | N11°05'48"E | 40.60 |
| L35 | N00°28'33"W | 26.79 |
| L38 | N03°36'14"E | 29.66 |
| L37 | N08°24'22"E | 29.39 |
| L38 | N04°10'44"E | 139.88 |
| L39 | N05°52'39"E | 160.46 |



| CURVE TABLE | | | | | |
|-------------|----------|---------|------------|---------|-----------------|
| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD | CHORD DIRECTION |
| C1 | 6400.00' | 73.69' | 000°39'32" | 73.69' | S05°08'03"W |
| C2 | 8800.00' | 309.08' | 002°40'59" | 309.03' | S04°07'19"W |
| C3 | 6600.00' | 682.56' | 005°55'32" | 682.26' | S02°33'03"E |
| C4 | 6400.00' | 546.96' | 004°53'48" | 546.79' | S03°03'55"E |

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L40 | N05°11'18"E | 177.53 |
| L41 | N04°54'56"E | 130.01 |
| L42 | N05°48'48"E | 150.67 |
| L43 | N07°58'21"W | 76.25 |
| L44 | S85°11'43"E | 30.00 |



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- = CHANGE IN DIRECTION
- NT = NON TANGENT
- O.R.B. = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PG = PAGE
- PT = POINT OF TANGENCY
- TCE = TEMPORARY CONSTRUCTION EASEMENT

SHEET 3 OF 3
SEE SHEET 1 AND 2 FOR LEGAL DESCRIPTION

JOB NO. 20180429
DATE: 1/7/2022
SCALE: 1" = 400'

LEGAL DESCRIPTION

Exhibit "D" Page 4 of 9

TEMPORARY CONSTRUCTION EASEMENT
DESCRIPTION: PARCEL 113.9

A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°26'54" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 753.37 FEET; THENCE SOUTH 89°33'06" EAST, A DISTANCE OF 79.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 19°37'39" EAST, A DISTANCE OF 25.56 FEET; THENCE SOUTH 01°55'13" EAST, A DISTANCE OF 85.01 FEET; THENCE SOUTH 03°24'15" WEST, A DISTANCE OF 52.37 FEET; THENCE SOUTH 87°39'06" EAST, A DISTANCE OF 107.04 FEET; THENCE SOUTH 02°39'24" WEST, A DISTANCE OF 72.37 FEET; THENCE SOUTH 78°05'18" WEST, A DISTANCE OF 79.61 FEET; THENCE NORTH 21°43'43" EAST, A DISTANCE OF 21.59 FEET; THENCE NORTH 36°23'01" WEST, A DISTANCE OF 39.54 FEET; THENCE NORTH 87°17'57" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 6626.15 FEET, A CENTRAL ANGLE OF 01°44'31", A CHORD BEARING OF NORTH 01°49'33" EAST AND A CHORD LENGTH OF 201.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 201.47 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10168 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON _____
(ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE _____ COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

