



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

DATE: May 24, 2023

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

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

FROM: Elizabeth Price Jackson, Senior Title Examiner *EPJ/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 Subordinations of Utility Interests by and between Duke Energy Florida, LLC, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, and Orange County and authorization to record instruments.

PROJECT: Lake Roberts Reserve 22-S-048

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road-widening improvements.

Interoffice Memorandum
Real Estate Management Division
Agenda Item 1
May 24, 2023
Page 2 of 2

- ITEMS:**
- Subordination of Utility Interests (Parcel: Bowden)
 - Subordination of Utility Interests (Parcel: Watson)
 - Subordination of Utility Interests (Parcel: Rich)
 - Subordination of Utility Interests (Parcel: Hinson, Crim, & Dennaoui, Inc.)

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: This action will subordinate Duke Energy's interest in their existing easements, encumbering six of the 10 parcels involved in the conveyance of right-of-way along Walker Pond Road, as a requirement of the Lake Roberts Reserve 22-S-048 project. If Orange County should require Duke Energy to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, Orange County shall pay the reasonable cost of such alteration, adjustment, or relocation, including but not limited to the cost of acquiring appropriate easements.

Orange County is executing the Subordination of Utility Interests to show acceptance of the terms and conditions.

Developer of the Lake Roberts Reserve 22-S-048 project to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 06 2023

Project: Lake Roberts Reserve 22-S-048
Parcel: Bowden

SUBORDINATION OF UTILITY INTERESTS

THIS SUBORDINATION, entered into by and between Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, hereinafter called Utility and Orange County, a charter county and political subdivision of the State of Florida, hereinafter called County

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for public road right-of-way purposes; and

WHEREAS, the proposed use of these lands for public road right-of-way purposes will require subordination of the interest claimed in such lands by Utility to County; and

WHEREAS, County is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

Utility hereby subordinates to the interest of County, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE ATTACHED SCHEDULE "A"

Encumbrances:

Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation
FROM: Lynn H. Earnhardt and Pamela M. Earnhardt
TO: Florida Power Corporation
Distribution Easement filed September 25, 1987
Recorded in Official Records Book 3923, Page 280
FROM: Barbara J. Bowden and David W. Bowden
TO: Duke Energy Florida, LLC
Easement filed August 2, 2022
Recorded as Document No. 20220473373
Both of the Public Records of Orange County, Florida

Project: Lake Roberts Reserve 22-S-048
Parcel: Bowden

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with County's current minimum standards for such facilities as required by Article VI, Chapter 21 of the Orange County Code, as it may be replaced, amended, or superseded from time to time. Any new construction or relocation of facilities within the lands will be subject to prior approval by County. Should County fail to approve any new construction or relocation of facilities by the Utility otherwise authorized under the aforementioned subordinated interest or require the Utility to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, County shall pay the reasonable cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements (collectively "Reimbursement Costs").
2. Utility shall provide written notice to County's Director of Public Works (or equivalent in the event of reorganization) of the estimated costs and narrative scope of any alteration, adjustment, relocation, or removal of its facilities or of the acquisition of any additional easements at least 60 days prior to Utility incurring such costs.
3. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions herein, with the exception of the provision herein regarding Reimbursement Costs.
4. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of County's facilities.
5. The Utility agrees to indemnify and hold County harmless for, from and against any and all losses, claims or damages incurred by County to the extent arising from Utility's or Utility's Contractor's negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of Utility's facilities located on the above described easement.

[Signatures on following pages]

Project: Lake Roberts Reserve 22-S-048
Parcel: Bowden

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year below written.

Duke Energy Florida, LLC, a Florida limited liability company,
d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a
Florida Power Corporation, a Florida corporation

Signed, sealed and delivered in
the presence of:

By: Karen Adams
Karen Adams, Manager
Land Services II

Date: 4/27/2023

[Signature]
SIGNATURE LINE
PRINT/TYPE NAME: ERIC REESMAN

APPROVED
Notary Public in and for the State of Florida

[Signature]
SIGNATURE LINE
PRINT/TYPE NAME: Carol Michie

(Two witnesses required by Florida law)

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of April, 2023, by Karen Adams, Manager of Land Services II for Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, on behalf of the limited liability company, who is personally known to me or who has produced F.D. Myers Lic as identification.

[Signature]
PRINT/TYPE NAME: Caroline B. Michie



CAROLINE B. MICHIE
Commission # HH 131762
Expires June 5, 2025
Bonded Thru Budget Notary Services

Notary Public in and for the
County and State last aforesaid.

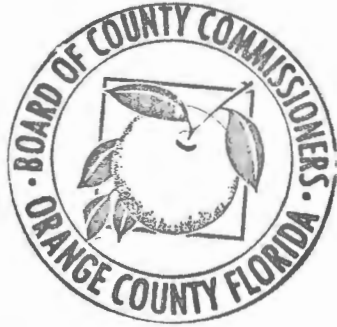
My Commission Expires: 6-5-2025

Serial No., if any: HH131762

[Signatures on following page]

Project: Lake Roberts Reserve 22-S-048
Parcel: Bowden

IN WITNESS WHEREOF, County has executed this Subordination on the day and year below written.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *[Signature]*
Jerry L. Demings,
Orange County Mayor

