



COUNTY ATTORNEY'S OFFICE
JEFFREY J. NEWTON, *County Attorney*

201 South Rosalind Avenue ■ 3rd Floor
Reply To: Post Office Box 1393
Orlando, FL 32802-1393
407-836-7320 ■ Fax 407-836-5888

AGENDA ITEM

MEMORANDUM

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Scott McHenry
Sawsan Mohiuddin
Dylan Schott
Scott Shevenell
Stephanie Stone
Adolphus Thompson

Legal Administrative Supervisor

Anna M. Caban

Senior Paralegal
Kimberly Cundiff

Paralegals
Melessia Lofgren
Maria Vargas, ACP
Gail Stanford

TO: Mayor Jerry L. Demings
and
County Commissioners

FROM: Jeffrey J. Newton, County Attorney *JJN*
Scott R. McHenry, Assistant County Attorney *SRM*
Contact: (407) 836-7320

DATE: November 18, 2019

SUBJECT: Consent Agenda Item for December 3, 2019
Eminent Domain Settlement Authorization
Orange County v. Lock Haven Baptist Church
Case No. 2018-CA-008830-O
Parcels 1006, 7006, 7006A, 7006B and 7006C
Project: Boggy Creek Road South (Osceola County line to
600 feet north of Central Florida Greenway SR 417)

This Consent Agenda item requests settlement authorization from the Board of County Commissioners for the *Orange County v. Lock Haven Baptist Church* eminent domain case brought on behalf of Public Works by Orange County for the improvement of Boggy Creek Road.

A confidential memorandum, Settlement Analysis, and Stipulated Final Judgment have been provided to the Board under a separate cover memorandum. These documents will become public records at the conclusion of the litigation pursuant to Section 119.071(1)(d), Florida Statutes.

ACTION REQUESTED: Approval of the settlement of the case of *Orange County v. Lock Haven Baptist Church*, Case No. 2018-CA-008830-O, Parcels 1006, 7006, 7006A, 7006B; and 7006C, Boggy Creek Road South Project (Osceola County line to SR 417), and authorization for the County Attorney's Office to seek the entry of the proposed Stipulated Final Judgment by the Court.

SRM/gs

Copy: Byron W. Brooks, AICP, County Administrator
Paul Sladek, Manager, Real Estate Management Division
Damian Czapka, P.E., Chief Engineer, Public Works Engineering
Anne Kulikowski, Director, Administrative Services Department

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: December 3, 2019

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2018-CA-008830-O
DIVISION: 35

ORANGE COUNTY, FLORIDA,
a political subdivision of the
State of Florida,

Parcels: 1006/ 7006/ 7006A/ 7006B/ 7006C

Petitioner,

v.

**LOCK HAVEN BAPTIST CHURCH OF
BOGGY CREEK COMMUNITY**, a Florida
not for profit corporation; **DUKE ENERGY
FLORIDA, LLC**, a Florida limited liability
company, doing business as Duke Energy,
formerly known as Duke Energy Florida, Inc.,
formerly known as Florida Power Corporation;
SCOTT RANDOLPH, Orange County Tax
Collector; **UNKNOWN TENANTS AND
OTHER PARTIES IN POSSESSION**; and
**UNKNOWN PARTIES WITH INTEREST IN
THE PROPERTY**,

Respondents.

STIPULATED FINAL JUDGMENT

THIS CAUSE having come before the Court on the Joint Motion for Entry of Stipulated Final Judgment by the Petitioner, ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida ("Petitioner" or sometimes "Orange County"), and the Respondent, LOCK HAVEN BAPTIST CHURCH OF BOGGY CREEK COMMUNITY (hereinafter "LOCK HAVEN"), and it appearing to the Court that such parties were authorized to enter into such Motion, and the Court finding that the compensation to be paid by the Petitioner is full, just and reasonable for all parties concerned, and the Court being fully advised in the premises, it is hereby,

ORDERED AND ADJUDGED as follows:

1. LOCK HAVEN does have and recover of and from the Petitioner the total sum of **TWO MILLION FIFTY-FIVE THOUSAND DOLLARS (\$ 2,055,000)**, subject to credit to Petitioner for its Order of Taking deposit of \$1,709,900.00 previously paid on December 27, 2018, pursuant to the Order of Taking for a net amount due LOCK HAVEN of \$345,100; and in full payment for the property taken (designated Parcels 1006, 7006, 7006A, 7006B and 7006C herein); for damages resulting to the remainder; and for all other damages of any nature or kind including, but not limited to, for any improvements, severance damages, cost of cures, and business damages, if any.

2. The Court awards LOCK HAVEN the sum of **ONE HUNDRED SIXTY-FIVE THOUSAND DOLLARS (\$165,000)** in full and complete satisfaction of all attorneys' fees (including any attorney's fees based upon non-monetary benefits), pursuant to Section 73.092, Florida Statutes.

3. The Court awards LOCK HAVEN the sum of **EIGHTY THOUSAND DOLLARS (\$80,000)** in full and complete satisfaction of all of LOCK HAVEN's expert fees and costs, pursuant to Section 73.091, Florida Statutes, including, but not limited to, for Calhoun, Dreggors & Associates, Inc., Civil Engineering Solutions, Inc., Johnston's Surveying, Inc., McCree General Contractors and Architects, and Tipton Associates Incorporated.

4. Within thirty (30) days the Petitioner shall pay to the Trust Account of GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801, as attorneys for LOCK HAVEN, the total sum of **FIVE HUNDRED NINETY THOUSAND ONE HUNDRED DOLLARS (\$590,100)** that amount representing: (a) the net amount due LOCK HAVEN pursuant to Paragraph 1; (b) the total of attorneys' fees, costs and expenses, awarded LOCK HAVEN

pursuant to Paragraph 2 above; and (c) the total amount of experts' fees and costs, awarded LOCK HAVEN pursuant to Paragraph 3 above.

5. The Court's Stipulated Order of Taking entered on December 11, 2018, attached hereto as **Exhibit "A,"** and made a part hereof, which vested title to Parcels 1006, 7006, 7006A, 7006B and 7006C in the Petitioner, is hereby approved, ratified and confirmed, and is adopted and incorporated by reference herein as if set forth verbatim in the Final Judgment, including, but not limited to, the changes to the construction plans filed with this Court as set forth in paragraphs 11.a. – d. of the Stipulated Order of Taking as follows:

- a. County shall install three (3) Additional Type C Ditch Bottom inlets at 50+18.08 (65.74' LT), 50+83.96 (65.74' LT) and 53+27.00 (65.74' LT) connected via 18" SRCPs to 24" SRCP running along centerline of road as well as considering, at owners' request and based on final design of north driveway, an additional ditch bottom inlet in the area of the North Driveway.
- b. **South Site Driveway:** The County shall reconstruct as a 24' wide right-in/right-out driveway centered at STA 49+66.79 with 25' radii and the following grades :
 - i. +2.45% from the back of the valley gutter to the rear 4' of the sidewalk;
 - ii. +2.00% to the back of the sidewalk (BOSW);
 - iii. -8.00% from the BOSW a distance of 12.5' to match the existing grade 4' into the Parcel 1006 remainder.

The driveway shall be constructed by the County using the same pavement design as specified for the adjacent Boggy Creek Rd.

- c. **Center Site Driveway:** The County shall add and construct a valley gutter across the mouth of the center site driveway to minimize the runoff of stormwater from

the widened road down the driveway and into the Parcel 1006 remainder per the attached Figure 1. The driveways shall be constructed by the County using the same pavement design as specified for the adjacent Boggy Creek Rd.

- d. **North Site Driveway:** The County shall reconstruct the north site driveway connection to Boggy Creek Rd. as a 24' wide right-in/right-out driveway centered at STA 53+77.69 with 25' radii and the following grades:
- i. +8.00% from the back of the valley gutter to the rear 4' of the sidewalk;
 - ii. +2.00% to the back of the sidewalk (BOSW);
 - iii. -6.70% from the BOSW a distance of 16.25' to match the existing grade 5.7' into the Parcel 1006 remainder.
 - iv. The driveways shall be constructed by the County using the same pavement design as specified for the adjacent Boggy Creek Rd.
 - v. The County shall relocate Inlet S-210 to accommodate this driveway design.

6. LOCK HAVEN shall remove all buildings or portions of buildings from the new right-of-way (Parcel 1006) on or before May 1, 2020. Upon the County confirming LOCK HAVEN has completed said removal within Parcel 1006, and that Parcel 7006C is no longer needed in accordance with the terms set forth in Exhibit B, Schedule B of the Petition, Orange County shall provide a written release of easement to LOCK HAVEN for Parcel 7006C.

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this 10th day of ~~November~~, 2019.

De


Patricia L. Stowbridge
Circuit Judge

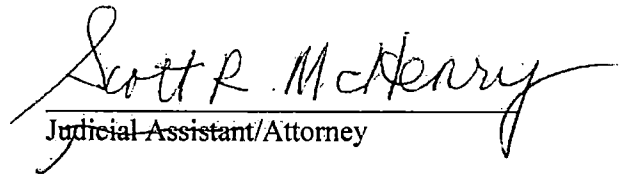
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on ~~November~~ ^{Dec} 10, 2019, a copy of the foregoing Stipulated

Final Judgment has been furnished by electronic mail to the following:

Scott R. McHenry, Assistant County Attorney, Orange County Attorney's Office, 201 S. Rosalind Avenue, Third Floor, Orlando, Florida 32801, scott.mchenry@ocfl.net; judith.catt@ocfl.net; gail.stanford@ocfl.net.

V. Nicholas Dancaescu, Esq., and Kent Hipp, Esq., GrayRobinson, P.A., 301 East Pine Street, Suite 1400, Orlando, Florida 32801, nick.dancaescu@gray-robinson.com, kent.hipp@gray-robinson.com, marykay.hendrickson@gray-robinson.com, and debbie.townsend@gray-robinson.com.


Judicial Assistant/Attorney

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2018-CA-008830-O
DIVISION: 35

ORANGE COUNTY, FLORIDA,
a political subdivision of the
State of Florida,

Parcels: 1006/ 7006/ 7006A/ 7006B/ 7006C

Petitioner,

v.

**LOCK HAVEN BAPTIST CHURCH OF
BOGGY CREEK COMMUNITY**, a Florida
not for profit corporation; **DUKE ENERGY
FLORIDA, LLC**, a Florida limited liability
company, doing business as Duke Energy,
formerly known as Duke Energy Florida, Inc.,
formerly known as Florida Power Corporation;
SCOTT RANDOLPH, Orange County Tax
Collector; **UNKNOWN TENANTS AND
OTHER PARTIES IN POSSESSION**; and
**UNKNOWN PARTIES WITH INTEREST IN
THE PROPERTY**,

Respondents.

