

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**

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

Property Appraiser's Parcel Identification Number:
a portion of 30-22-29-0000-00-053

Instrument: 702.1
Project: South McKinley Avenue Drainage

THIS IS A DONATION

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to us, we, Greater Orlando Commerce Center LLC, a Florida limited liability company, whose address is 30 South Hope Chapel Road, Jackson, NJ 08527-5018, GRANTOR, do hereby give, grant, bargain, and release to Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida, 32802-1393, GRANTEE, a temporary easement to enter upon the portion of the lands of the owners, for the purposes described herein, such lands being described as follows:

SEE ATTACHED SCHEDULE "A"

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

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

THIS EASEMENT shall expire upon the completion of the construction of the said project or after five (5) years, whichever occurs first.

Instrument: 702.1
Project: South McKinley Avenue Drainage

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be signed in their name.

Signature of **TWO** witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

Chaim Weiss
Signature

Chaim Weiss
Print Name

Mailing Address: 15 Buchanan St.

City: Lakewood State: NJ

Zip Code: 08701

Greater Orlando Commerce Center LLC,
a Florida limited liability company

By: *Yisroel Weiss*

Yisroel Weiss
Printed Name

Manager
Title

WITNESS #2

Penina Green
Signature

Penina Green
Print Name

Mailing Address: 10 Regency Ct

City: Lakewood State: NJ

Zip Code: 08701

STATE OF NJ
COUNTY OF Ocean

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of November, 2024, by Yisroel Weiss, as Manager, of Greater Orlando Commerce Center LLC, a Florida limited liability company, on behalf of the company. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

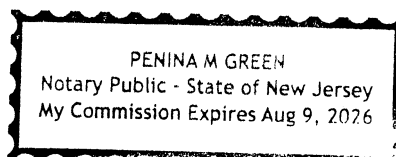
(Notary Stamp)

Penina Green
Notary Signature

Penina Green
Print Notary Name

Notary Public of: State of NJ

My Commission Expires: 8/9/26



DESCRIPTION

SCHEDULE A

PARCEL: 702
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION

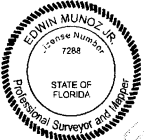

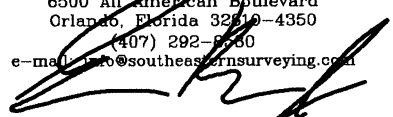
A portion of Sections 30 and 31, Township 22 South, Range 29 East, lying in Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Lot 13, Garden Farms Subdivision, according to the Plat thereof, as recorded in Plat Book H, Page 100, Public Records of Orange County, Florida; thence South 00°14'17" West, a distance of 46.25 feet along the East line of said Lot 13 and the West right of way line of South McKinley Avenue, as shown on said Plat; thence departing said West right of way line, South 89°45'37" East, a distance of 25.00 feet to the West line of lands described in Official Records Book 4854 Page 3958, Public Records of Orange County, Florida, and the **POINT OF BEGINNING**; thence North 89°53'45" East, a distance of 20.00 feet along the North line of said described lands; thence departing said North line, South 00°14'17" West, a distance of 411.51 feet to the South line of Section 30, Township 22 South, Range 29 East, Orange County, Florida; thence departing said South line, South 00°25'24" East, a distance of 357.00 feet to the South line of said described lands; thence along said South line; South 89°53'40" West, a distance of 20.00 feet to the aforementioned West line of said described lands; thence along said West line the following two (2) courses and distances; North 00°25'24" West, a distance of 357.01 feet to the North line of Section 31, Township 22 South, Range 29 East, Orange County, Florida; thence North 00°14'17" East, a distance of 411.50 feet to the **POINT OF BEGINNING**.

Containing 15,370 square feet, more or less.

SURVEYOR'S REPORT:

- Bearings shown hereon are based on the West right of way line of South McKinley Avenue, as shown on Garden Farms Subdivision, according to the Plat thereof, as recorded in Plat Book H page 100, Public Records of Orange County, Florida; being S 00°14'17"W (assumed).
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

DESCRIPTION	Date: JANUARY 5, 2024 AA		Certification Number LB2108 66550003
FOR CDM SMITH, INC.  Digitally signed by Edwin Munoz Jr. DN: c=US, o=Florida, dnQualifier=A01410D0000018A83 F31BEF0000E982, cn=Edwin Munoz Jr. Date: 2024.08.08 09:49:32 -04'00'	Job Number: 66550	Scale: 1" = 50'	 SSMC™ SUE • SURVEY • GIS SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-6680 e-mail: info@southeasternsurveying.com  EDWIN MUNOZ JR., PSM Registered Land Surveyor Number 7288
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: 8/8/2024 EM		
	SHEET 1 OF 4 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION

SCHEDULE A

PARCEL: 702
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION

OLD WINTER GARDEN ROAD
RIGHT OF WAY VARIES
PER ORANGE COUNTY PUBLIC WORKS DIVISION
RIGHT-OF-WAY MAP OF OLD WINTER GARDEN ROAD
(PROJECT: OLD WINTER GARDEN ROAD; DATED
12/20/88; PREPARED BY BJM ASSOCIATES, INC.)