Date: 6 June 2023

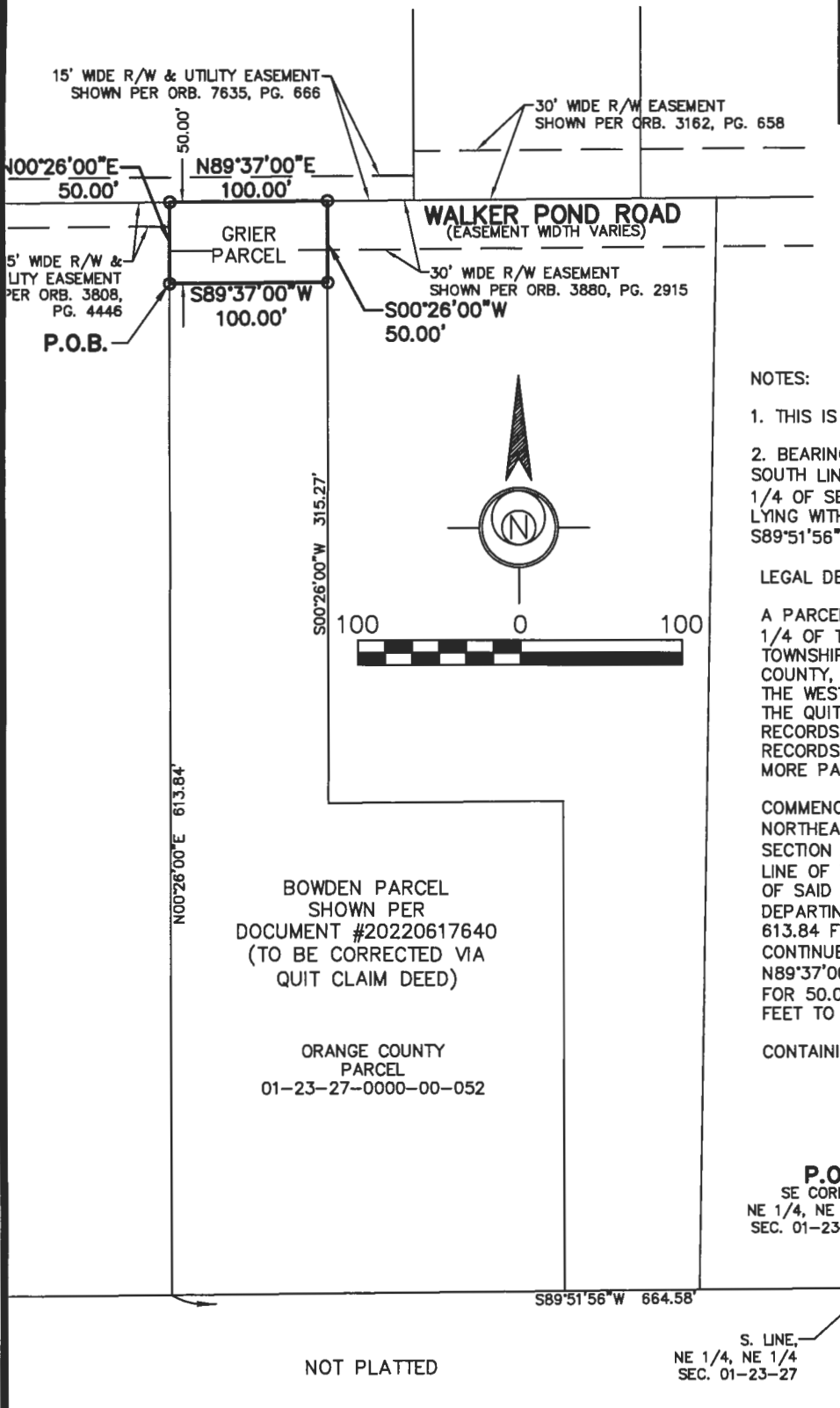
ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Craig A. Stopysa*
for Deputy Clerk

Craig A. Stopysa
Printed 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
P. O. Box 1393
Orlando, Florida 32802-1393

SKETCH AND LEGAL DESCRIPTION



LEGEND

P.O.C.=POINT OF COMMENCEMENT
 P.O.B.=POINT OF BEGINNING
 PB.=PLAT BOOK
 ORB.=OFFICIAL RECORDS BOOK
 PG.=PAGE(S)
 SEC.=SECTION
 GOV.=GOVERNMENT
 R/W =RIGHT OF WAY

NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 27 EAST, LYING WITHIN ORANGE COUNTY, FLORIDA, BEARING S89°51'56"W.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING THE NORTH 50.00 FEET OF THE WEST 100.00 FEET OF THE PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 10572, PAGE 1958 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE S89°51'56"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 664.58 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°26'00"E FOR 613.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°26'00"E FOR 50.00; THENCE N89°37'00"E FOR 100.00 FEET; THENCE S00°26'00"W FOR 50.00 FEET; THENCE S89°37'00"W FOR 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,878 SQUARE FEET, MORE OR LESS.

P.O.C.
 SE CORNER,
 NE 1/4, NE 1/4
 SEC. 01-23-27

S. LINE,
 NE 1/4, NE 1/4
 SEC. 01-23-27



Digitally signed by Noah Catha
 DN: c=US, st=Florida, l=Orlando, o=Toll Brothers, Inc., cn=Noah Catha,
 email=ncatha@eseconsultants.com
 Date: 2023.05.08 16:50:26 -04'00'

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

GRIER/BOWDEN
 PROPERTY

LAKE ROBERTS
 RESERVE
 ORANGE COUNTY, FL

ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

SCALE: 1" = 100' JOB#: 4604 DRAWN: NC CHECK:
 DATE: 09/17/19 REVISION: 05/08/23 SHEET 1 of 1

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 06 2023

Project: Lake Roberts Reserve 22-S-048
Parcel: Watson

SUBORDINATION OF UTILITY INTERESTS

THIS SUBORDINATION, entered into by and between Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, hereinafter called Utility and Orange County, a charter county and political subdivision of the State of Florida, hereinafter called County

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for public road right-of-way purposes; and

WHEREAS, the proposed use of these lands for public road right-of-way purposes will require subordination of the interest claimed in such lands by Utility to County; and

WHEREAS, County is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

Utility hereby subordinates to the interest of County, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE ATTACHED SCHEDULE "A"

Encumbrances:

Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation
FROM: Dazelles Interiors, Inc.
TO: Florida Power Corporation
Easement filed May 1, 1987
Recorded in Official Records Book 3882, Page 4801
FROM: Robert T. Watson and Sandra L. Watson as Trustees of the Watson Family Trust, dated July 29, 2004, and Robert T. Watson, Individually and Sandra L. Watson, Individually
TO: Duke Energy Florida, LLC
Easement filed March 31, 2022
Recorded as Document No. 20220207030
Both of the Public Records of Orange County, Florida

Project: Lake Roberts Reserve 22-S-048
Parcel: Watson

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with County's current minimum standards for such facilities as required by Article VI, Chapter 21 of the Orange County Code, as it may be replaced, amended, or superseded from time to time. Any new construction or relocation of facilities within the lands will be subject to prior approval by County. Should County fail to approve any new construction or relocation of facilities by the Utility otherwise authorized under the aforementioned subordinated interest or require the Utility to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, County shall pay the reasonable cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements (collectively "Reimbursement Costs").
2. Utility shall provide written notice to County's Director of Public Works (or equivalent in the event of reorganization) of the estimated costs and narrative scope of any alteration, adjustment, relocation, or removal of its facilities or of the acquisition of any additional easements at least 60 days prior to Utility incurring such costs.
3. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions herein, with the exception of the provision herein regarding Reimbursement Costs.
4. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of County's facilities.
5. The Utility agrees to indemnify and hold County harmless for, from and against any and all losses, claims or damages incurred by County to the extent arising from Utility's or Utility's Contractor's negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of Utility's facilities located on the above described easement.