STIPULATED ORDER OF TAKING

THIS CAUSE coming before the Court on the Joint Motion for Entry of Stipulated Order of Taking by Petitioner, ORANGE COUNTY, FLORIDA, ("Petitioner"), and Respondent, LOCK HAVEN BAPTIST CHURCH OF BOGGY CREEK COMMUNITY, ("Respondent"), and it appearing that proper notice was first given to all persons having or claiming any equity, lien, title, or other interest in or to the real property described in the Petition, and it appearing to the Court that the parties were authorized to enter into such Motion, and that the Petitioner would apply to this Court for an Order of Taking, and the Court being fully advised in the premises,

upon consideration, it is, therefore,

ADJUDGED:

1. That the Court has jurisdiction of this action, of the subject matter and of the parties to this cause.

2. That the pleadings in this cause are sufficient and the Petitioner is properly exercising its delegated authority.

3. That the estimate of value filed in this cause by the Petitioner was made in good faith and based upon a valid appraisal.

4. That upon payment of the deposit of the money hereinafter specified into the Registry of this Court, the right, title or interest specified in the Petition as described herein shall vest in the Petitioner.

5. That the deposit of monies will secure the persons lawfully entitled to the compensation which will be ultimately determined by final judgment of this Court. The determination of full compensation is reserved and shall be determined later by negotiation, mediation, or jury trial.

6. That the total sum of money to be deposited into the Registry of the Court within twenty (20) days of the entry of this Order shall be in the amount of **ONE MILLION SEVEN HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$1,709,900.00)** and shall be allocated to each parcel as follows:

<u>PARCEL</u>	<u>AMOUNT</u>
1006	\$ 1,282,300
7006	\$ 600
7006A	\$ 5,500
7006B	\$ 1,100
7006C	\$ 420,400
TOTAL	\$ 1,709,900

7. That the disbursement of the funds in the total amount of **\$1,709,900** deposited into the Registry of the Court is subject to any apportionment claims by parties to this action, including, but not limited to, Duke Energy Florida, LLC, or any other persons or entities claiming an apportionment, and will be subsequently determined by this Court at a hearing to be set upon proper motion by any such person or entity claiming an apportionment. Petitioner shall not be responsible for separate payment of any such apportionment claims.

8. That on deposit of the monies set forth above, and without further notice or Order of this Court, the Petitioner shall be entitled to possession of the property described in the Petition.

9. That legal title to the following described property, to-wit:

SEE EXHIBIT "A"

shall vest in Petitioner, ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida, upon deposit of the aforesaid sums into the Registry of the Court.

10. That this Order of Taking is based on Petitioner's commitments that it intends to construct the project as shown in the right of way maps and construction plans which have been filed by Petitioner in this action, with the exception of the possible additions and changes to said plans set forth below. In the event Petitioner fails to construct the project substantially in

conformance with these right of way maps and construction plans, Respondent retains all rights and remedies pursuant to *Central and Southern Florida Control District v. Wye River Farms, Inc.*, 297 So.2d 323 (Fla. 4th DCA 1974) cert. denied 310 So. 2d 745 (Fla. 1975). By agreement of the parties there is no basis for the computation of attorney's fees for non-monetary benefits to the Respondents arising out of Petitioner's commitments in this paragraph.

11. That County engineering shall review and consider, in accordance with County engineering and access management guidelines, the following changes set forth in paragraphs 11.a. – d. below to the construction plans filed with this Court. County shall notify Respondent of its formal approval or denial of these changes within the next thirty (30) days:

- a. County shall install three (3) Additional Type C Ditch Bottom inlets at 50+18.08 (65.74' LT), 50+83.96 (65.74' LT) and 53+27.00 (65.74' LT) connected via 18" SRCPs to 24" SRCP running along centerline of road as well as considering, at owners' request and based on final design of north driveway, an additional ditch bottom inlet in the area of the North Driveway.
- b. **South Site Driveway:** The County shall reconstruct as a 24' wide right-in/right-out driveway centered at STA 49+66.79 with 25' radii and the following grades :
 - i. +2.45% from the back of the valley gutter to the rear 4' of the sidewalk;
 - ii. +2.00% to the back of the sidewalk (BOSW);
 - iii. -8.00% from the BOSW a distance of 12.5' to match the existing grade 4' into the Parcel 1006 remainder.

The driveway shall be constructed by the County using the same pavement design as specified for the adjacent Boggy Creek Rd.

- c. **Center Site Driveway:** The County shall add and construct a valley gutter across the mouth of the center site driveway to minimize the runoff of stormwater from the widened road down the driveway and into the Parcel 1006 remainder per the attached Figure 1. The driveways shall be constructed by the County using the same pavement design as specified for the adjacent Boggy Creek Rd.
- d. **North Site Driveway:** The County shall reconstruct the north site driveway connection to Boggy Creek Rd. as a 24' wide right-in/right-out driveway centered at STA 53+77.69 with 25' radii and the following grades:
 - i. +8.00% from the back of the valley gutter to the rear 4' of the sidewalk;
 - ii. +2.00% to the back of the sidewalk (BOSW);
 - iii. -6.70% from the BOSW a distance of 16.25' to match the existing grade 5.7' into the Parcel 1006 remainder.
 - iv. The driveways shall be constructed by the County using the same pavement design as specified for the adjacent Boggy Creek Rd.
 - v. The County shall relocate Inlet S-210 to accommodate this driveway design.

12. That any party subject to the public disclosure requirements of Section 286.23, Florida Statutes, is notified that it is required to make a public disclosure in writing, under oath and subject to the penalties prescribed for perjury. Such person or entity making the disclosure shall state his name and address and the name and address of every person having a beneficial interest in the real property, however small or minimal. The written disclosure shall be made to Orange County Attorney's Office, 201 S. Rosalind Avenue, Third Floor, P.O. Box 1393,

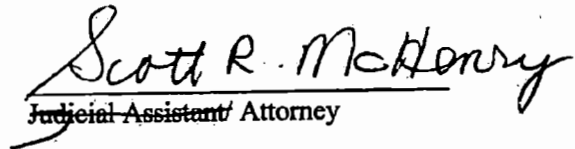
Orlando, FL 32802-1393, Attention: Scott McHenry, Assistant County Attorney.

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this 11th day
of December, 2018.



Heather L. Higbee
Circuit Judge

Copies furnished to all parties on
the attached Service/Mailing List.



Judicial Assistant/ Attorney

SERVICE/MAILING LIST

Orange County v. Lock Haven Baptist Church of Boggy Creek Community, et al.

Case No. 2018-CA-008830-O

Parcels 1006/7006/7006A/7006B/7006C

Scott Robert McHenry

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Orlando, Florida 32802-1393
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judith.catt@ocfl.net
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Kent Hipp, Esq.**

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marykay.hendrickson@gray-robinson.com
debbie.townsend@gray-robinson.com;
*Counsel for Respondent
Lock Haven Baptist Church
of Boggy Creek Community*

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fwerdine@shutts.com
akufro@shutts.com
staylor@shutts.com
cdyson@shutts.com
*Counsel for Respondent
Duke Energy Florida, LLC
(As to Parcels 7006, 7006A, 7006B, & 7006C only)*

SCHEDULE "A"

Parcel 1006

Description:

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East; thence run South 00 degrees 58' 20" East along the East line of the Northeast 1/4 of said Section 33, a distance of 1316.18 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 33, thence continue South 00 degrees 58' 20" East along said East line a distance of 279.48 feet (279.71 feet deed) to the South line of those lands described in Official Records Book 3153, Page 1354 of the Public Records of Orange County, Florida, thence run North 76 degrees 32' 06" West along said South line a distance of 30.98 feet to the West right of way line of Boggy Creek Road as recorded in Deed Book 402, Page 397 of said Public Records and the POINT OF BEGINNING; thence leaving said West right of way line run North 76 degrees 32' 06" West along said South line a distance of 70.22 feet; thence leaving said South line run North 00 degrees 58' 20" West a distance of 526.33 feet to the North line of the South 270 feet of the North 1/2 of the Northeast 1/4 of said Section 33; thence run South 89 degrees 46' 58" East along said North line a distance of 68.01 feet to the Intersection with the West right of way line of said Boggy Creek Road; thence run South 00 degrees 58' 20" East along said West right of way line a distance of 542.43 feet to the POINT OF BEGINNING.

Containing 0.8342 acres, more or less.

THIS IS NOT A SURVEY

BEARINGS BASED ON THE EAST LINE OF THE N.E. 1/4 OF SEC. 33, TWP. 24 S., RGE. 30 E BEING S00°58'20"E PER THE BOGGY CREEK RIGHT OF WAY MAP.

REPRODUCTIONS OF THIS SKETCH ARE UNLAWFUL WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR.

Daniel A. Groves
 DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR
 AND MAPPER NO. 4625
 METRIC ENGINEERING, INC. L.B. 40 2289

PROJECT NO. 45181 DRAWING PROG-SETTLING

COUNTY PROJECT NO. 5085

ROAD NAME: BOGGY CREEK ROAD



METRIC ENGINEERING, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 615 CRESCENT EXECUTIVE CT. SUITE 624,
 LAKE MARY, FLORIDA 32746
 PHONE (407) 644-1888 FAX (407) 644-1921

SECTION 33
 TOWNSHIP 24 SOUTH
 RANGE 30 EAST

DRAWN BY: D.GROVES
 DRAWING DATE: MAY. 20, 2009

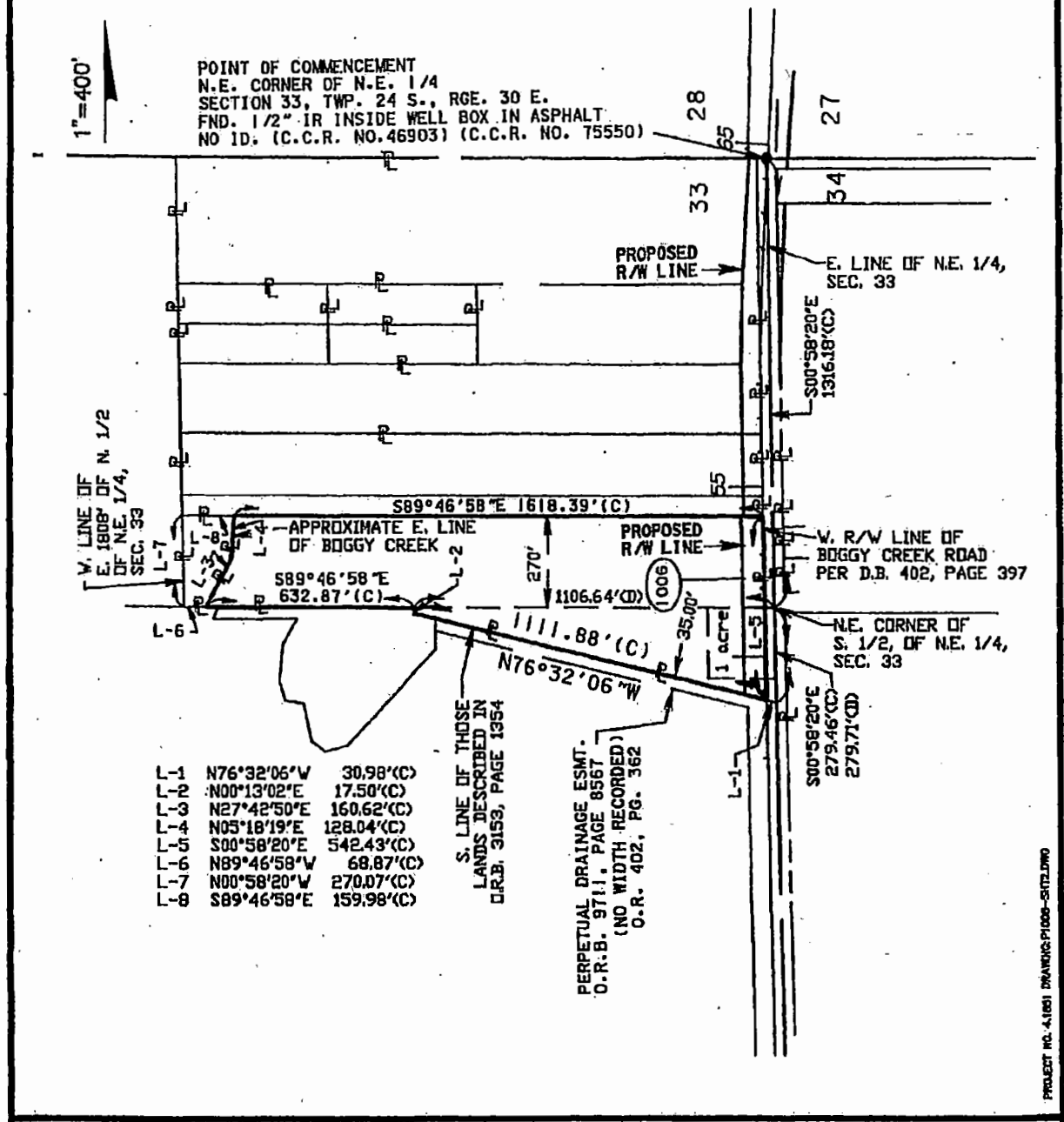
CHECKED BY: D.GROVES
 DATE: SEPT. 22, 2009