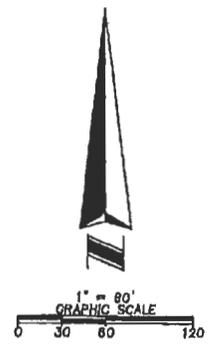
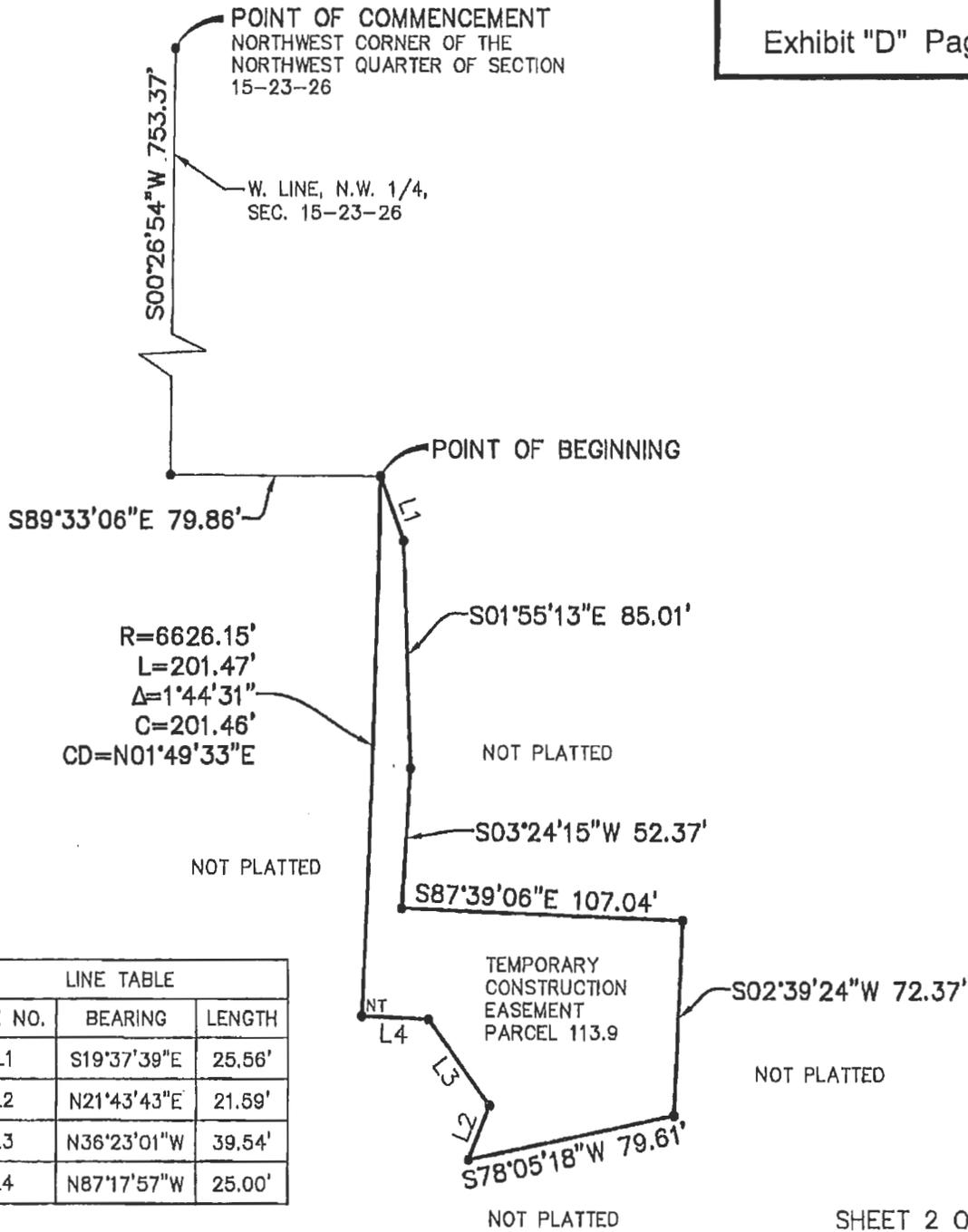
JOB NO. 20180429
DATE: 1/7/2022
SCALE: 1" = 80'

CALCULATED BY: _____ T.W.
DRAWN BY: E. SEGURA
CHECKED BY: _____ T.W.

FOR THE LICENSEE SIGNATURE: BY: _____
James L Rickman
Date: 2022.05.16
JAMES L RICKMAN, P.S.M. #5693

SKETCH OF DESCRIPTION

Exhibit "D" Page 5 of 9



$R=6626.15'$
 $L=201.47'$
 $\Delta=1^{\circ}44'31''$
 $C=201.46'$
 $CD=N01^{\circ}49'33''E$

| LINE TABLE | | |
|------------|-------------|--------|
| LINE NO. | BEARING | LENGTH |
| L1 | S19°37'39"E | 25.56' |
| L2 | N21°43'43"E | 21.59' |
| L3 | N36°23'01"W | 39.54' |
| L4 | N87°17'57"W | 25.00' |

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE

JOB NO. 20180429
 DATE: 1/7/2022
 SCALE: 1" = 60'