[Signatures on following pages]

Project: Lake Roberts Reserve 22-S-048
Parcel: Watson

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year below written.

Duke Energy Florida, LLC, a Florida limited liability company,
d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a
Florida Power Corporation, a Florida corporation

Signed, sealed and delivered in
the presence of:

By: Karen Adams
Karen Adams, Manager
Land Services II

Date: 4/27/2023

[Signature]

SIGNATURE LINE
PRINT/TYPE NAME: ERIC REESMAN

APPROVED
By Chris King at 12:03 pm, Apr 27, 2023

[Signature]

SIGNATURE LINE
PRINT/TYPE NAME: Carol Michie

(Two witnesses required by Florida law)

STATE OF Florida

COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of April, 2023, by Karen Adams, Manager of Land Services II for Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, on behalf of the limited liability company, who is personally known to me or who has produced FL Drivers Lic. as identification.

[Signature]

PRINT/TYPE NAME: Caroline B. Michie

NOTARY PUBLIC
STATE OF FLORIDA
CAROLINE B. MICHIE
Commission # HH 131762
Expires June 5, 2025
Bonded Thru Budget Notary Services

Notary Public in and for the
County and State last aforesaid.

My Commission Expires: 6-5-2025

Serial No., if any: HH131762

[Signatures on following page]

Project: Lake Roberts Reserve 22-S-048
Parcel: Watson

IN WITNESS WHEREOF, County has executed this Subordination on the day and year below written.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
Jerry L. Demings,
Orange County Mayor

Date: 6 June 2023

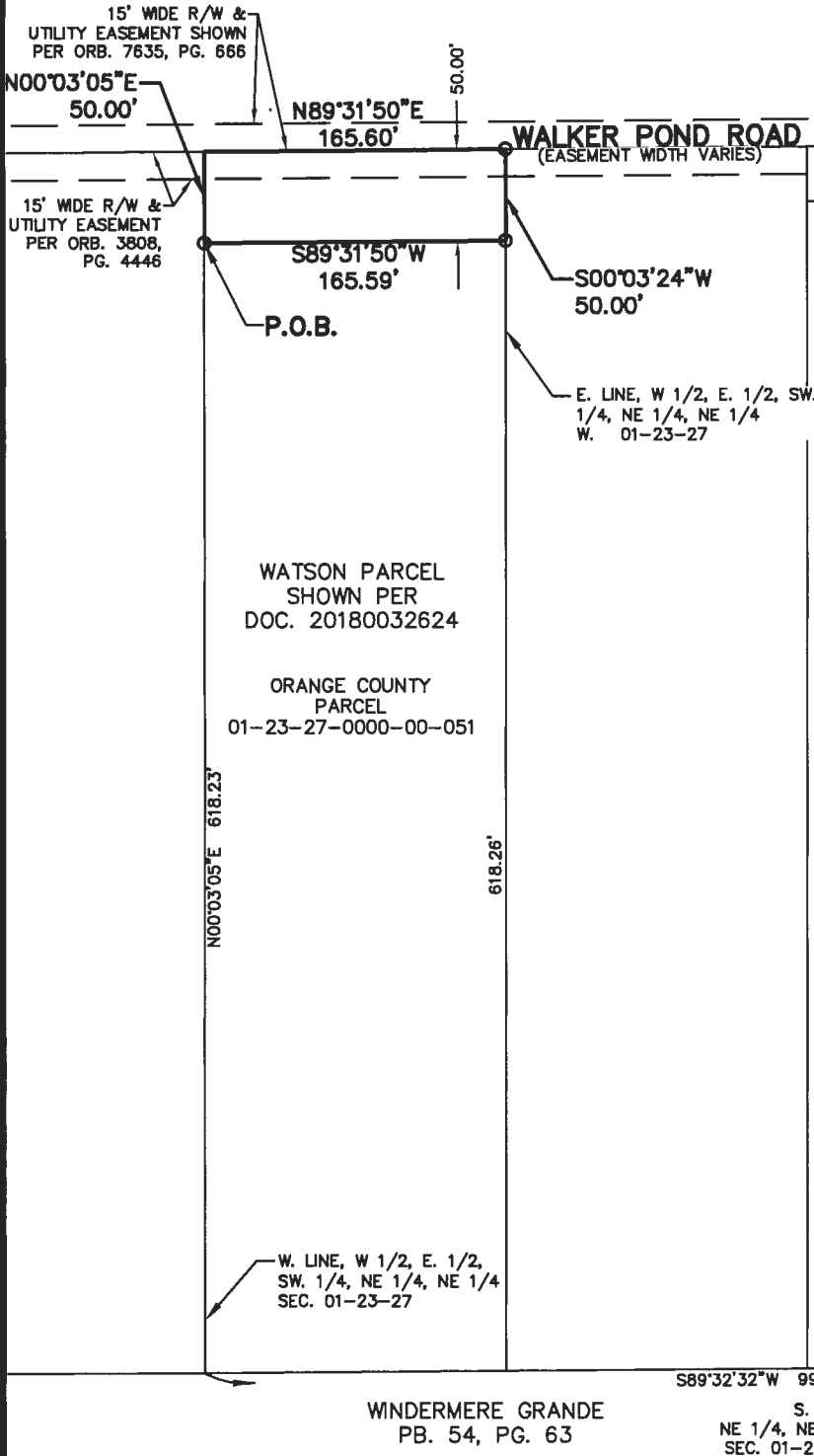
ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Craig A. Stopyna*
for Deputy Clerk

Craig A. Stopyna
Printed Name

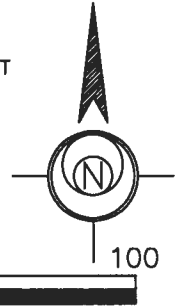
This instrument prepared by:
E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P. O. Box 1393
Orlando, Florida 32802-1393

SKETCH AND LEGAL DESCRIPTION



LEGEND

P.O.C.=POINT OF COMMENCEMENT
 P.O.B.=POINT OF BEGINNING
 PB.=PLAT BOOK
 ORB.=OFFICIAL RECORDS BOOK
 PG.=PAGE(S)
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 R/W =RIGHT OF WAY



NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 27 EAST, LYING WITHIN ORANGE COUNTY, FLORIDA, BEARING N00°05'04\"E.