PARCEL NO. 1006

9-28-11 *Final*
 DATE REVISIONS BY

SCALE 1" = NA
 SHEET 1 OF 4

**PARCEL 1006
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**



- L-1 N76°32'06"W 30.98'(C)
- L-2 N00°13'02"E 17.50'(C)
- L-3 N27°42'50"E 160.62'(C)
- L-4 N05°18'19"E 128.04'(C)
- L-5 S00°58'20"E 542.43'(C)
- L-6 N89°46'58"W 68.87'(C)
- L-7 N00°58'20"W 270.07'(C)
- L-8 S89°46'58"E 159.98'(C)

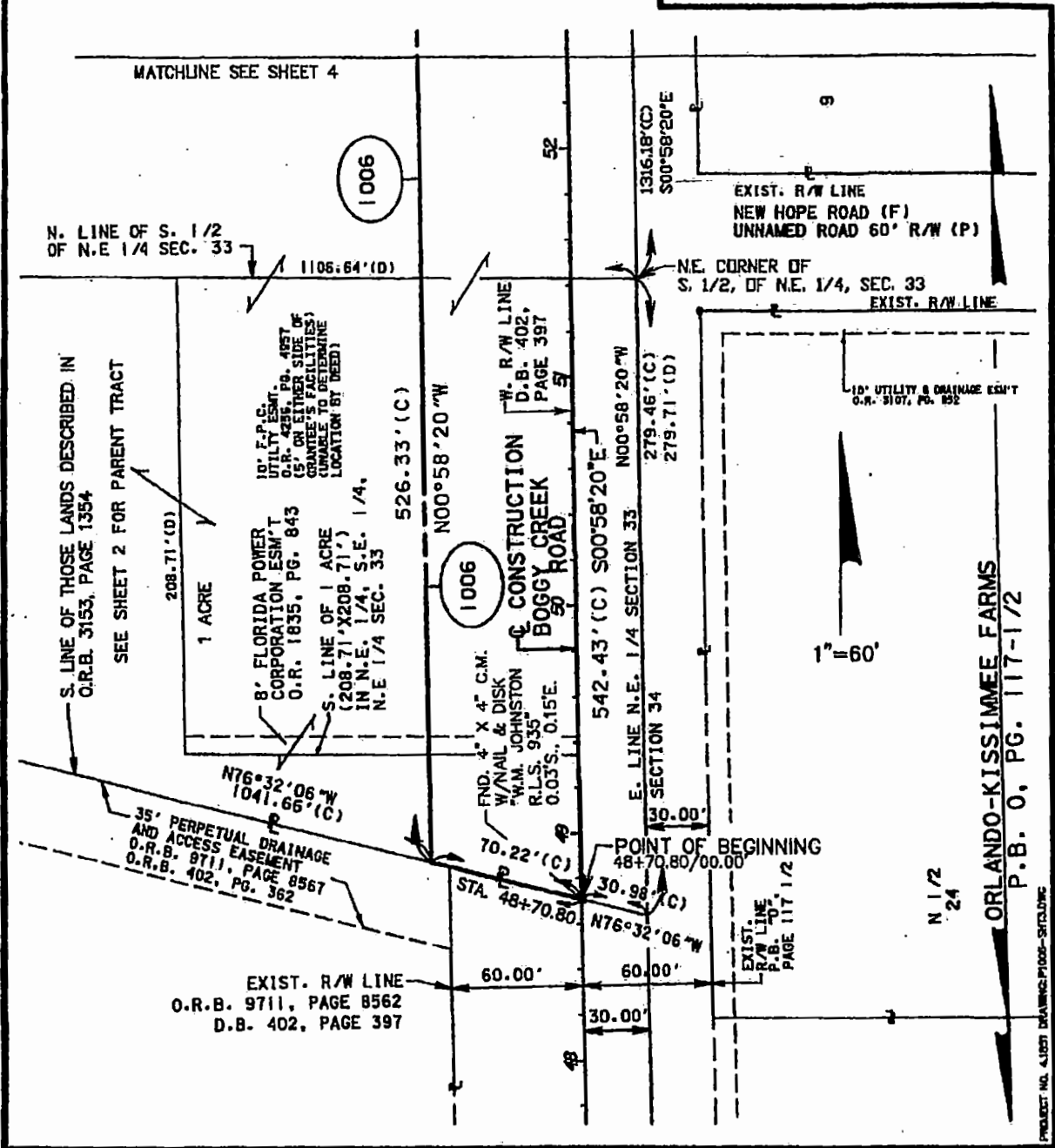
S. LINE OF THOSE
LANDS DESCRIBED IN
O.R.B. 3153, PAGE 1354

PERPETUAL DRAINAGE ESMT.
O.R.B. 9711, PAGE 8567
(NO WIDTH RECORDED)
O.R. 402, PG. 362

PROJECT NO. 4-1881 DRAWING P1006-SET2.DWG

LEGEND		(D)	DEED		RT	RIGHT
AC.	ACRE	FND.	FOUND	P.C.	R/W	RIGHT OF WAY
B	BASELINE	(F)	FIELD MEASURE	P.I.	S.F.	SQUARE FEET
C	CENTERLINE	L	ARC LENGTH	P.T.	T	TANGENT LENGTH
(C)	CALCULATED	LT	LEFT	E	TWP.	TOWNSHIP
CH.	CHORD DISTANCE	O.R.B.	OFFICIAL RECORDS BOOK	R		
Δ	DELTA/CENTRAL ANGLE	P.B.	PLAT BOOK	RGE.		

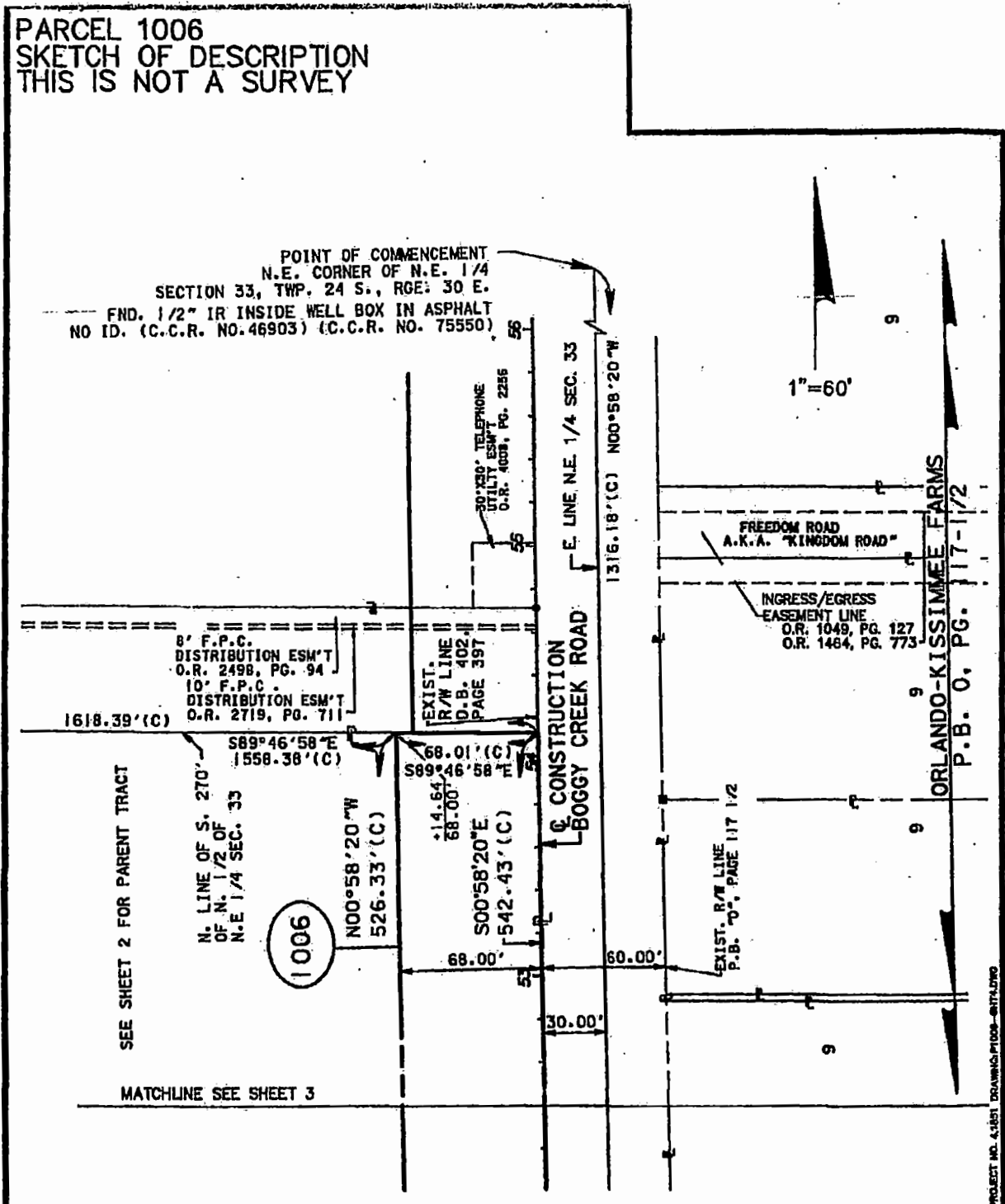
**PARCEL 1006
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**



LEGEND

AC.	ACRE	FND.	FOUND	P.C.	POINT OF CURVATURE	RT	RIGHT
B	BASELINE	(F)	FIELD MEASURE	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY
C	CENTERLINE	L	ARC LENGTH	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
CH.	CHORD DISTANCE	LT	LEFT	R	PROPERTY LINE	T	TANGENT LENGTH
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	R	RADIUS	TWP.	TOWNSHIP
(D)	DEED	P.B.	PLAT BOOK	RGE.	RANGE		

**PARCEL 1006
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**



LEGEND

AC.	ACRE	FND.	FOUND	P.C.	POINT OF CURVATURE	RT	RIGHT
B	BASELINE	(F)	FIELD MEASURE	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY
C	CENTERLINE	L	ARC LENGTH	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
CH.	CHORD DISTANCE	LT	LEFT	R	PROPERTY LINE	T	TANGENT LENGTH
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	R	RADIUS	TWP.	TOWNSHIP
(D)	DEED	P.B.	PLAT BOOK	RGE.	RANGE		

SHEET 4 OF 4

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 1006

FEE SIMPLE

Parcel 1006: the interest being acquired is fee simple.