LEGAL DESCRIPTION

Exhibit "D" Page 6 of 9

TEMPORARY CONSTRUCTION EASEMENTS
DESCRIPTION: PARCEL 113.10

A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°26'54" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1137.27 FEET; THENCE SOUTH 89°33'06" EAST, A DISTANCE OF 65.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21°43'43" EAST, A DISTANCE OF 39.27 FEET; THENCE SOUTH 03°30'46" WEST, A DISTANCE OF 30.96 FEET; THENCE SOUTH 00°29'29" EAST, A DISTANCE OF 69.47 FEET; THENCE SOUTH 00°52'58" WEST, A DISTANCE OF 79.87 FEET; THENCE SOUTH 00°17'42" EAST, A DISTANCE OF 30.30 FEET; THENCE SOUTH 01°58'13" WEST, A DISTANCE OF 64.48 FEET; THENCE SOUTH 06°08'24" WEST, A DISTANCE OF 90.62 FEET; THENCE SOUTH 09°26'45" WEST, A DISTANCE OF 60.19 FEET; THENCE SOUTH 10°01'00" WEST, A DISTANCE OF 85.28 FEET; THENCE SOUTH 09°08'54" WEST, A DISTANCE OF 85.14 FEET; THENCE SOUTH 08°18'42" WEST, A DISTANCE OF 59.45 FEET; THENCE SOUTH 07°47'26" WEST, A DISTANCE OF 49.20 FEET; THENCE SOUTH 05°56'15" WEST, A DISTANCE OF 68.85 FEET; THENCE SOUTH 04°02'29" WEST, A DISTANCE OF 98.36 FEET; THENCE SOUTH 02°47'09" WEST, A DISTANCE OF 127.78 FEET; THENCE SOUTH 08°13'21" EAST, A DISTANCE OF 44.14 FEET; THENCE SOUTH 01°31'32" WEST, A DISTANCE OF 15.32 FEET; THENCE NORTH 88°28'28" WEST, A DISTANCE OF 13.05 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6400.00 FEET, A CENTRAL ANGLE OF 03°56'17", A CHORD BEARING OF NORTH 03°29'40" EAST AND A CHORD LENGTH OF 439.80 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 439.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°27'49" EAST, A DISTANCE OF 416.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6625.15 FEET, A CENTRAL ANGLE OF 01°24'37", A CHORD BEARING OF NORTH 04°58'57" EAST AND A CHORD LENGTH OF 163.09 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 163.10 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.39 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON _____ (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE _____ COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20180429
DATE: 1/7/2022
SCALE: 1" = 160'

CALCULATED BY: _____
DRAWN BY: E. SEGURA
CHECKED BY: _____

FOR THE LICENSED BUSINESS #8723 BY:
James L. Rickman Digitally signed by
James L. Rickman
Date: 2022.05.16
Rickman 15:25:28 -04'00'
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

Exhibit "D" Page 7 of 9

POINT OF COMMENCEMENT
NORTHWEST
CORNER OF THE
NORTHWEST
QUARTER OF
SECTION 15-23-26

W. LINE, N.W. 1/4,
SEC. 15-23-26

S00°26'54"W 1137.27'

POINT OF BEGINNING

R=6625.15'
L=163.10'
 $\Delta=1124'37''$
C=163.09'
CD=N04°58'57"E

TEMPORARY
CONSTRUCTION
EASEMENT
PARCEL 113.10

NOT PLATTED

NOT PLATTED

R=6400.00'
L=439.89'
 $\Delta=356'17''$
C=439.80'
CD=N03°29'40"E

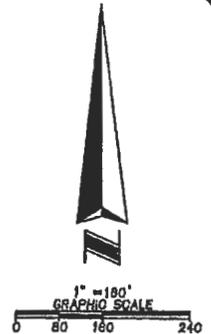
NT

L17

L18

L19

| LINE TABLE | | |
|------------|-------------|---------|
| LINE NO. | BEARING | LENGTH |
| L1 | S89°33'06"E | 65.33' |
| L2 | N21°43'43"E | 39.27' |
| L3 | S03°30'46"W | 30.96' |
| L4 | S00°29'29"E | 69.47' |
| L5 | S00°52'58"W | 79.87' |
| L6 | S00°17'42"E | 30.30' |
| L7 | S01°58'13"W | 64.48' |
| L8 | S06°08'24"W | 90.62' |
| L9 | S09°26'45"W | 60.19' |
| L10 | S10°01'00"W | 85.28' |
| L11 | S09°08'54"W | 85.14' |
| L12 | S08°18'42"W | 59.45' |
| L13 | S07°47'28"W | 49.20' |
| L14 | S05°56'15"W | 68.85' |
| L15 | S04°02'29"W | 98.36' |
| L16 | S02°47'09"W | 127.78' |
| L17 | S08°13'21"E | 44.14' |
| L18 | S01°31'32"W | 15.32' |
| L19 | N88°28'28"W | 13.05' |
| L20 | N05°27'49"E | 416.89' |