LEGAL DESCRIPTION

THE NORTH 50.00 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE S89°32'32\"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 993.19 FEET TO A POINT ON THE WEST LINE OF AFORESAID WEST 1/2; THENCE N00°03'05\"E ALONG SAID WEST LINE FOR 618.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°03'05\"E FOR 50.00 FEET; THENCE DEPARTING SAID WEST LINE RUN N89°31'50\"E FOR 165.60 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2; THENCE S00°03'24\"W ALONG SAID EAST LINE FOR 50.00 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°31'50\"W FOR 165.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,280 SQUARE FEET, MORE OR LESS.

Digitally signed by Noah Catha
 DN: c=US, st=Florida, I=Orlando, o=Tail Brothers, Inc., cn=Noah Catha, email=ncath@eseconsultant.com
 Date: 2023.05.05 13:33:36 -04'00'

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

WATSON PROPERTY

SCALE: 1" = 100' JOB#: 4604 DRAWN: NC CHECK:
 DATE: 10/03/19 REVISION: 05/04/23 SHEET 1 of 1

LAKE ROBERTS RESERVE
 ORANGE COUNTY, FL

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 06 2023

Project: Lake Roberts Reserve 22-S-048
Parcel: Rich

SUBORDINATION OF UTILITY INTERESTS

THIS SUBORDINATION, entered into by and between Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, hereinafter called Utility and Orange County, a charter county and political subdivision of the State of Florida, hereinafter called County

WITNESSETH:

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NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

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SEE ATTACHED SCHEDULE "A"

Encumbrances:

Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation
FROM: Jack A. Funderburk and Alena Funderburk
TO: Florida Power Corporation
Easement filed March 26, 1975
Recorded in Official Records Book 2609, Page 1179
FROM: Martin W. Rich and Holly M. Hurst
TO: Duke Energy Florida, LLC
Easement filed August 2, 2022
Recorded as Document No. 20220473283
Both in the Public Records of Orange County, Florida

Project: Lake Roberts Reserve 22-S-048
Parcel: Rich

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with County's current minimum standards for such facilities as required by Article VI, Chapter 21 of the Orange County Code, as it may be replaced, amended, or superseded from time to time. Any new construction or relocation of facilities within the lands will be subject to prior approval by County. Should County fail to approve any new construction or relocation of facilities by the Utility otherwise authorized under the aforementioned subordinated interest or require the Utility to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, County shall pay the reasonable cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements (collectively "Reimbursement Costs").
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5. The Utility agrees to indemnify and hold County harmless for, from and against any and all losses, claims or damages incurred by County to the extent arising from Utility's or Utility's Contractor's negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of Utility's facilities located on the above described easement.

[Signatures on following pages]

Project: Lake Roberts Reserve 22-S-048
Parcel: Rich

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year below written.

Duke Energy Florida, LLC, a Florida limited liability company,
d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a
Florida Power Corporation, a Florida corporation

Signed, sealed and delivered in
the presence of:

By: Karen Adams
Karen Adams, Manager
Land Services II

Date: 4/27/2023

[Signature]
SIGNATURE LINE
PRINT/TYPE NAME: ERIC REESMAN



[Signature]
SIGNATURE LINE
PRINT/TYPE NAME: Carol Michie

(Two witnesses required by Florida law)

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of April, 2023, by Karen Adams, Manager of Land Services II for Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, on behalf of the limited liability company, who is personally known to me or who has produced FL Drivers Lic as identification.

[Signature]
PRINT/TYPE NAME: Caroline B. Michie



CAROLINE B. MICHIE
Commission # HH 131762
Expires June 5, 2025
Bonded Thru Budget Notary Services

Notary Public in and for the
County and State last aforesaid.

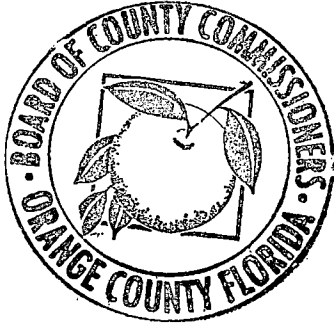
My Commission Expires: 6-5-2025

Serial No., if any: HH 131 762

[Signatures on following page]

Project: Lake Roberts Reserve 22-S-048
Parcel: Rich

IN WITNESS WHEREOF, County has executed this Subordination on the day and year below written.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
for Jerry L. Demings,
Orange County Mayor