1/28/2016

Page 1 of 1

EXHIBIT A
5 of 22

EXHIBIT A

SCHEDULE "A"

Parcel 7006

Description:

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 south, Range 30 east; thence run South 00 degrees 58' 20" East along the East line of the Northeast 1/4 of said Section 33, a distance of 1316.18 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 33, thence continue South 00 degrees 58' 20" East along said East line a distance of 279.46 feet (279.71 feet dead) to the South line of those lands described in Official Records Book 3153, Page 1354 of the Public Records of Orange County, Florida, thence run North 76 degrees 32' 06" West along said South line a distance of 30.98 feet to the West right of way line of Boggy Creek Road as recorded in Deed Book 402, Page 397 of said Public Records; thence leaving said West right of way line run North 76 degrees 32' 06" West along said South line a distance of 70.22 feet; thence leaving said South line run North 00 degrees 58' 20" West a distance of 69.09 feet to the POINT OF BEGINNING; thence run North 00 degrees 58' 20" West a distance of 21.62 feet; thence run South 87 degrees 22' 22" West a distance of 5.74 feet; thence run South 00 degrees 58' 20" East a distance of 21.05 feet; thence run South 86 degrees 54' 09" East a distance of 5.75 feet to the POINT OF BEGINNING.

Containing 122 square feet, more or less.

THIS IS NOT A SURVEY


BEARINGS BASED ON THE EAST LINE OF THE N.E. 1/4 OF SEC. 33, TWP. 24 S., RGE. 30 E BEING S00°58'20"E PER THE BOGGY CREEK RIGHT OF WAY MAP.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

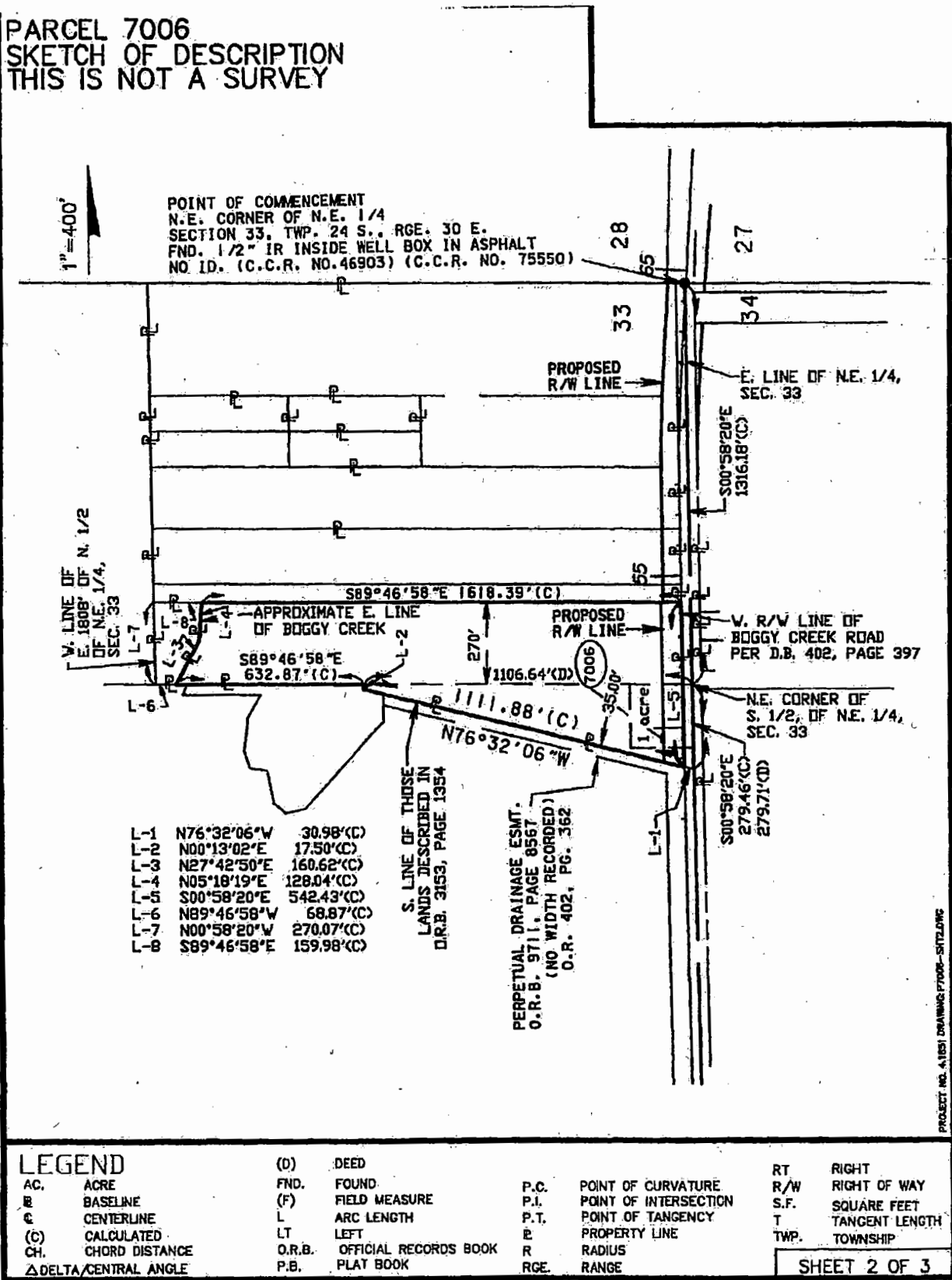
Daniel A. Groves
 DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR
 AND MAPPER NO. 4825
 METRIC ENGINEERING, INC. L.B. NO. 2294

PROJECT NO. 41181 DRAWING: P7006-SHT1.DWG

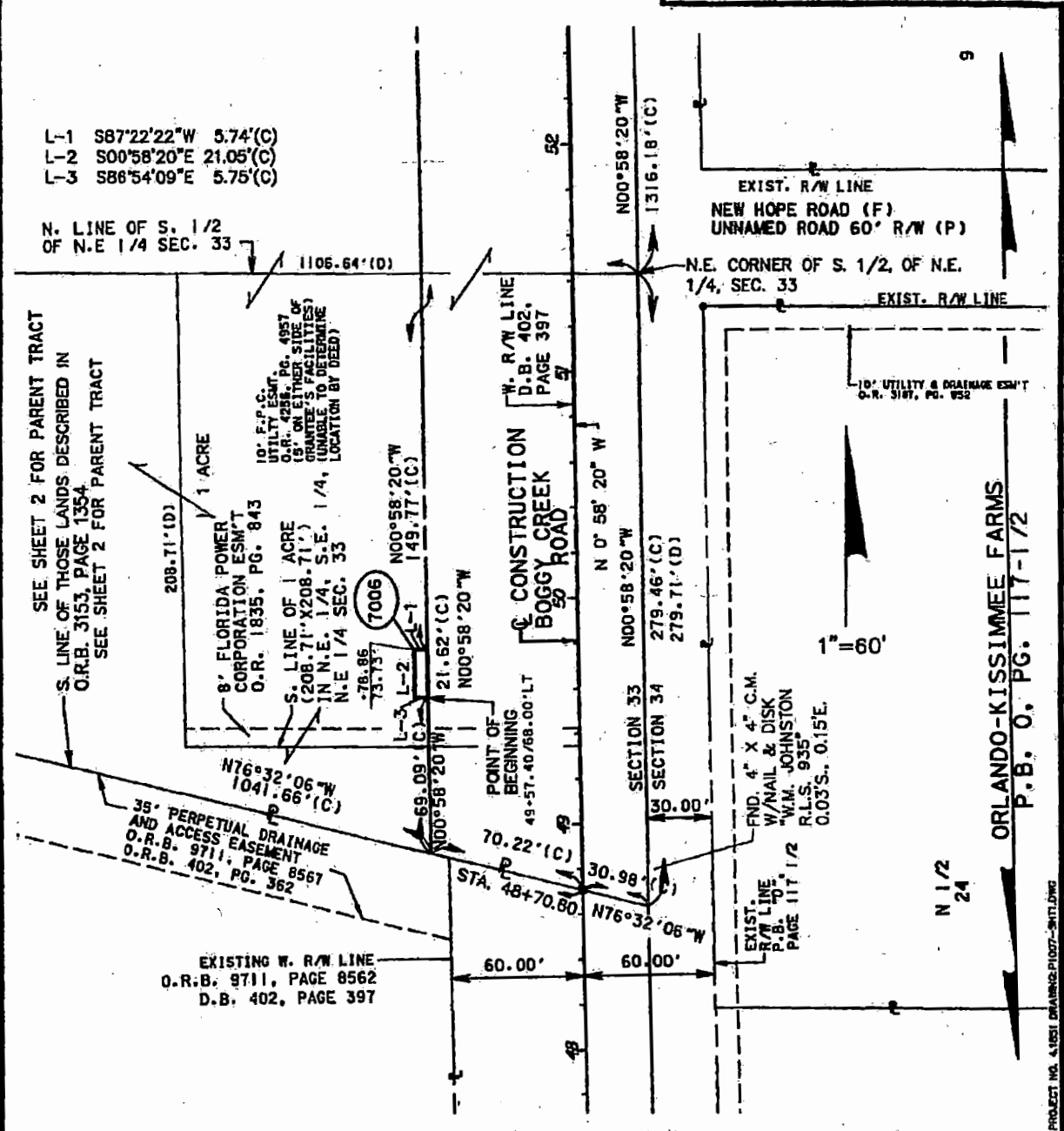
COUNTY PROJECT NO. 5085
 ROAD NAME: BOGGY CREEK ROAD

 METRIC ENGINEERING, INC. ENGINEERS - PLANNERS - SURVEYORS 615 CRESCENT EXECUTIVE CT. SUITE 524, LAKE MARY, FLORIDA 32746 PHONE (407) 644-1898 FAX (407) 644-1921			SECTION 33 TOWNSHIP 24 SOUTH RANGE 30 EAST
	DRAWN BY: D.GROVES CHECKED BY: D.GROVES DATE: MAY. 20, 2009	PARCEL NO. 7006	9-23-11 FINAL <i>DAG</i> DATE REVISIONS BY

