



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: October 28, 2019

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PKS*
Real Estate Management Division

FROM: Jeffrey Sponenburg, Title Program Manager *JS*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Agreement between Chickasaw Property, LLC, Vista Pines Partners, LTD., and Orange County and Special Warranty Deed from Chickasaw Property, LLC to Orange County and authorization to disburse funds to pay consideration and closing costs and perform all actions necessary and incidental to closing

PROJECT: Pump Station 3244R (Autumnwood Drive)

District 3

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities.

ITEMS: Agreement
Cost: \$41,000 (Improvements)

Special Warranty Deed (Instrument 101.1)
Cost: Donation (Land)
Size: 2,500 square feet

BUDGET: Account No.: 4420-038-1503-0077-6110

FUNDS: \$41,910.75 Payable to First American Title Insurance Company
(consideration and closing costs)

APPROVALS: Real Estate Management Division
County Attorney's Office
Utilities Department
Risk Management Division

REMARKS: This existing, private lift station is being acquired at the request of Orange County Utilities Department (Utilities) to allow for future upgrade and expansion of the County's utility facilities within the surrounding area.

As described in this Agreement, certain lands required by Utilities are being donated by Chickasaw Property, LLC (Chickasaw) pursuant to this Special Warranty Deed. Additionally, certain improvements associated with the lift station are being sold to Utilities by Vista Pines Partners, LTD. in accordance with Utilities guidelines for acquisition of the same, and will be conveyed to the County by bill of sale.

Chickasaw to pay documentary stamp tax, recording fees, and prorated taxes.

County to pay title search, title premium, and closing fee.

NOV 12 2019

Prepared by and Return to:
Jennifer Langdon, an employee of
First American Title Insurance Company
2301 Maitland Center Parkway, Suite 450
Maitland, Florida 32751
(407)691-5200
File No.: 2021-4524298

Project: Pump Station 3244R (Autumnwood Drive)
Chickasaw Pump Station

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on January 31, 2020, between

Chickasaw Property, LLC, a Florida limited liability company

having a business address at: 5405 Diplomat Circle, Suite 100, Orlando, FL 32810
("Grantor"). and

Orange County, a charter county and political subdivision of the State of Florida

having a mailing address of: 400 East South Street, 5th Floor, Orlando, FL 32801
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Orange**, State of **Florida**, to-wit:

See attached Exhibit "A"

Tax Parcel Identification Number: **25-22-30-8915-02000**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2019**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Chickasaw Property, LLC, a Florida limited liability company

By: Clayton Investments, Ltd.,
a Florida limited partnership, its
managing member

By: WMC Management, LLC,
a Florida limited liability company,
its general partner

By: Kenneth M. Clayton, Trustee,
its managing member

A handwritten signature in black ink, appearing to read "Kenneth M. Clayton", written over a horizontal line.

[Witnesses and Notarial Acknowledgment appear on the following page]

Signed, sealed and delivered in our presence:

Friday
Witness Signature

Print Name: JOHN FINDLAY

Lydia S Gaudreau
Witness Signature

Print Name: LYDIAH S GAUDREAU

State of **Florida**

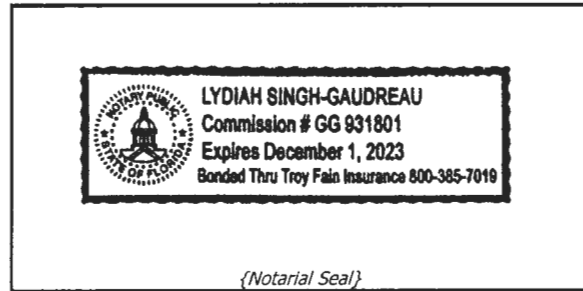
County of **Orange**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of physical presence or online notarization, on the 31 day of January, 2020, by **Kenneth M. Clayton, individually and as Trustee, in his capacity as managing member of WMC Management, LLC, a Florida limited liability company, in its capacity as general partner of Clayton Investments, Ltd., a Florida limited partnership, in its capacity as managing member of Chickasaw Property, LLC, a Florida limited liability company,** who is personally known to me or who has produced a valid driver's license as identification.