Date: 6 June 2023

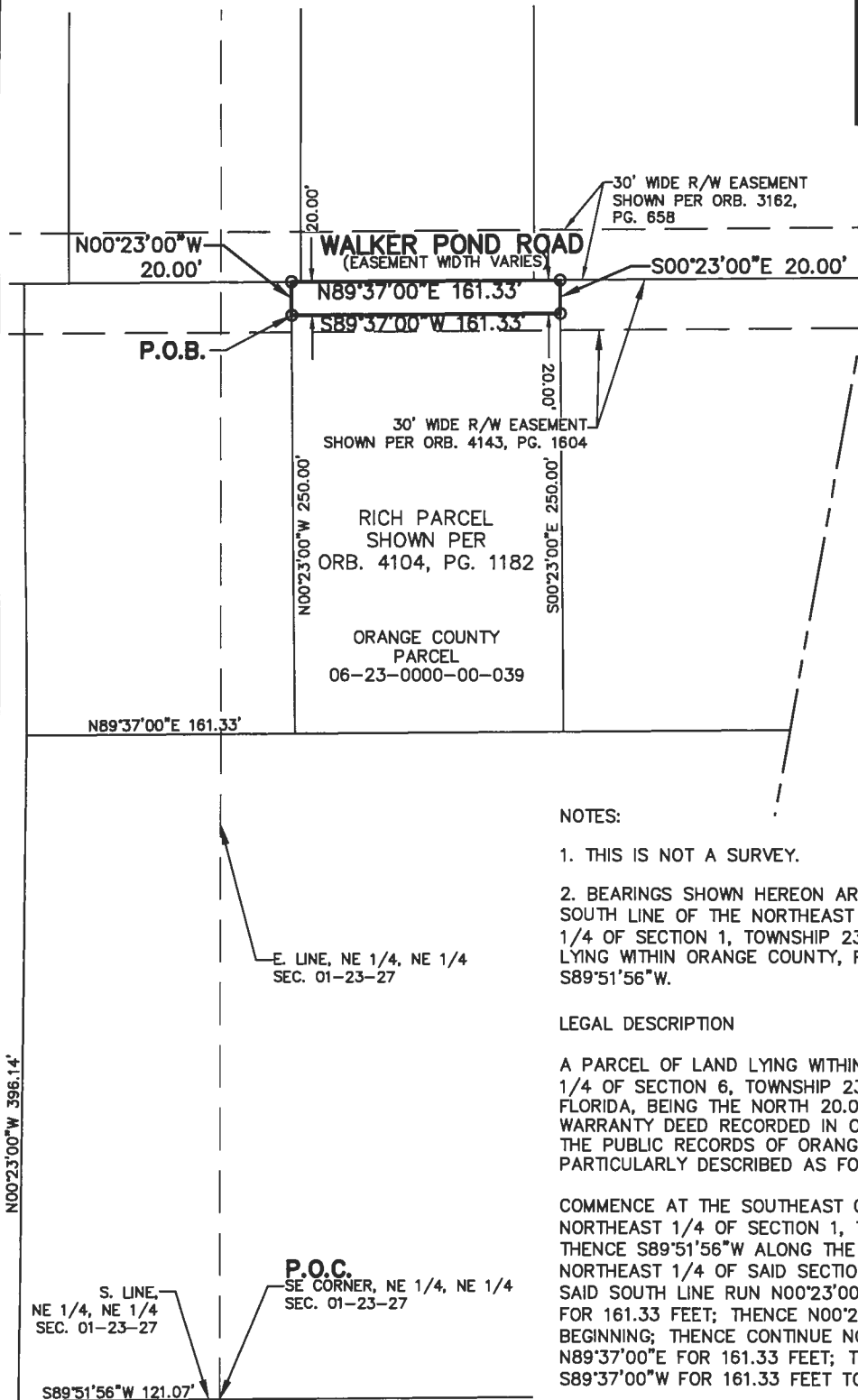
ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Craig A. Stopyta*
for Deputy Clerk

Craig A. Stopyta
Printed 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
P. O. Box 1393
Orlando, Florida 32802-1393

SKETCH AND LEGAL DESCRIPTION



LEGEND

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NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 27 EAST, LYING WITHIN ORANGE COUNTY, FLORIDA, BEARING $S89^{\circ}51'56''W$.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING THE NORTH 20.00 FEET OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4104, PAGE 1182 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE $S89^{\circ}51'56''W$ ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 121.07 FEET; THENCE DEPARTING SAID SOUTH LINE RUN $N00^{\circ}23'00''W$ FOR 396.14 FEET; THENCE $N89^{\circ}37'00''E$ FOR 161.33 FEET; THENCE $N00^{\circ}23'00''W$ FOR 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE $N00^{\circ}23'00''W$ FOR 20.00 FEET; THENCE $N89^{\circ}37'00''E$ FOR 161.33 FEET; THENCE $S00^{\circ}23'00''E$ FOR 20.00 FEET; THENCE $S89^{\circ}37'00''W$ FOR 161.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,227 SQUARE FEET, MORE OR LESS.



Digitally signed by Noah Catha
DN: c=US, st=Florida, l=Orlando,
o=Toll Brothers, Inc., cn=Noah
Catha,
email=ncatha@eseconsultants.com
m
Date: 2023.05.11 13:03:57 -04'00'

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

RICH PROPERTY

LAKE ROBERTS
RESERVE
ORANGE COUNTY, FL

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

SCALE: 1" = 100' JOB#: 4604 DRAWN: NC CHECK:
DATE: 09/17/19 REVISION: 05/11/23 SHEET 1 of 1

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 06 2023

Project: Lake Roberts Reserve 22-S-048
Parcels: Hinson, Crim, & Dennaoui, Inc.

SUBORDINATION OF UTILITY INTERESTS

THIS SUBORDINATION, entered into by and between Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, hereinafter called Utility and Orange County, a charter county and political subdivision of the State of Florida, hereinafter called County

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for public road right-of-way purposes; and

WHEREAS, the proposed use of these lands for public road right-of-way purposes will require subordination of the interest claimed in such lands by Utility to County; and

WHEREAS, County is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

Utility hereby subordinates to the interest of County, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE ATTACHED SCHEDULES "A-1", "A-2", and "A-3"

Encumbrances:

Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation

FROM: Collie M. Biggers and Enid A. Biggers

TO: Florida Power Corporation

Easement filed April 4, 1968

Recorded in Official Records Book 1720, Page 378

FROM: Stephen James Crim

TO: Duke Energy Florida, LLC

Easement filed March 28, 2022

Recorded as Document No. 20220196858

Both in the Public Records of Orange County, Florida

Project: Lake Roberts Reserve 22-S-048
Parcels: Hinson, Crim, & Dennaoui, Inc.

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with County's current minimum standards for such facilities as required by Article VI, Chapter 21 of the Orange County Code, as it may be replaced, amended, or superseded from time to time. Any new construction or relocation of facilities within the lands will be subject to prior approval by County. Should County fail to approve any new construction or relocation of facilities by the Utility otherwise authorized under the aforementioned subordinated interest or require the Utility to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, County shall pay the reasonable cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements (collectively "Reimbursement Costs").
2. Utility shall provide written notice to County's Director of Public Works (or equivalent in the event of reorganization) of the estimated costs and narrative scope of any alteration, adjustment, relocation, or removal of its facilities or of the acquisition of any additional easements at least 60 days prior to Utility incurring such costs.
3. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions herein, with the exception of the provision herein regarding Reimbursement Costs.
4. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of County's facilities.
5. The Utility agrees to indemnify and hold County harmless for, from and against any and all losses, claims or damages incurred by County to the extent arising from Utility's or Utility's Contractor's negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of Utility's facilities located on the above described easement.