**PARCEL 7006
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**



**PARCEL 7006
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**



LEGEND

AC. ACRE
B. BASELINE
C. CENTERLINE
CH. CHORD DISTANCE
Δ DELTA/CENTRAL ANGLE
(C) CALCULATED

(D) DEED
FND. FOUND
(F) FIELD MEASURE
L. ARC LENGTH
LT. LEFT
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK

(P) PLAT
P.C. POINT OF CURVATURE
P.I. POINT OF INTERSECTION
P.T. POINT OF TANGENCY
P. PROPERTY LINE
R. RADIUS
RGE. RANGE

RT. RIGHT
R/W. RIGHT OF WAY
S.F. SQUARE FEET
T. TANGENT LENGTH
TWP. TOWNSHIP

SHEET 3 OF 3

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7006

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7006 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"

Parcel 7006A

Description:

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 south, Range 30 east; thence run South 00 degrees 58' 20" East along the East line of the Northeast 1/4 of said Section 33, a distance of 1316.18 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 33; thence continue South 00 degrees 58' 20" East along said East line a distance of 279.46 feet (279.71 feet deed) to the South line of those lands described in Official Records Book 3153, Page 1354 of the Public Records of Orange County, Florida, thence run North 76 degrees 32' 06" West along said South line a distance of 30.98 feet to the West right of way line of Boggy Creek Road as recorded in Deed Book 402, Page 397 of said Public Records; thence leaving said West right of way line run North 76 degrees 32' 06" West along said South line a distance of 70.22 feet; thence leaving said South line run North 00 degrees 58' 20" West a distance of 240.48 feet to the POINT OF BEGINNING; thence run North 00 degrees 58' 20" West a distance of 60.32 feet; thence run South 68 degrees 43' 28" West a distance of 10.58 feet; thence run South 87 degrees 56' 45" West a distance of 20.15 feet; thence run South 00 degrees 59' 11" East a distance of 51.93 feet; thence run South 89 degrees 55' 42" East a distance of 16.53 feet; thence run South 74 degrees 22' 33" East a distance of 14.11 feet to the POINT OF BEGINNING.

Containing 1,621 square feet, more or less.

THIS IS NOT A SURVEY

BEARINGS BASED ON THE EAST LINE OF THE N.E. 1/4 OF SEC. 33, TWP. 24 S., RGE. 30 E BEING S00°58'20"E PER THE BOGGY CREEK RIGHT OF WAY MAP.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

Daniel A. Groves
 DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR
 AND MAPPER NO. 4625
 METRIC ENGINEERING, INC. L.B. NO. 2294

COUNTY PROJECT NO. 5085

ROAD NAME: BOGGY CREEK ROAD



METRIC ENGINEERING, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 615 CRESCENT EXECUTIVE CT, SUITE 524,
 LAKE MARY, FLORIDA 32746
 PHONE (407) 644-1898 FAX (407) 644-1921

SECTION 33
 TOWNSHIP 24 SOUTH
 RANGE 30 EAST

DRAWN BY: D.GROVES
 DRAWING
 DATE: MAY. 22, 2009

CHECKED BY: D.GROVES
 DATE: SEPT. 23, 2009

PARCEL NO.
 7006A

9-28-11 FINAL DAB
 DATE REVISIONS BY

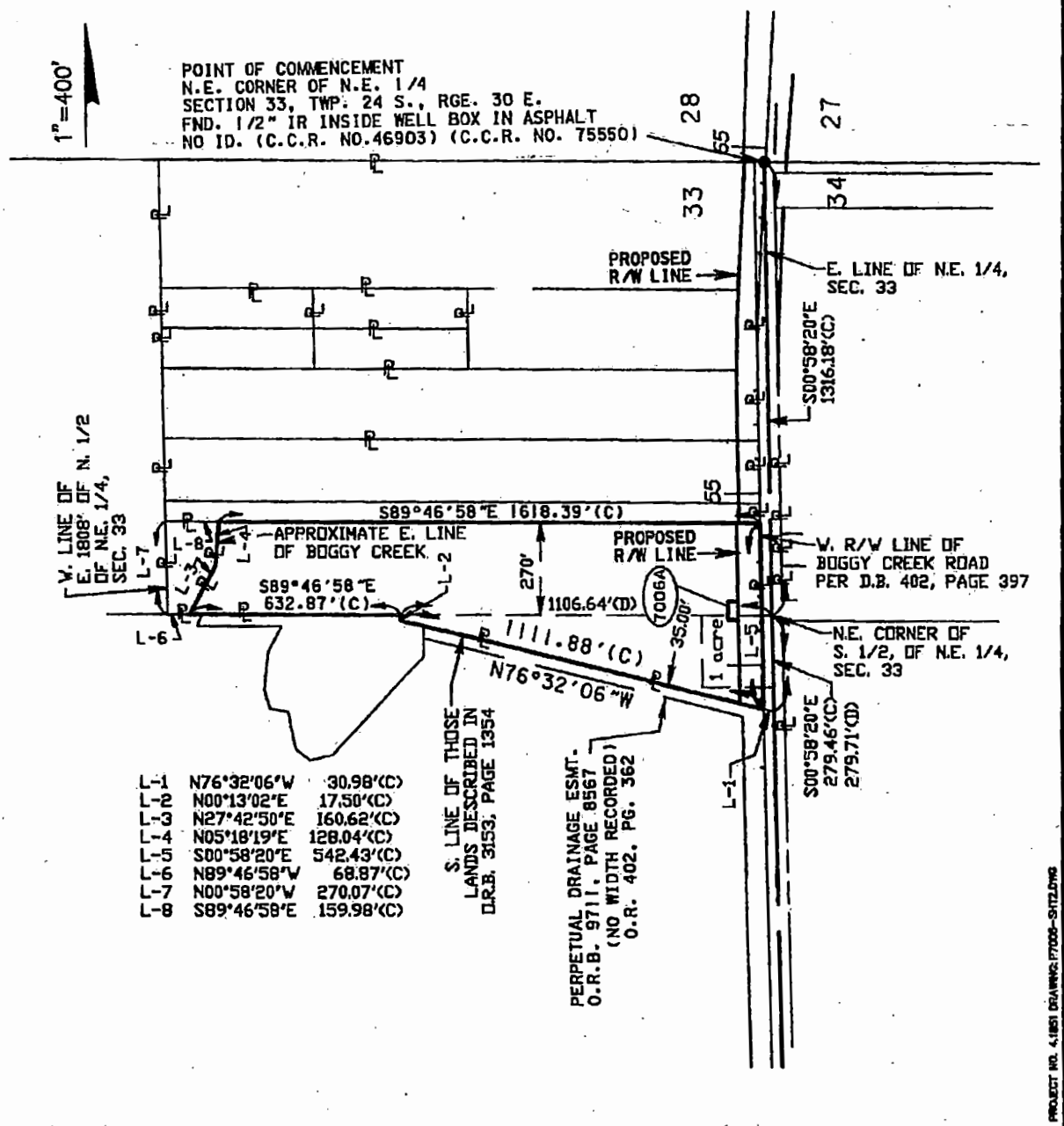
SCALE 1" = NA
 SHEET 1 OF 3

PROJECT NO. 41851 DRAWING PROGRAM-SHT1.DWG

**PARCEL 7006A
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**

1"=400'

POINT OF COMMENCEMENT
N.E. CORNER OF N.E. 1/4
SECTION 33, TWP. 24 S., RGE. 30 E.
FND. 1/2" IR INSIDE WELL BOX IN ASPHALT
NO ID. (C.C.R. NO. 46903) (C.C.R. NO. 75550)



- L-1 N76°32'06"W 30.98'(C)
- L-2 N00°13'02"E 17.50'(C)
- L-3 N27°42'50"E 160.62'(C)
- L-4 N05°18'19"E 128.04'(C)
- L-5 S00°58'20"E 542.43'(C)
- L-6 N89°46'58"W 68.87'(C)
- L-7 N00°58'20"W 270.07'(C)
- L-8 S89°46'58"E 159.98'(C)

S. LINE OF THOSE
LANDS DESCRIBED IN
D.R.B. 3153, PAGE 1354

PERPETUAL DRAINAGE ESMT.
O.R.B. 9711, PAGE 8567
(NO WIDTH RECORDED)
O.R. 402, PG. 362

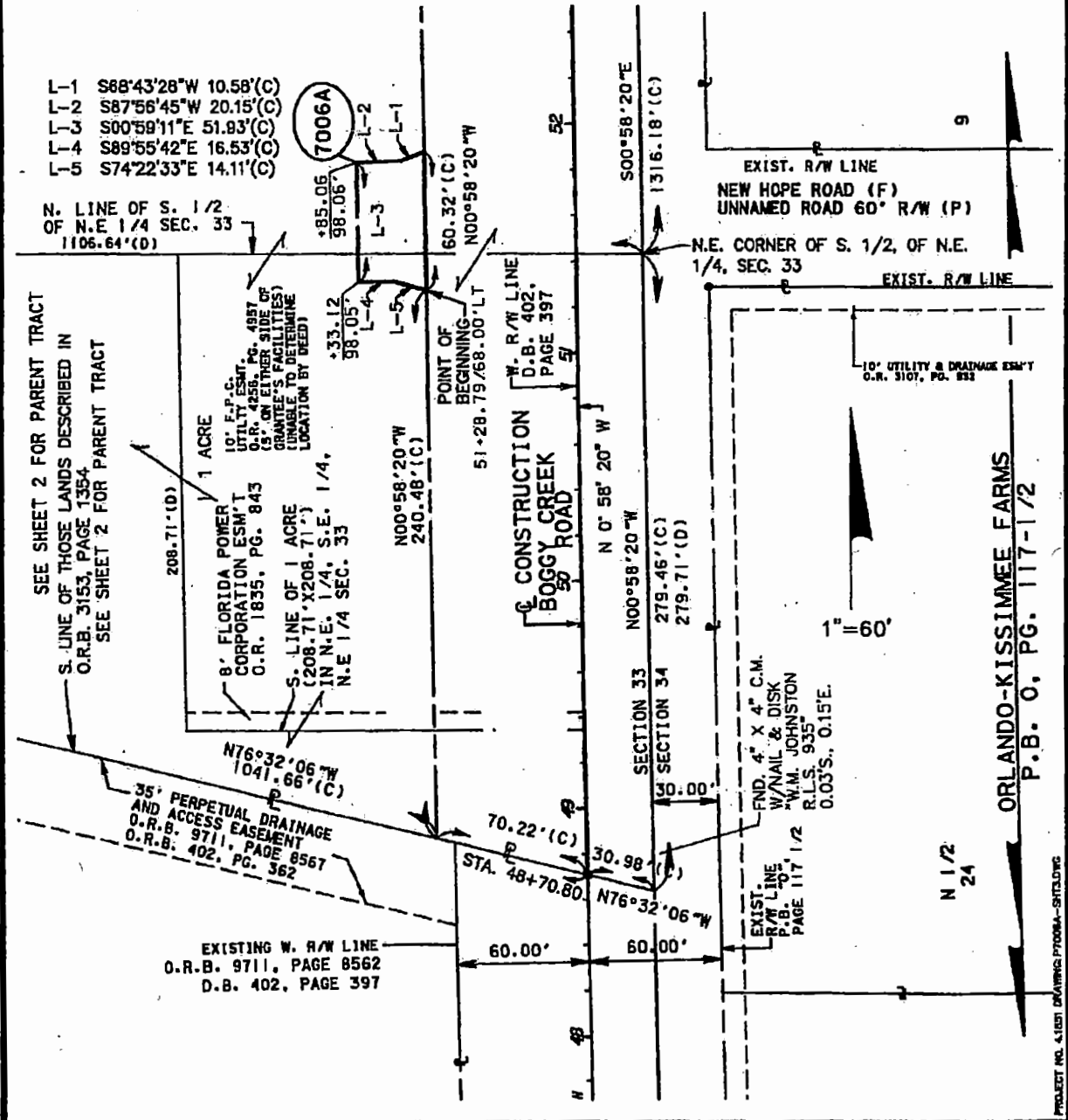
PROJECT NO. 41851 DRAWING: P7006-SKETCH.DWG