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- - CHANGE IN DIRECTION
- NT - NON TANGENT
- O.R.B. - OFFICIAL RECORDS BOOK
- PC - POINT OF CURVATURE
- PG. - PAGE
- PT - POINT OF TANGENCY

JOB NO. 20180429

DATE: 1/7/2022

SCALE: 1" = 180'

LEGAL DESCRIPTION

Exhibit "D" Page 8 of 9

TEMPORARY CONSTRUCTION EASEMENT
DESCRIPTION: PARCEL 113.11

A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°26'54" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2648.88 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00°07'18" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 753.35 FEET; THENCE SOUTH 89°52'42" EAST, A DISTANCE OF 69.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°50'58" EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 11°59'32" WEST, A DISTANCE OF 66.93 FEET; THENCE SOUTH 02°17'36" EAST, A DISTANCE OF 96.66 FEET; THENCE SOUTH 00°50'47" WEST, A DISTANCE OF 120.84 FEET; THENCE SOUTH 01°07'34" EAST, A DISTANCE OF 156.82 FEET; THENCE SOUTH 06°32'03" EAST, A DISTANCE OF 27.80 FEET; THENCE SOUTH 02°53'09" WEST, A DISTANCE OF 77.76 FEET; THENCE SOUTH 11°35'07" WEST, A DISTANCE OF 19.35 FEET; THENCE SOUTH 24°36'16" WEST, A DISTANCE OF 11.59 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 6600.00 FEET, A CENTRAL ANGLE OF 04°57'31", A CHORD BEARING OF NORTH 02°40'16" WEST AND A CHORD LENGTH OF 571.03 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 571.21 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10,001 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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3. BEARINGS SHOWN HEREON ARE BASED ON _____ (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE _____ COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20180429

DATE: 1/7/2022

SCALE: 1" = 140'

CALCULATED BY: TM

DRAWN BY: E. SEGURA

CHECKED BY: TM

FOR THE LICENSEE, DESIGNER, OR BY:

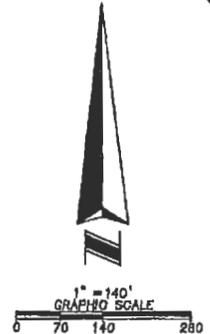
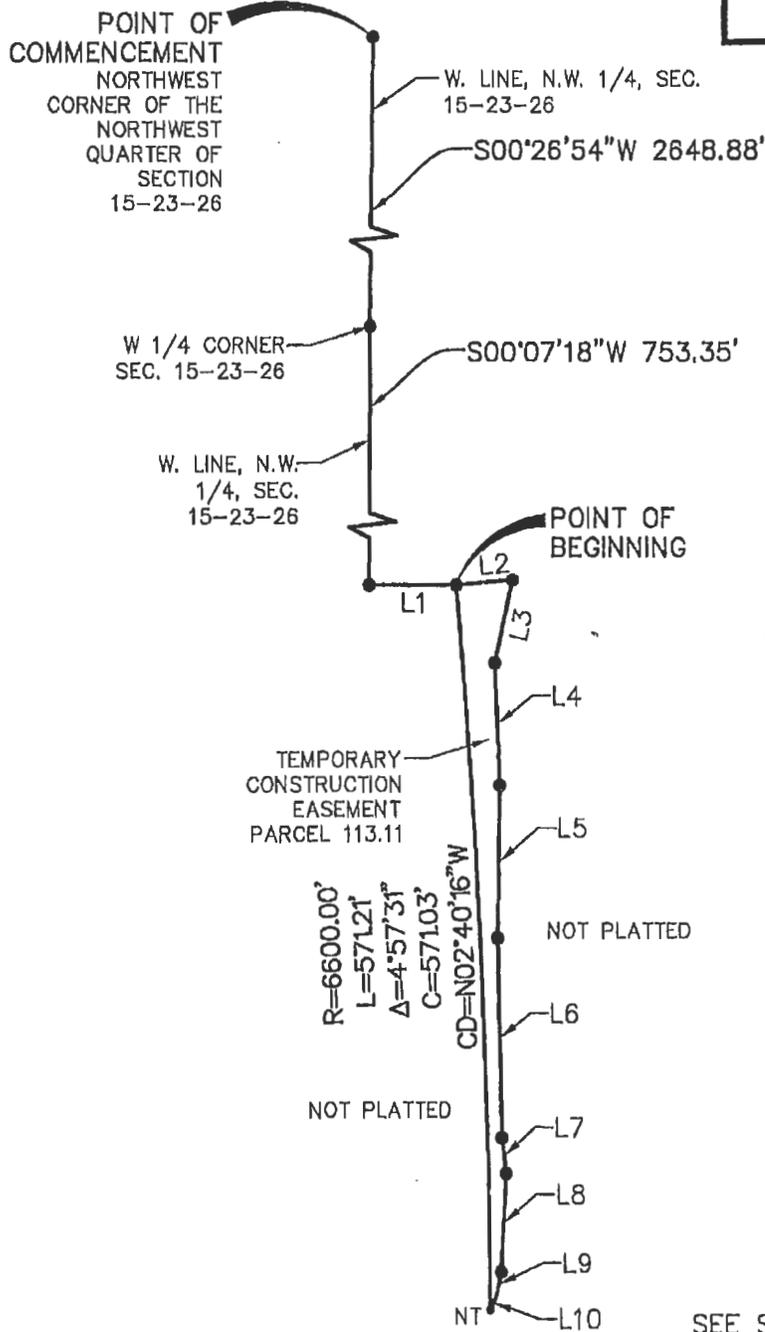
James L Rickman