[Signatures on following pages]

Project: Lake Roberts Reserve 22-S-048
Parcels: Hinson, Crim, & Dennaoui, Inc.

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year below written.

Duke Energy Florida, LLC, a Florida limited liability company,
d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a
Florida Power Corporation, a Florida corporation

Signed, sealed and delivered in
the presence of:

By: Karen Adams
Karen Adams, Manager
Land Services II

Date: 5/1/2023

Nick Brana
SIGNATURE LINE
PRINT/TYPE NAME: NICK BRANA

APPROVED
By Chris King at 2:41 pm, Apr 27, 2023

Bruce Todd Boyer
SIGNATURE LINE
PRINT/TYPE NAME: Bruce Todd Boyer

(Two witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of MAY, 2023, by Karen Adams, Manager of Land Services II for Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, on behalf of the limited liability company, who is personally known to me or who has produced _____ as identification.



BRUCE TODD BOYER
Notary Public
State of Florida
Comm# HH377416
Expires 8/26/2027

Bruce Todd Boyer
PRINT/TYPE NAME: Bruce Todd Boyer

Notary Public in and for the
County and State last aforesaid.

My Commission Expires: 3-26-2027

Serial No., if any: HH 377416

[Signatures on following page]

Project: Lake Roberts Reserve 22-S-048
Parcels: Hinson, Crim, & Dennaoui, Inc.

IN WITNESS WHEREOF, County has executed this Subordination on the day and year below written.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
for Jerry L. Demings,
Orange County Mayor

Date: *6 June 2023*

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

By: *Craig A. Stopysa*
for Deputy Clerk

Craig A. Stopysa
Printed 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
P. O. Box 1393
Orlando, Florida 32802-1393

SKETCH AND LEGAL DESCRIPTION

CAMBRIDGE CROSSING PHASE 2
PB. 43, PG. 147

NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 01, TOWNSHIP 23 SOUTH, RANGE 27 EAST, LYING WITHIN ORANGE COUNTY, FLORIDA, BEARING N00°05'04"E.

LEGAL DESCRIPTION

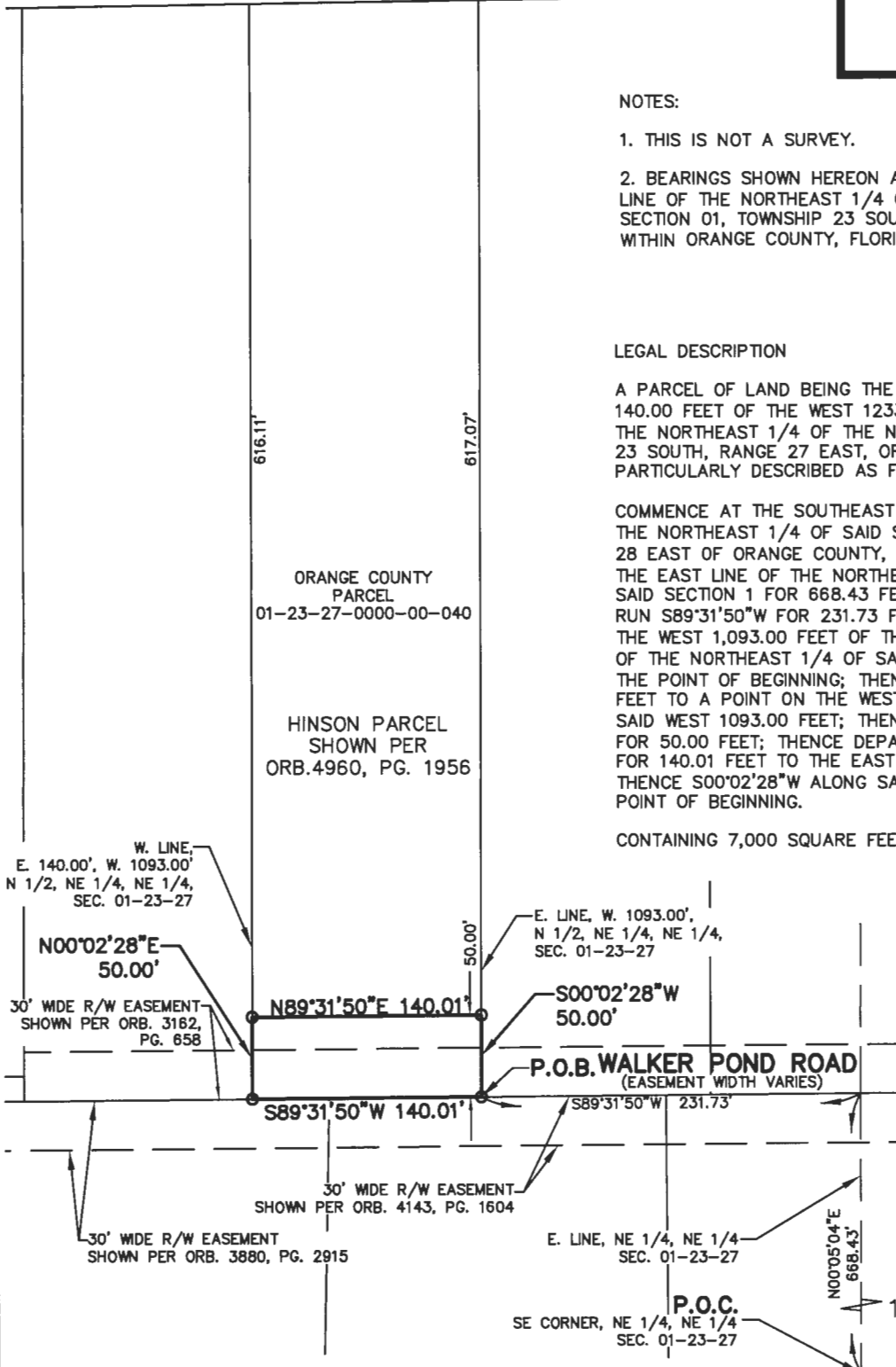
A PARCEL OF LAND BEING THE SOUTH 50.00 FEET OF THE EAST 140.00 FEET OF THE WEST 1233.00 FEET OF THE THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, TOWNSHIP 23 SOUTH, RANGE 28 EAST OF ORANGE COUNTY, FLORIDA; THENCE N00°05'04"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 668.43 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°31'50"W FOR 231.73 FEET TO A POINT ON THE EAST LINE OF THE WEST 1,093.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S89°31'50"W FOR 140.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 140.00 FEET OF SAID WEST 1093.00 FEET; THENCE N00°02'28"E ALONG SAID WEST LINE FOR 50.00 FEET; THENCE DEPARTING SAID WEST LINE RUN N89°31'50"E FOR 140.01 FEET TO THE EAST LINE OF SAID WEST 1093.00 FEET; THENCE S00°02'28"W ALONG SAID WEST LINE FOR 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,000 SQUARE FEET, MORE OR LESS.