LEGEND

AC. ACRE	(D) DEED	P.C. POINT OF CURVATURE	RT RIGHT
B BASELINE	FND. FOUND	P.I. POINT OF INTERSECTION	R/W RIGHT OF WAY
CL CENTERLINE	(F) FIELD MEASURE	P.T. POINT OF TANGENCY	S.F. SQUARE FEET
(C) CALCULATED	L ARC LENGTH	R PROPERTY LINE	T TANGENT LENGTH
CH. CHORD DISTANCE	LT LEFT	R RADIUS	TWP. TOWNSHIP
Δ DELTA/CENTRAL ANGLE	O.R.B. OFFICIAL RECORDS BOOK	RGE. RANGE	
	P.B. PLAT BOOK		

SHEET 2 OF 3

PARCEL 7006A
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



- L-1 S68°43'28"W 10.59'(C)
- L-2 S87°56'45"W 20.15'(C)
- L-3 S00°59'11"E 51.93'(C)
- L-4 S89°55'42"E 16.53'(C)
- L-5 S74°22'33"E 14.11'(C)

N. LINE OF S. 1/2
 OF N.E. 1/4 SEC. 33
 1106.64'(D)

SEE SHEET 2 FOR PARENT TRACT
 S. LINE OF THOSE LANDS DESCRIBED IN
 O.R.B. 3153, PAGE 1354
 SEE SHEET 2 FOR PARENT TRACT

8' FLORIDA POWER
 CORPORATION ESM'T
 O.R.B. 1835, PG. 843

1 ACRE
 10' E.P.S.
 UTILITY ESM'T
 O.R. 4258, PG. 4957
 (5' ON EITHER SIDE OF
 GRANTEE'S FACILITIES)
 (UNABLE TO DETERMINE
 LOCATION BY DEED)

35' PERPETUAL DRAINAGE
 AND ACCESS EASEMENT
 O.R.B. 9711, PAGE 8567
 O.R.B. 402, PG. 362

EXISTING W. R/W LINE
 O.R.B. 9711, PAGE 8562
 D.B. 402, PAGE 397

POINT OF
 BEGINNING
 51'-28.79/68.00' LT

CONSTRUCTION
 BOGGY CREEK
 ROAD

S00°58'20"E
 1316.18'(C)

N.E. CORNER OF S. 1/2, OF N.E.
 1/4, SEC. 33

EXIST. R/W LINE
 NEW HOPE ROAD (F)
 UNNAMED ROAD 60' R/W (P)

10' UTILITY & DRAINAGE ESM'T
 O.R. 3107, PG. 553

FND. 4" X 4" C.M.
 W/ NAIL & DISK
 W.M. JOHNSTON
 R.L.S. 935
 0.03'S., 0.15'E.

EXIST.
 R/W LINE
 P.B. 402,
 PAGE 117, 1/2

1" = 60'

ORLANDO-KISSIMEE FARMS
 P.B. O, PG. 117-1/2

N 1/2
 24

PROJECT NO. 41801 DRAWING 7006A-SHT3.DWG

LEGEND

AC. ACRE	FND. FOUND	P.C. POINT OF CURVATURE	RT RIGHT
B BASELINE	(F) FIELD MEASURE	P.I. POINT OF INTERSECTION	R/W RIGHT OF WAY
C CENTERLINE	L ARC LENGTH	P.T. POINT OF TANGENCY	S.F. SQUARE FEET
CH. CHORD DISTANCE	LT LEFT	R PROPERTY LINE	T TANGENT LENGTH
Δ DELTA/CENTRAL ANGLE	O.R.B. OFFICIAL RECORDS BOOK	R RADIUS	TWP. TOWNSHIP
(D) DEED	P.B. PLAT BOOK	RGE. RANGE	

SHEET 3 OF 3

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7006A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7006A is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"

Parcel 7006B

Description:

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East; thence run South 00 degrees 58' 20" East along the East line of the Northeast 1/4 of said Section 33, a distance of 1316.18 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 33, thence continue South 00 degrees 58' 20" East along said East line a distance of 279.46 feet (279.71 feet deed) to the South line of those lands described in Official Records Book 3153, Page 1354 of the Public Records of Orange County, Florida, thence run North 76 degrees 32' 06" West along said South line a distance of 30.98 feet to the West right of way line of Boggy Creek Road as recorded in Deed Book 402, Page 397 of said Public Records; thence leaving said West right of way line run North 76 degrees 32' 06" West along said South line a distance of 70.22 feet; thence leaving said South line run North 00 degrees 58' 20" West a distance of 475.54 feet to the POINT OF BEGINNING; thence run North 00 degrees 58' 20" West a distance of 30.00 feet; thence run North 89 degrees 59' 42" West a distance of 10.61 feet; thence run South 00 degrees 58' 20" East a distance of 30.00 feet; thence run South 89 degrees 59' 42" East a distance of 10.61 feet to the POINT OF BEGINNING.

Containing 318 square feet, more or less.

THIS IS NOT A SURVEY


BEARINGS BASED ON THE EAST LINE OF THE N.E. 1/4 OF SEC. 33, TWP. 24 S., RGE. 30 E BEING S00°58'20"E PER THE BOGGY CREEK RIGHT OF WAY MAP.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

Daniel A. Groves
 DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4625
 METRIC ENGINEERING, INC. L.B. NO. 2294

PROJECT NO. 4.1001 DRAWING: P7006B-SPT1.DWG

COUNTY PROJECT NO. 5085
 ROAD NAME: **BOGGY CREEK ROAD**

 **METRIC ENGINEERING, INC.**
 ENGINEERS - PLANNERS - SURVEYORS
 615 CRESCENT EXECUTIVE CT. SUITE 524,
 LAKE MARY, FLORIDA 32746
 PHONE (407) 644-1898 FAX (407) 644-1921

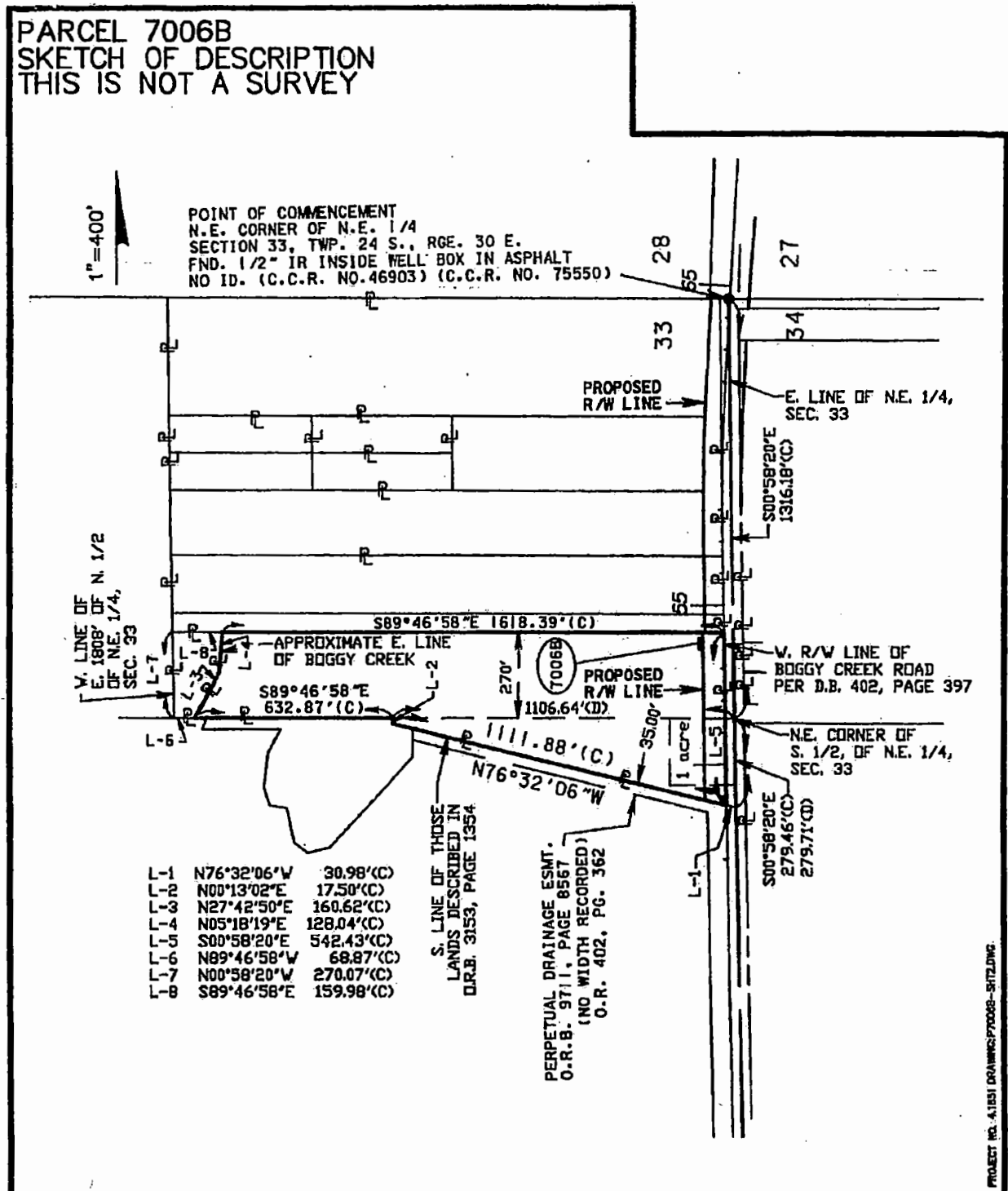
SECTION 33
 TOWNSHIP 24 SOUTH
 RANGE 30 EAST

DRAWN BY: D.GROVES DRAWING DATE: MAY. 22, 2009	CHECKED BY: D.GROVES DATE: SEPT. 23, 2009	PARCEL NO. 7006B
---	--	---------------------

9-23-11	FINAL	DM
DATE	REVISIONS	BY

SCALE 1" = NA
 SHEET 1 OF 4

**PARCEL 7006B
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**



L-1	N76°32'06"W	30.98'(C)
L-2	N00°13'02"E	17.50'(C)
L-3	N27°42'50"E	160.62'(C)
L-4	N05°18'19"E	128.04'(C)
L-5	S00°58'20"E	542.43'(C)
L-6	N89°46'58"W	68.87'(C)
L-7	N00°58'20"W	270.07'(C)
L-8	S89°46'58"E	159.98'(C)