Date: 2022.05.16

JAMES L. RICKMAN, 52539 #06300

SKETCH OF DESCRIPTION

Exhibit "D" Page 9 of 9



| LINE TABLE | | |
|------------|-------------|---------|
| LINE NO. | BEARING | LENGTH |
| L1 | S89°52'42"E | 69.98' |
| L2 | N84°50'58"E | 45.00' |
| L3 | S11°59'32"W | 66.93' |
| L4 | S02°17'36"E | 96.66' |
| L5 | S00°50'47"W | 120.84' |
| L6 | S01°07'34"E | 156.82' |
| L7 | S06°32'03"E | 27.80' |
| L8 | S02°53'09"W | 77.76' |
| L9 | S11°35'07"W | 19.35' |
| L10 | S24°36'16"W | 11.59' |

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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- O.R.B. = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PG = PAGE
- PT = POINT OF TANGENCY

JOB NO. 20180429

DATE: 1/7/2022

SCALE: 1" = 140'

Instrument: 113.1A
Project: Wellness Way Road Project

EXHIBIT "E"

Legal and Sketch of Description of Drainage Easement

(see attached one (1) legal and sketch of description totaling eight (8) pages)

LEGAL DESCRIPTION

Exhibit "E" Page 1 of 8

DRAINAGE EASEMENT
DESCRIPTION: PARCEL 113.12

A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°26'54" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2154.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°28'28" EAST, A DISTANCE OF 22.62 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 6370.00 FEET, A CENTRAL ANGLE OF 06°14'00", A CHORD BEARING OF SOUTH 01°35'28" EAST AND A CHORD LENGTH OF 692.66 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 693.00 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°17'32" EAST, A DISTANCE OF 14.37 FEET; THENCE SOUTH 05°30'49" EAST, A DISTANCE OF 512.49 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING: A RADIUS OF 6645.00 FEET, A CENTRAL ANGLE OF 00°21'47", A CHORD BEARING OF SOUTH 05°19'55" EAST AND A CHORD LENGTH OF 42.10 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 84°50'58" WEST, A DISTANCE OF 45.00 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 6600.00 FEET, A CENTRAL ANGLE OF 00°21'47", A CHORD BEARING OF NORTH 05°19'55" WEST AND A CHORD LENGTH OF 41.82 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°30'49" WEST, A DISTANCE OF 423.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 6400.00 FEET, A CENTRAL ANGLE OF 07°02'20", A CHORD BEARING OF NORTH 01°59'38" WEST AND A CHORD LENGTH OF 785.77 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 786.27 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°28'28" EAST, A DISTANCE OF 7.38 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.05 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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3. BEARINGS SHOWN HEREON ARE BASED ON _____ (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE _____ COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20180429

DATE: 1/7/2022

SCALE: 1" = 200'