15.00' RIGHT OF WAY
TAKE PER CORRECTIVE
DEED OFFICIAL
RECORDS BOOK 4936
PAGE 345

GARDEN FARMS SUBDIVISION
PLAT BOOK H, PAGE 100

LOT 13

PARCEL ID: 30-22-29-2940-00-120
CHARLES SACKETT REPAIRS LLC

SOUTH MCKINLEY AVENUE
50' RIGHT OF WAY
PLAT BOOK H, PAGE 100

EAST LINE OF LOT 13
WEST RIGHT OF WAY LINE

N00°14'17"E 411.50'

WEST LINE OF LANDS DESCRIBED
BEARING BASIS

S00°14'17"W 411.51'

POINT OF COMMENCEMENT
NORTHEAST CORNER OF LOT
13 GARDEN FARMS
SUBDIVISION PLAT BOOK H
PAGE 100

POINT OF BEGINNING

NORTH LINE OF
LANDS DESCRIBED

SOUTH RIGHT OF WAY LINE

1" = 50'
GRAPHIC SCALE
0 50

NOT PLATTED

PARCEL ID: 30-22-29-0000-00-053
TOOLSIE PERSAUD USA LLC
OFFICIAL RECORDS BOOK 4854, PAGE 3958

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°14'17"W	46.25'
L2	S89°45'37"E	25.00'
L3	N89°53'45"E	20.00'

LEGEND & ABBREVIATIONS:

L = LINE

SEE SHEET 3



SSMC
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SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 66550003

Job No. 66550

Date: JANUARY 5, 2024

SHEET 2 OF 4

See Sheet 1 for Description

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEET 1 THROUGH 4

SKETCH OF DESCRIPTION

SCHEDULE A

PARCEL: 702
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION

SEE SHEET 2

LOT 13
PARCEL ID: 30-22-29-2940-00-120
CHARLES SACKETT REPAIRS LLC

SOUTH MCKINLEY AVENUE
50' RIGHT OF WAY
PLAT BOOK H, PAGE 100

EAST LINE OF LOT 13
WEST RIGHT OF WAY LINE

N00°14'17"E 411.50'

WEST LINE OF LANDS DESCRIBED
BEARING BASIS

S00°14'17"W 411.51'

NOT PLATTED

PARCEL ID: 30-22-29-0000-00-053
TOOLSIE PERSAUD USA LLC
OFFICIAL RECORDS BOOK 4854, PAGE 3958

GARDEN FARMS SUBDIVISION
PLAT BOOK H, PAGE 100

SOUTH LINE OF SECTION 30-22-29
NORTH LINE OF SECTION 31-22-29

LOT 13

PARCEL ID: 30-22-29-2940-00-123
VINTON K SQUIRES

N00°25'24"W 357.01'

S00°25'24"E 357.00'

NOT PLATTED

PARCEL ID: 30-22-29-0000-00-053
TOOLSIE PERSAUD USA LLC
OFFICIAL RECORDS BOOK 4854, PAGE 3958



1" = 50'
GRAPHIC SCALE
0 50

LEGEND & ABBREVIATIONS:

L = LINE

SEE SHEET 4



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e-mail: info@southeasternsurveying.com

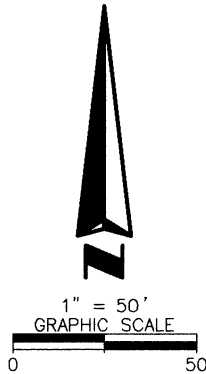
Drawing No. 66550003
Job No. 66550
Date: JANUARY 5, 2024
SHEET 3 OF 4
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 4

SKETCH OF DESCRIPTION

SCHEDULE A

PARCEL: 702
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION



SOUTH MCKINLEY AVENUE
50' RIGHT OF WAY
PLAT BOOK H, PAGE 100

GARDEN FARMS SUBDIVISION
PLAT BOOK H, PAGE 100

LOT 13

PARCEL ID: 30-22-29-2940-00-122
DEBBRENIA K MCKIE

SEE SHEET 3

EAST LINE OF LOT 13
WEST RIGHT OF WAY LINE

N00°25'24"W 357.01'

WEST LINE OF LANDS DESCRIBED
BEARING BASIS

S00°25'24"E 357.00'

NOT PLATTED

PARCEL ID: 30-22-29-0000-00-053
TOOLSIE PERSAUD USA LLC
OFFICIAL RECORDS BOOK 4854, PAGE 3958

LINE TABLE

LINE #	BEARING	LENGTH
L4	S89°53'40"W	20.00'

SOUTH LINE OF
LANDS DESCRIBED

L4

SOUTH MCKINLEY AVENUE

30' RIGHT OF WAY
PLAT BOOK. N, PAGE 87

WEST RIGHT OF WAY LINE

EAST RIGHT OF WAY LINE

22

21

ORANGE HEIGHTS
PLAT BOOK N, PAGE 8

20

19

PARCEL ID: 30-22-29-6244-07-000
ORANGE COUNTY BCC

18

17

LEGEND & ABBREVIATIONS:

L = LINE



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Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 66550003
Job No. 66550
Date: JANUARY 5, 2024
SHEET 4 OF 4
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 4