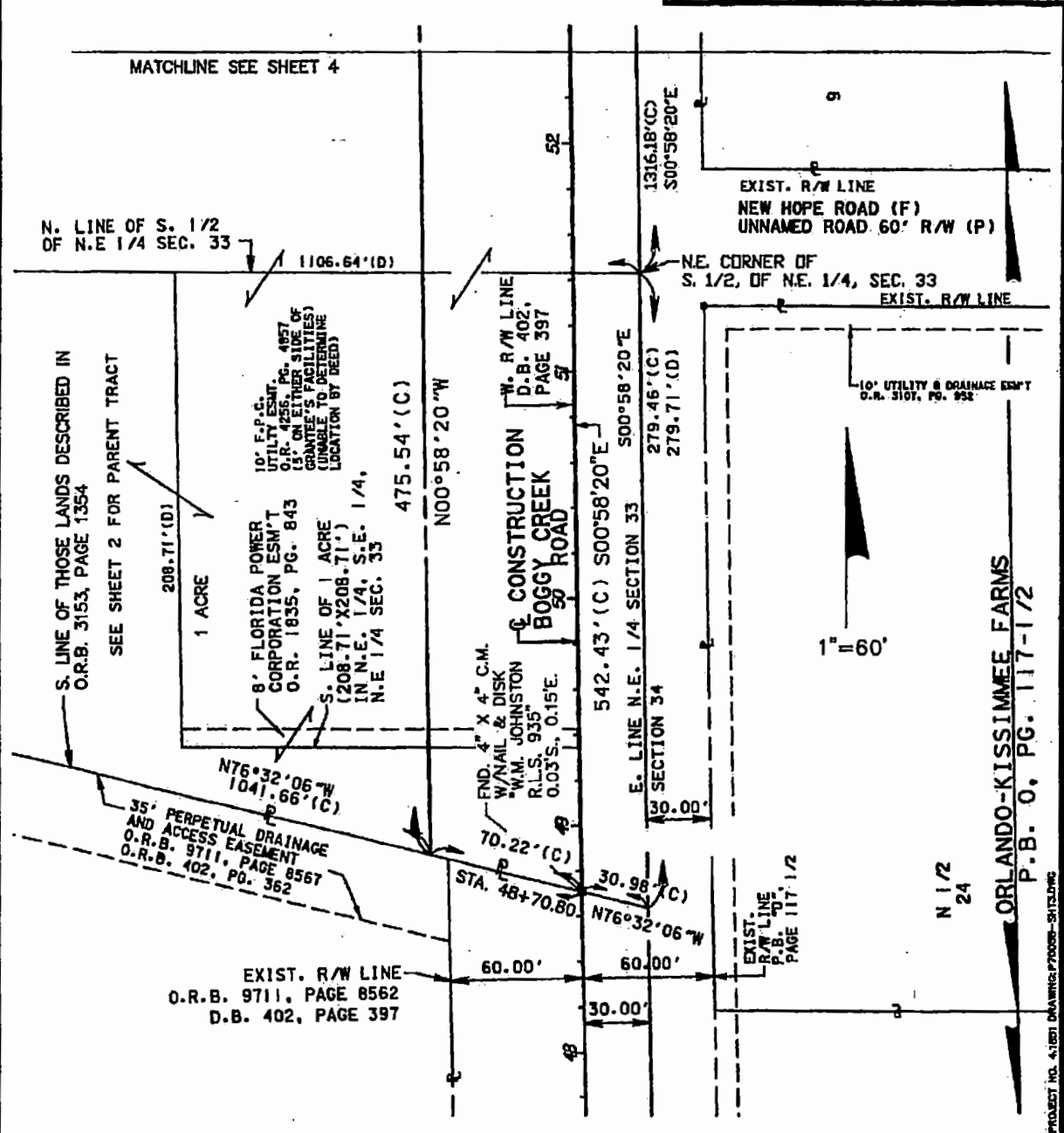
S. LINE OF THOSE
LANDS DESCRIBED IN
O.R.B. 3153, PAGE 1354

PERPETUAL DRAINAGE ESMT.
O.R.B. 9711, PAGE 8567
(NO WIDTH RECORDED)
O.R. 402, PG. 362

PROJECT NO. 41151 DRAWING: P7006B-SITZ.DWG.

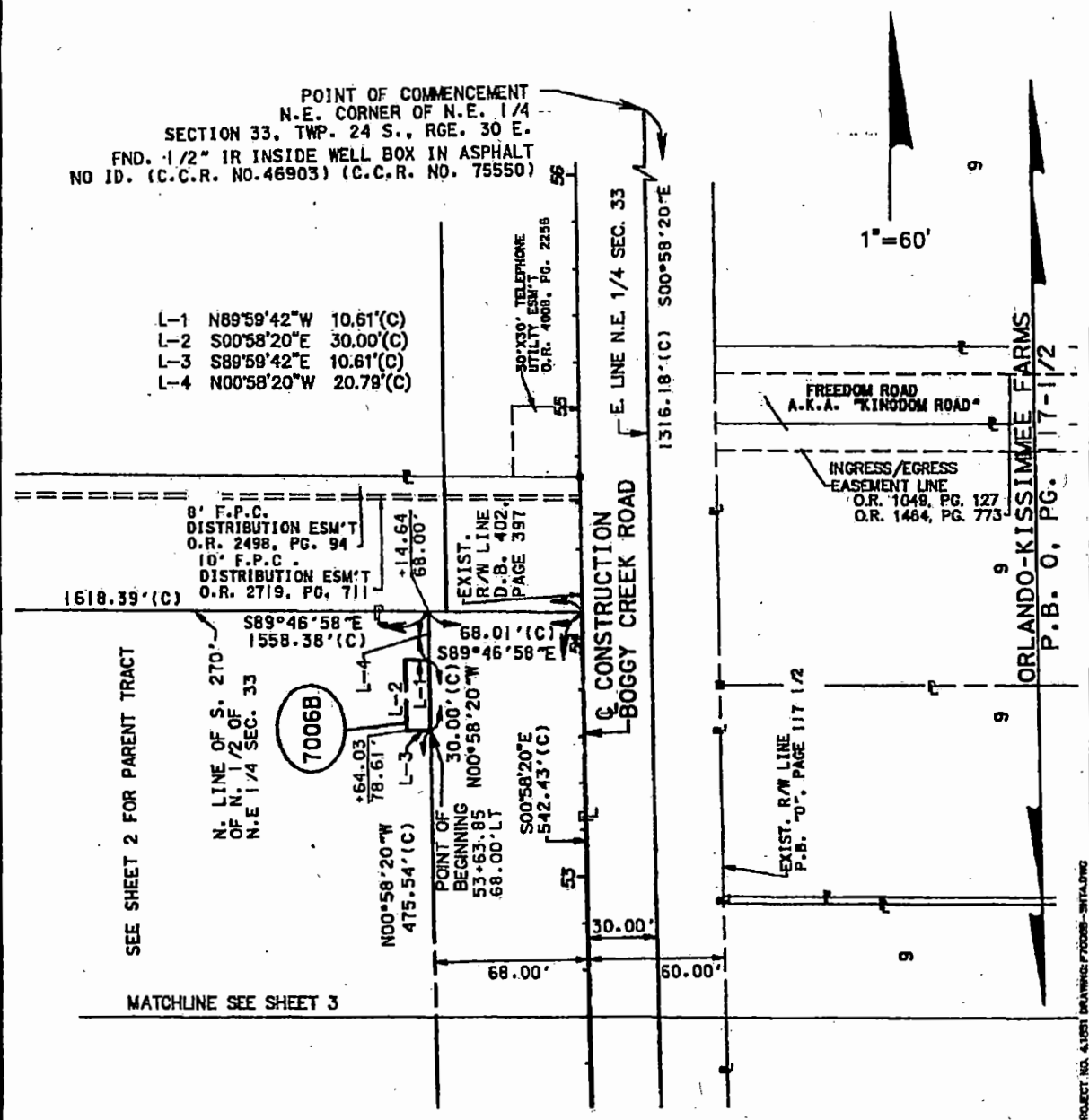
LEGEND		(D)	DEED	(P.C.)	POINT OF CURVATURE	RT	RIGHT
AC.	ACRE	FND.	FOUND	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY
B	BASELINE	(F)	FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
C	CENTERLINE	L	ARC LENGTH	R	PROPERTY LINE	T	TANGENT LENGTH
(C)	CALCULATED	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
CH.	CHORD DISTANCE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
Δ	DELTA/CENTRAL ANGLE	P.B.	PLAT BOOK				

**PARCEL 7006B
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**



LEGEND							
AC.	ACRE	FND.	FOUND	P.C.	POINT OF CURVATURE	RT	RIGHT
B	BASELINE	(F)	FIELD MEASURE	P.I.	POINT OF INTERSECTION	R/W.	RIGHT OF WAY
C	CENTERLINE	L	ARC LENGTH	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
CH.	CHORD DISTANCE	LT	LEFT	E	PROPERTY LINE	T	TANGENT LENGTH
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	R	RADIUS	TWP.	TOWNSHIP
(D)	DEED	P.B.	PLAT BOOK	RGE.	RANGE		

PARCEL 7006B
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



LEGEND

AC.	ACRE	FND.	FOUND	P.C.	POINT OF CURVATURE	RT	RIGHT
B	BASELINE	(F)	FIELD MEASURE	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY
C	CENTERLINE	L	ARC LENGTH	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
CH.	CHORD DISTANCE	LT	LEFT	P	PROPERTY LINE	T	TANGENT LENGTH
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	R	RADIUS	TWP.	TOWNSHIP
(D)	DEED	P.B.	PLAT BOOK	RGE.	RANGE		

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7006B

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7006B is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"

Parcel 7006C

Description:

A portion of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East; thence run South 00 degrees 58' 20" East along the East line of the Northeast 1/4 of said Section 33, a distance of 1316.18 feet to the Northeast corner of the South 1/2 of the Northeast 1/4 of said Section 33, thence run North 89 degrees 46' 58" West along the North line of the South 1/2 of the Northeast 1/4 of said Section 33, a distance of 128.08 feet to the POINT OF BEGINNING; thence, leaving said North line, run South 00 degrees 59' 11" East a distance of 12.07 feet; thence run South 89 degrees 55' 42" East a distance of 16.53 feet; thence run South 74 degrees 22' 33" East a distance of 14.11 feet; thence run South 00 degrees 58' 20" East a distance of 149.77 feet; thence run South 87 degrees 22' 22" West a distance of 5.74 feet; thence run South 00 degrees 58' 20" East a distance of 21.05 feet; thence run South 86 degrees 54' 09" East a distance of 5.75 feet; thence run South 00 degrees 58' 20" East a distance of 13.58 feet; thence run North 89 degrees 46' 58" West a distance of 110.73 feet; thence run North 00 degrees 58' 20" West a distance of 200.75 feet to the aforementioned North line of the South 1/2 of the Northeast 1/4 of Section 33; thence run South 89 degrees 46' 58" East, along said North line, a distance of 80.67 feet to the POINT OF BEGINNING.