CALCULATED BY: TM

DRAWN BY: E.SEGURA

CHECKED BY: TM

FOR THE LICENSED BUSINESS #8723 BY:



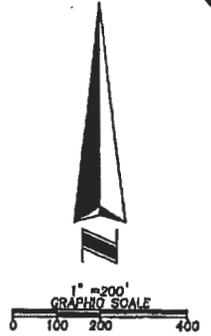
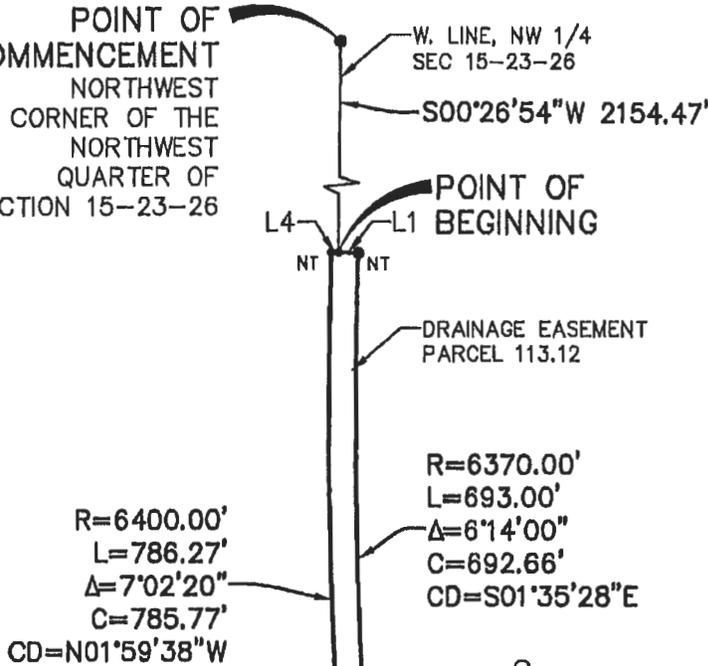
Digitally signed by
James L. Rickman
Date: 2022.03.23
08:51:46 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

Exhibit "E" Page 2 of 8

POINT OF COMMENCEMENT
NORTHWEST
CORNER OF THE
NORTHWEST
QUARTER OF
SECTION 15-23-26



| LINE TABLE | | |
|------------|-------------|--------|
| LINE NO. | BEARING | LENGTH |
| L1 | S88°28'28"E | 22.62' |
| L2 | N85°17'32"E | 14.37' |
| L3 | S84°50'58"W | 45.00' |
| L4 | S88°28'28"E | 7.38' |

| CURVE TABLE | | | | | |
|-------------|----------|--------|------------|--------|-----------------|
| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD | CHORD DIRECTION |
| C1 | 6645.00' | 42.10' | 000°21'47" | 42.10' | S05°19'55"E |
| C2 | 6600.00' | 41.82' | 000°21'47" | 41.82' | N05°19'55"W |

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- O.R.B. = OFFICIAL RECORDS BOOK

JOB NO. 20180429

DATE: 1/7/2022

SCALE: 1" = 200'

LEGAL DESCRIPTION

Exhibit "E" Page 3 of 8

DRAINAGE EASEMENT
DESCRIPTION: PARCEL 113.13

A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°26'54" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 662.22 FEET; THENCE NORTH 89°29'41" WEST, A DISTANCE OF 120.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.47 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 6400.00 FEET, A CENTRAL ANGLE OF 04°22'53", A CHORD BEARING OF SOUTH 02°36'51" WEST AND A CHORD LENGTH OF 489.29 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 489.41 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°11'43" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING: A RADIUS OF 6373.63 FEET, A CENTRAL ANGLE OF 04°23'21", A CHORD BEARING OF NORTH 04°57'39" EAST AND A CHORD LENGTH OF 488.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 488.25 FEET TO THE END OF SAID CURVE THENCE NORTH 00°00'00" WEST, A DISTANCE OF 30.52 FEET; THENCE SOUTH 89°29'41" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10076 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON _____ (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE _____ COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20180429
DATE: 1/7/2022
SCALE: 1" = 160'

CALCULATED BY: TM
DRAWN BY: E.SEGURA
CHECKED BY: TM

FOR THE LICENSED BUSINESS BY:
James L. Rickman
by James L. Rickman
Date: 2022.05.16
JAMES L. RICKMAN, P.E., S.M. 75839