LEGEND

P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
PB.=PLAT BOOK
ORB.=OFFICIAL RECORDS BOOK
DOC.=DOCUMENT NUMBER
PG.=PAGE(S)
SEC.=SECTION
GOV.=GOVERNMENT
R/W =RIGHT OF WAY



Digitally signed by Noah Catha
DN: c=US, st=Florida,
l=Orlando, o=Toll Brothers,
Inc., cn=Noah Catha,
email=ncatha@eseconsultants.
com
Date: 2023.05.05 13:32:25
-04'00'

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

HINSON PROPERTY

SCALE: 1" = 100' JOB#: 4604
DATE: 10/02/19 REVISION: 05/04/23

LAKE ROBERTS RESERVE
ORANGE COUNTY, FL

DRAWN: NC CHECK:
SHEET 1 of 1

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

SKETCH AND LEGAL DESCRIPTION

NOT PLATTED

NOTES:

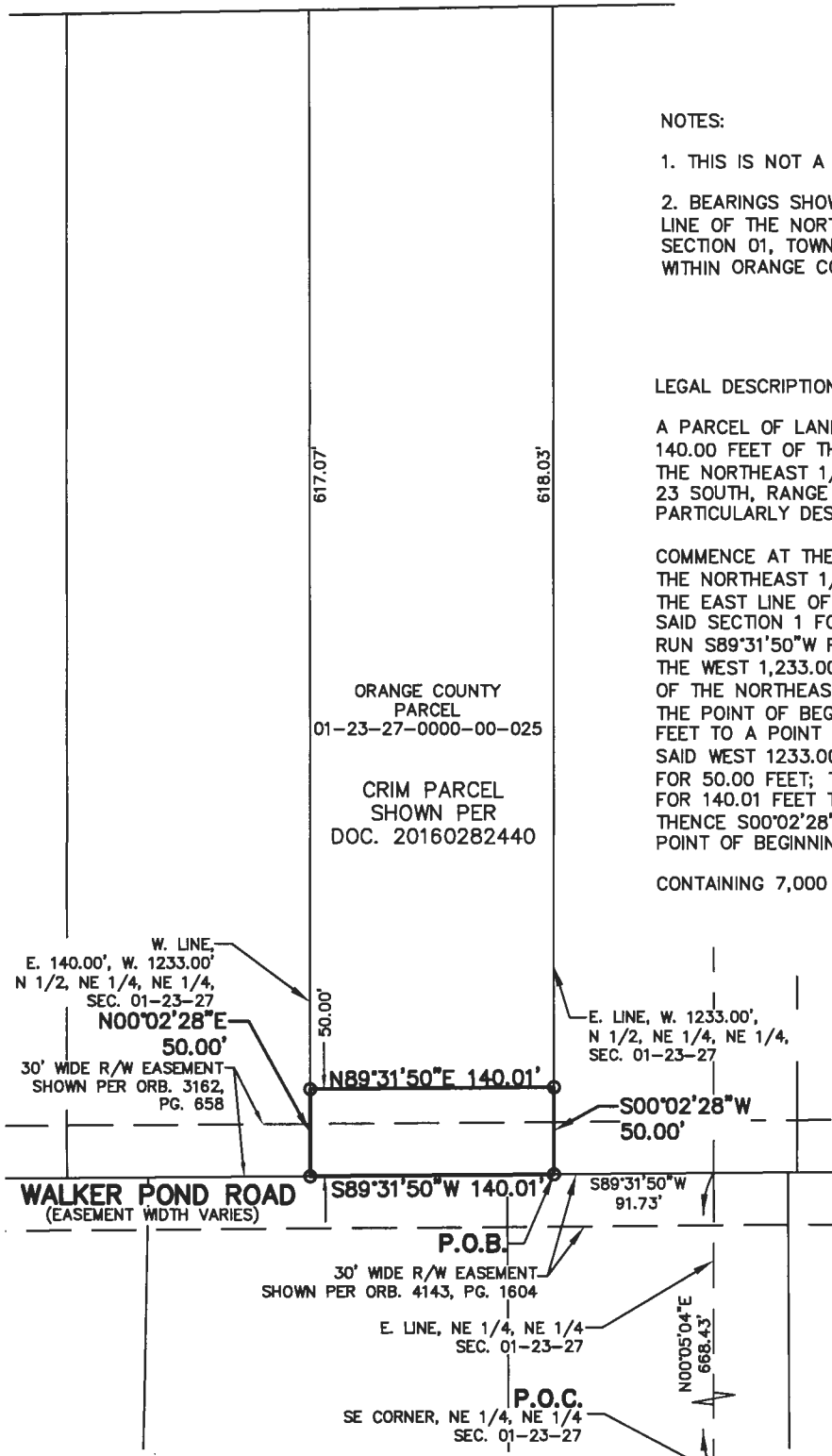
1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 01, TOWNSHIP 23 SOUTH, RANGE 27 EAST, LYING WITHIN ORANGE COUNTY, FLORIDA, BEARING N00°05'04"E.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING THE SOUTH 50.00 FEET OF THE EAST 140.00 FEET OF THE WEST 1233.00 FEET OF THE THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

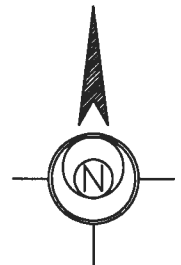
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE N00°05'04"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 668.43 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°31'50"W FOR 91.73 FEET TO A POINT ON THE EAST LINE OF THE WEST 1,233.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 1, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S89°31'50"W FOR 140.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 140.00 FEET OF SAID WEST 1233.00 FEET; THENCE N00°02'28"E ALONG SAID WEST LINE FOR 50.00 FEET; THENCE DEPARTING SAID WEST LINE RUN N89°31'50"E FOR 140.01 FEET TO THE EAST LINE OF SAID WEST 1233.00 FEET; THENCE S00°02'28"W ALONG SAID EAST LINE FOR 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,000 SQUARE FEET, MORE OR LESS.