Containing 21,716 square feet, more or less.

LEGEND

AC. ACRE	(D) DEED	P.C. POINT OF CURVATURE	RT RIGHT
B BASELINE	FND. FOUND	P.I. POINT OF INTERSECTION	R/W RIGHT OF WAY
C CENTERLINE	(F) FIELD MEASURE	P.T. POINT OF TANGENCY	S.F. SQUARE FEET
(C) CALCULATED	L ARC LENGTH	E PROPERTY LINE	T TANGENT LENGTH
CH. CHORD DISTANCE	LT LEFT	R RADIUS	TWP. TOWNSHIP
Δ DELTA/CENTRAL ANGLE	O.R.B. OFFICIAL RECORDS BOOK	RGE. RANGE	
	P.B. PLAT BOOK		

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

MAP OF DESCRIPTION

SHEET 1 OF 3

THIS IS NOT A SURVEY

SKETCH ON SHEETS 2&3 OF 3

PREPARED FOR:
ORANGE COUNTY

DATE: OCTOBER, 2016 SCALE: 1"=N/A

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: ALQ

THIS MAP OR DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL

NO. L99401

ALLEN L. QUICKEL, JR. DATE 11/15/16

PROFESSIONAL SURVEYOR AND MAPPER #6481

STATE OF FLORIDA

DRMP

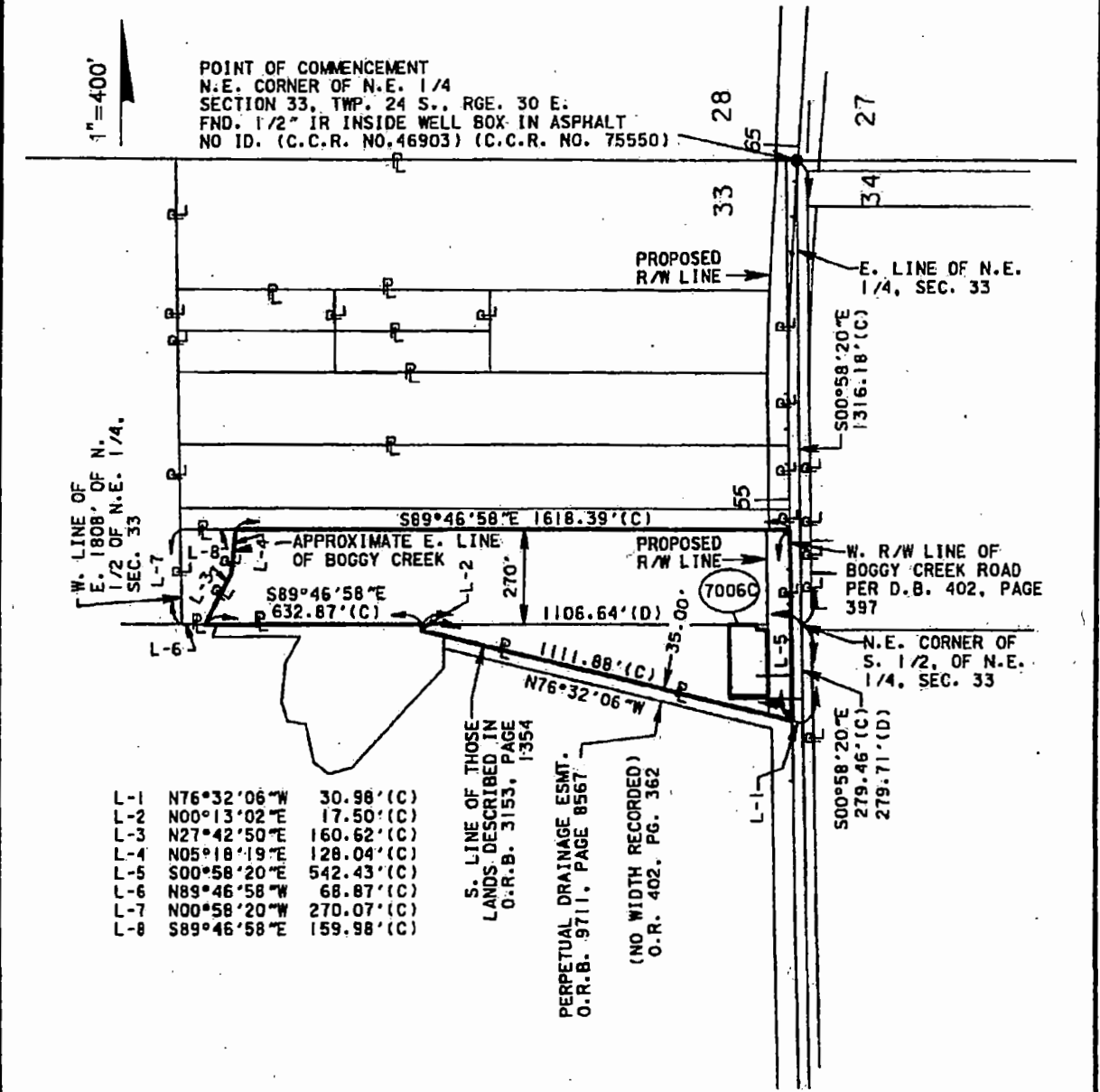
DESIGNERS • SURVEYORS • PLANNERS • PHOTOGRAPHERS

Phone: (407) 896-0594

L.B. #2548


941 Lake Baldwin Lane • Orlando, Florida 32814

PARCEL 7006C
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY

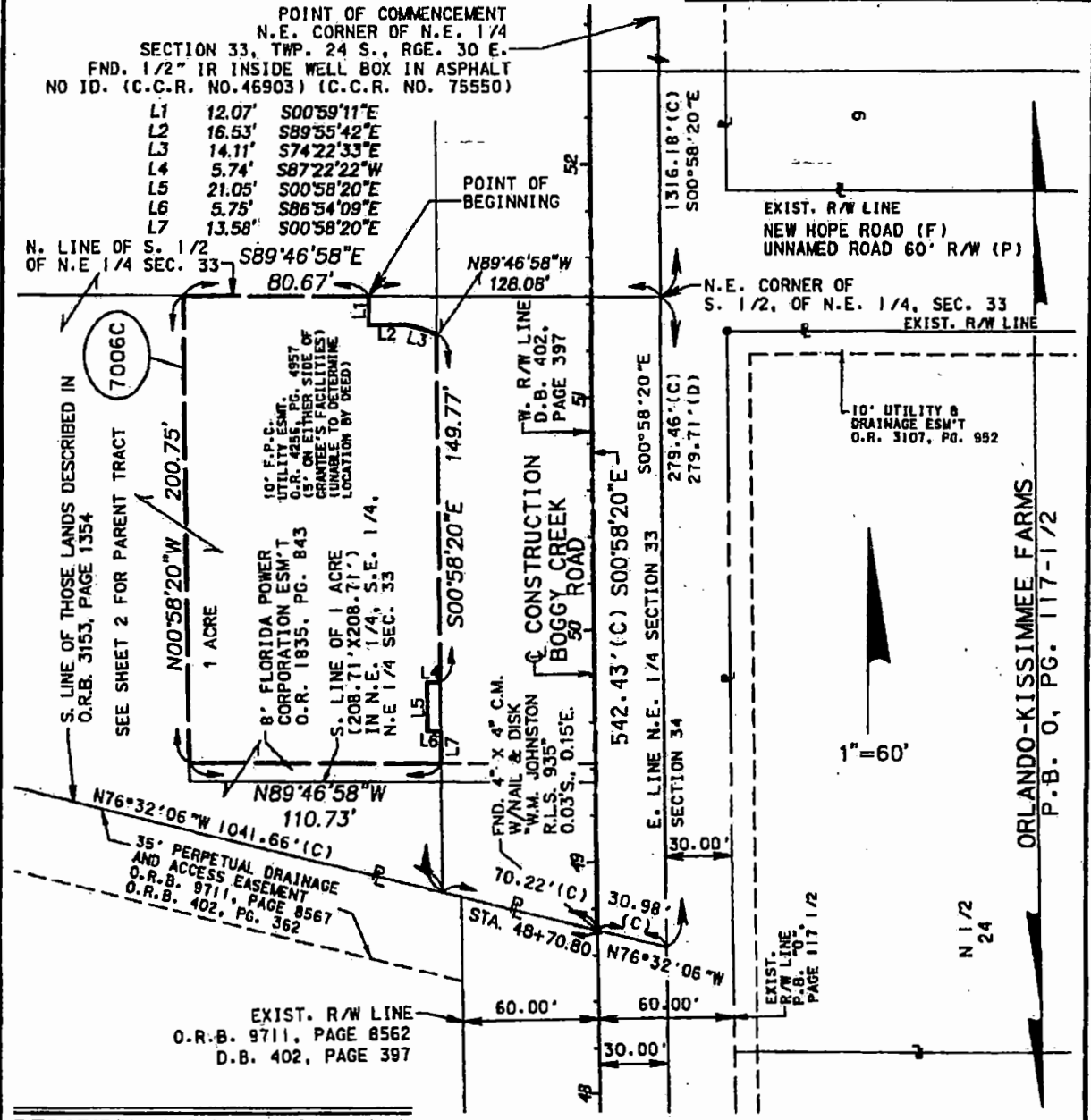


DESCRIPTION ON SHEET 1 OF 3

SHEET 2 OF 3

PREPARED FOR: ORANGE COUNTY DATE: OCTOBER, 2016 SCALE: 1"=400' PROJECT #: 06-1114.000 DESIGN: CU CHECKED: ALQ			 Phone: (407) 896-0594 L.B. 82418 941 Lake Baldwin Lane - Orlando, Florida 32814
	DATE	REVISIONS	

PARCEL 7006C
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



DESCRIPTION ON SHEET 1 OF 3

SHEET 3 OF 3

PREPARED FOR:
 ORANGE COUNTY
 DATE: OCTOBER, 2016 SCALE: 1"=60'
 PROJECT #: 06-1114.000
 DESIGN: CU CHECKED: ALQ

DATE	REVISIONS

DRMP
 DESIGNERS • SURVEYORS • PLANNERS • ARCHITECTS
 Phone: (407) 896-0594
 L.B. #2648
 941 Lake Baldwin Lane - Orlando, Florida 32814

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7006C

TEMPORARY DEMOLITION EASEMENT

Parcel 7006C is being acquired as a temporary non-exclusive demolition easement with full authority for GRANTEE to enter upon the lands described in Schedule "A" for the purpose of demolishing and/or modifying any part of any existing structure and improvements on this Parcel. The demolition and/or modification will be limited to that necessary to facilitate construction of the project adjacent to the lands described in the attached Schedule "A" in a safe manner. At all times during construction, the GRANTEE will maintain access to the GRANTOR'S remaining lands to the extent practicable to ensure safety during demolition and modification.

After the demolition and/or modification of the structure and/or improvement(s) on the Parcel is completed, the GRANTEE shall restore any affected lands within the Parcel to a safe and sanitary condition as good as the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction of the project adjacent to the lands described in the attached Schedule "A" or after seven (7) years, whichever occurs first.