Lydiah Singh Gaudreau
Notary Public

LYDIAH SINGH GAUDREAU
(Printed Name)

My Commission expires: 12/1/2023



{Notarial Seal}

EXHIBIT "A"

LEGAL DESCRIPTION THIS IS NOT A SURVEY

A TRACT OF LAND LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°59'33" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, FOR A DISTANCE OF 50.01 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°58'52" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF CHICKASAW TRAIL, PER DEED BOOK 699, PAGE 91, OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR A DISTANCE OF 398.69 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 89°59'32" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF CHICKASAW TRAIL, PER OFFICIAL RECORDS BOOK 4851, PAGE 1430 FOR A DISTANCE OF 10.12 FEET TO THE POINT OF BEGINNING, BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID CHICKASAW TRAIL; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, RUN NORTH 84°43'47" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 05°16'13" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 84°43'47" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHICKASAW TRAIL PER AFORESAID OFFICIAL RECORDS BOOK 4851, PAGE 1430; THENCE NORTH 05°16'13" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 2,500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 OF 2
FOR SKETCH



16 EAST PLANT STREET
Orlando, Florida 32701 • (407) 651-3363

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20180546

DATE: 4/03/2017

SCALE: N/A

FIELD BY: MCB

CALCULATED BY: MR

DRAWN BY: MR

CHECKED BY: JLR

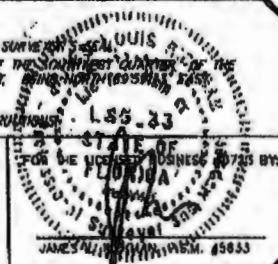
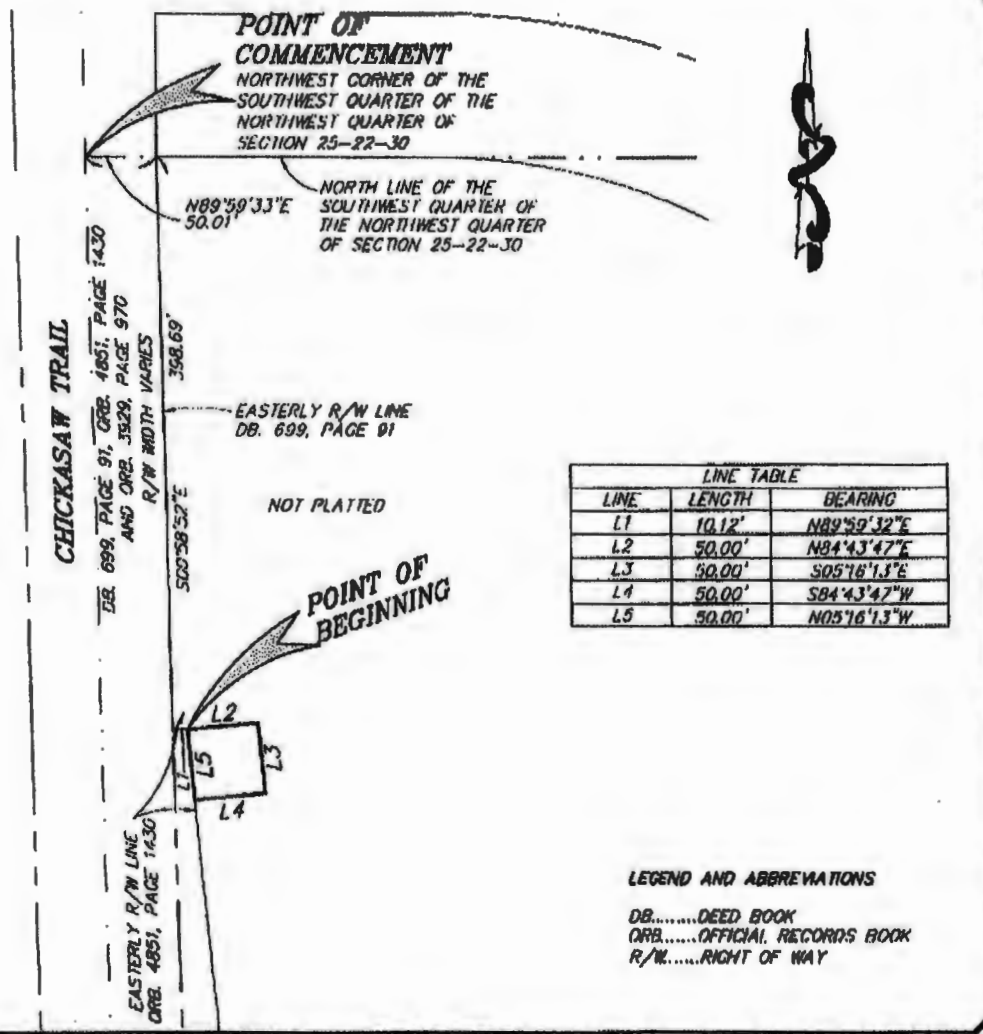