LEGEND

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Digitally signed by Noah Catha
 DN: c=US, st=Florida,
 l=Orlando, o=Toll Brothers, Inc.,
 cn=Noah Catha,
 email=ncatha@eseconsultants.com
 Date: 2023.05.05 13:25:59
 -04'00"

NOAH CATHA
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 MAPPER.

CRIM PROPERTY

SCALE: 1" = 100' JOB#: 4604 DRAWN: NC CHECK:
 DATE: 09/20/19 REVISION: 05/04/23 SHEET 1 of 1

**LAKE ROBERTS
 RESERVE**

ORANGE COUNTY, FL

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ESE Consultants, Inc.
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SKETCH AND LEGAL DESCRIPTION

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NOTES:

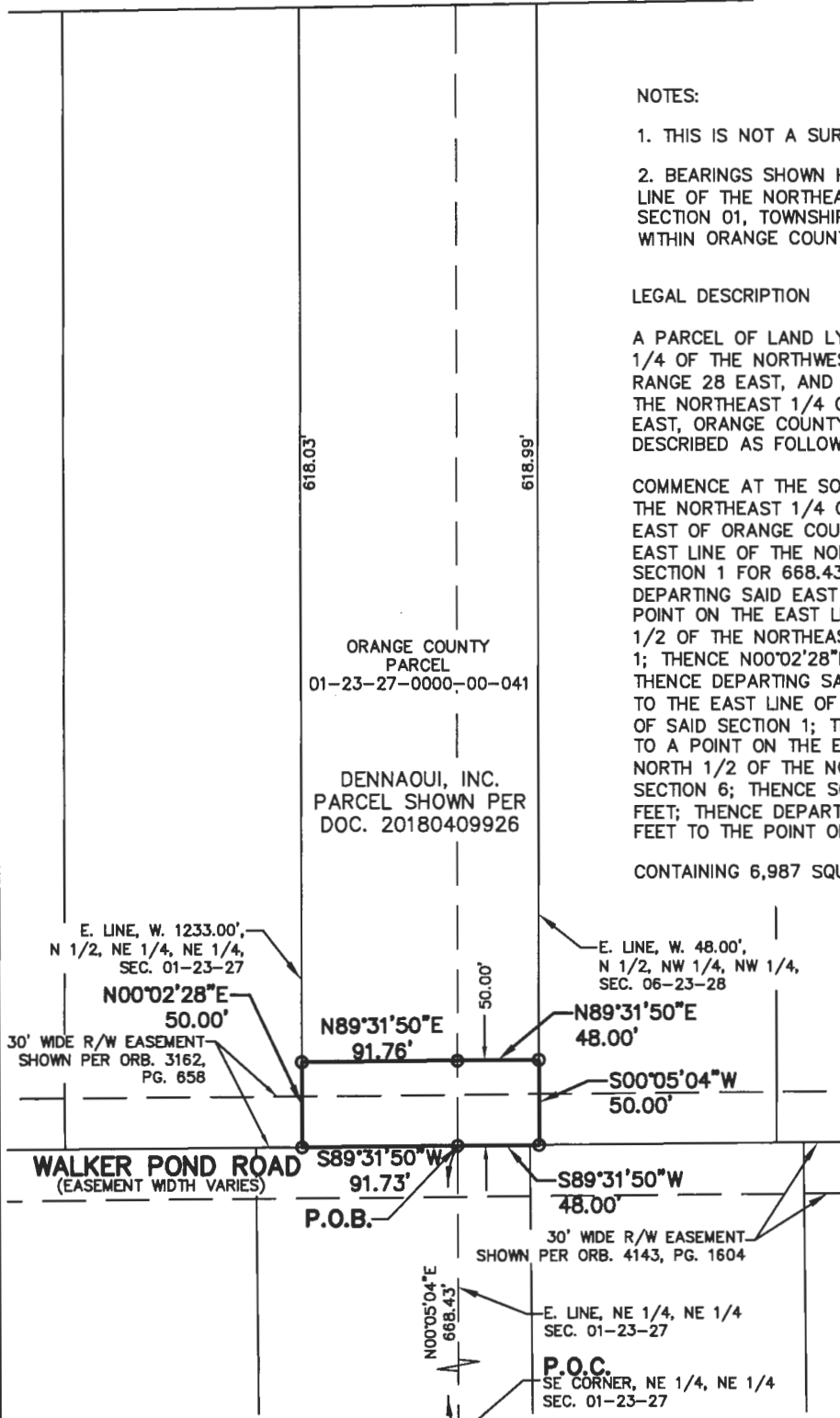
1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 01, TOWNSHIP 23 SOUTH, RANGE 27 EAST, LYING WITHIN ORANGE COUNTY, FLORIDA, BEARING N00°05'04"E.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 28 EAST, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

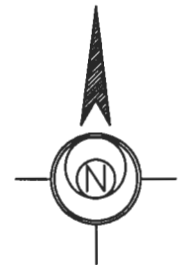
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 28 EAST OF ORANGE COUNTY, FLORIDA; THENCE N00°05'04"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 668.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN S89°31'50"W FOR 91.73 FEET TO A POINT ON THE EAST LINE OF THE WEST 1,233.00 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE N00°02'28"E ALONG SAID EAST LINE FOR 50.00 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°31'50"E FOR 91.76 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE CONTINUE N89°31'50"E FOR 48.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 48.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE S00°05'04"W ALONG SAID EAST LINE FOR 50.00 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°31'50"W FOR 48.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,987 SQUARE FEET, MORE OR LESS.



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DENNAOUI, INC.
 PROPERTY

SCALE: 1" = 100' JOB#: 4604 DRAWN: NC CHECK:
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