SKETCH OF DESCRIPTION

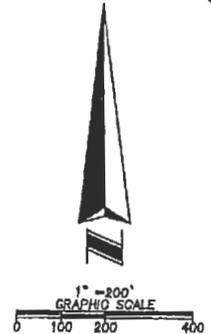
Exhibit "E" Page 4 of 8

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF
SECTION 15-23-26

W. LINE, N.W. 1/4,
SEC. 15-23-26

S00°26'54"W 662.22'

NOT PLATTED



POINT OF BEGINNING

L4
L3
NT

N89°29'41"W 120.12'
NORTH LINE TRACT 16

R=6373.63'
L=488.25'
 $\Delta=4^{\circ}23'21''$
C=488.14'
CD=N04°57'39"E

TRACT 16

R=6400.00'
L=489.41'
 $\Delta=4^{\circ}22'53''$
C=489.29'
CD=S02°36'51"W

TRACT 16 MONTE
VISTA PARK FARMS
PB 2, PG.27

DRAINAGE EASEMENT
PARCEL 113.13

NT
L2

| LINE TABLE | | |
|------------|-------------|--------|
| LINE NO. | BEARING | LENGTH |
| L1 | S00°00'00"E | 30.47' |
| L2 | N85°11'43"W | 30.00' |
| L3 | N00°00'00"W | 30.52' |
| L4 | S89°29'41"E | 10.00' |

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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- PG. = PAGE

JOB NO. 20180429
DATE: 1/7/2022
SCALE: 1" = 160'

LEGAL DESCRIPTION

Exhibit "E" Page 5 of 8

DRAINAGE EASEMENT
DESCRIPTION: PARCEL 113.14

A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY,
FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°26'54" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 954.77 FEET; THENCE SOUTH 89°33'06" EAST, A DISTANCE OF 75.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°17'57" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 36°23'01" EAST, A DISTANCE OF 39.54 FEET; THENCE SOUTH 21°43'43" WEST, A DISTANCE OF 160.84 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, HAVING, A RADIUS OF 6626.15 FEET, A CENTRAL ANGLE OF 01°34'49", A CHORD BEARING OF NORTH 03°29'15" EAST AND A CHORD LENGTH OF 182.76 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC LENGTH OF 182.77 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 4985 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON _____ (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE _____ COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

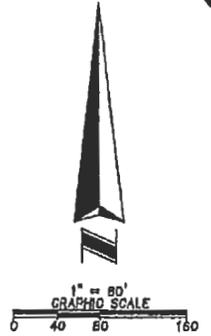
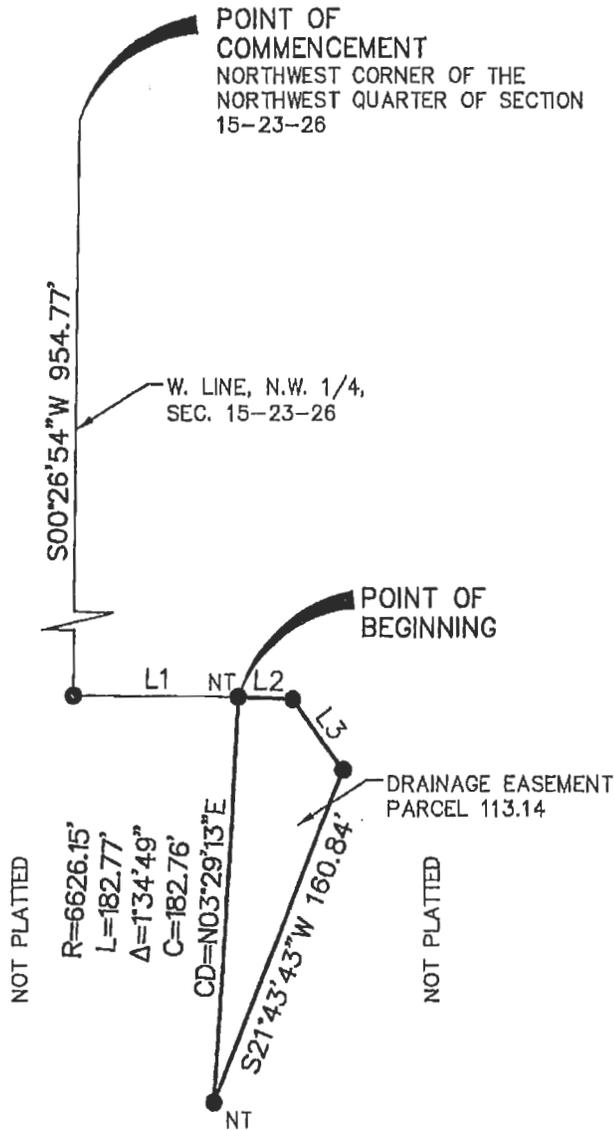
JOB NO. 20180429
DATE: 1/7/2022
SCALE: 1" = 80'

CALCULATED BY: TM
DRAWN BY: E.SEGURA
CHECKED BY: TM

FOR THE LICENSED ENGINEER 19728 BY:
James L Rickman by James L Rickman
Date: 2022.05.16
JAMES L. RICKMAN, 5295 SB #8638

SKETCH OF DESCRIPTION

Exhibit "E" Page 6 of 8



| LINE TABLE | | |
|------------|-------------|--------|
| LINE NO. | BEARING | LENGTH |
| L1 | S89°33'06"E | 75.02' |
| L2 | S87°17'57"E | 25.00' |
| L3 | S36°23'01"E | 39.54' |

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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- PG. = PAGE

JOB NO. 20180429
DATE: 1/7/2022
SCALE: 1" = 80'

LEGAL DESCRIPTION

Exhibit "E" Page 7 of 8

DRAINAGE EASEMENT
DESCRIPTION: PARCEL 113.15

PART OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, ALSO, BEING PART OF MONTE VISTA PARK FARMS, AS RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00°07'18" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 210.94 FEET; THENCE NORTH 89°52'42" WEST, A DISTANCE OF 183.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°21'13" WEST, A DISTANCE OF 40.01 FEET; THENCE SOUTH 04°48'02" EAST, A DISTANCE OF 35.75 FEET; THENCE NORTH 85°02'43" EAST, A DISTANCE OF 40.01 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 6600.00 FEET, A CENTRAL ANGLE OF 00°18'31", A CHORD BEARING OF NORTH 04°48'06" WEST AND A CHORD LENGTH OF 35.54 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.54 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1427 SQUARE FEET, MORE OR LESS.

SHEET 1. OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON _____ (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE _____ COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20180429

DATE: 1/7/2022

SCALE: 1" = 80'

CALCULATED BY: TM

DRAWN BY: E. SEGURA

CHECKED BY: TM

FOR THE LICENSEE'S BUSINESS, REGISTERED BY:

James L. Rickman

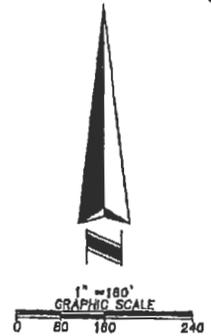
Date: 2022.05.16

JAMES L. RICKMAN, P.E., P.S., P.L.S., P.L.M.

SKETCH OF DESCRIPTION

Exhibit "E" Page 8 of 8

POINT OF COMMENCEMENT
WEST QUARTER
CORNER OF
SECTION 15-23-26



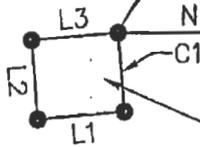
S00°07'18"W 210.94'

W. LINE, S.W. 1/4,
SEC. 15-23-26

MONTE VISTA PARK FARMS
TRACT 33 PLAT BOOK 2, PG. 27

POINT OF BEGINNING

N89°52'42"W 183.63'



DRAINAGE
EASEMENT
PARCEL 113.15

MONTE VISTA PARK FARMS
TRACT 33 PLAT BOOK 2, PG. 27

| CURVE TABLE | | | | | |
|-------------|----------|--------|------------|--------|-----------------|
| CURVE NO. | RADIUS | LENGTH | DELTA | CHORD | CHORD DIRECTION |
| C1 | 6600.00' | 35.54' | 000°18'31" | 35.54' | N04°48'06"W |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE NO. | BEARING | LENGTH |
| L1 | S85°02'43"W | 40.01' |
| L2 | N04°48'02"W | 35.75' |
| L3 | N85°21'13"E | 40.01' |

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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- PG. = PAGE

JOB NO. 20180429

DATE: 1/7/2022

SCALE: 1" = 80