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2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°59'33" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.



16 EAST PLANT STREET
Mesa, Arizona 85201 (480) 634-5355

JOB NO. 20180848
DATE: 4/03/2017
SCALE: 1"=100'
FIELD BY: MR

CALCULATED BY: MR
DRAWN BY: MR
CHECKED BY: MR

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

AGREEMENT

THIS AGREEMENT, made between CHICKASAW PROPERTY, LLC, a Florida limited liability company (“Chickasaw”), VISTA PINES PARTNERS, LTD., a Florida limited partnership (“Vista Pines”) (collectively referred to as the “Parties”), and ORANGE COUNTY, a charter county and political subdivision of the state of Florida (“Buyer”).

WITNESSETH:

WHEREAS, Buyer seeks to acquire the lands described on Exhibit “A” attached hereto (the “Lands”) and the Improvements described below for the above referenced project.

**Property Appraiser’s Parcel Identification Number
a portion of
25-22-30-8915-02-000**

NOW, THEREFORE, in consideration of the sum of Forty One Thousand Dollars (\$41,000.00), to be paid by Buyer at closing, Buyer and the Parties hereto agree as follows:

1. Chickasaw agrees to donate the Lands, subject to the requirements of paragraph 6D hereinafter, to Buyer by Special Warranty Deed, free and clear of all liens and encumbrances, except those acceptable to Buyer, if any, provided, however, Chickasaw shall not be obligated to expend any money to cure any defects to title asserted by Buyer.
2. Vista Pines agrees to convey all pipes, lines, valves, valve boxes, fittings, equipment, manhole, lift station and other goods located on, under, upon, through or across the Lands, as well as sanitary manhole #8 and the associated downstream sanitary sewer main located on, under, upon, through or across the easement area of that certain 40.00 foot by 40.00 foot utility easement (abutting the southern border of the Lands) as shown affecting Lots 1 and 2, Vista Pines, via the plat thereof, recorded in Plat Book 94, Pages 42 – 43, Public Records of Orange County, Florida and attached hereto as Exhibit “B” (collectively the “Improvements”). Vista Pines shall provide Buyer with a Bill of Sale for same.
3. The Parties agree to provide Buyer with a modification, in recordable form, to that certain Easement Agreement recorded as Document Number 20170209241 and re-recorded as Document Number 20170679524, recorded in the Public Records of Orange County, Florida, causing the Lands and Improvements to be removed and released from the aforesaid Easement Agreement, in form and substance mutually agreeable to Buyer and the Parties.
4. This transaction shall be closed and the deed, bill of sale, modification, and other closing papers delivered on or before 90 days from the Effective Date of this AGREEMENT. Closing shall take place at the offices of the Orange County Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida, 32801, or at a Title Company designated by Buyer, or by mail or electronically as the Parties agree.

5. Buyer shall have 90 days from the Effective Date to perform any due diligence activities it may require, at its sole cost and expense (the "Due Diligence Period"). Buyer shall have the right to make such surveys, topographical surveys, soil test borings, and similar examinations as it may desire with respect to the property. Buyer, through its agents, shall have the right to enter upon the property for the purpose of performing such activities, provided said activities shall not materially damage the property. If Buyer determines, in its sole discretion, that the property or the lift station facilities are not acceptable to Buyer, Buyer may terminate this AGREEMENT by delivering written notice to the Parties prior to the expiration of the Due Diligence Period. If Buyer terminates this Agreement, Buyer shall be obligated to restore the Lands to the condition that exists on the date hereof.

6. Expenses and Closing Disbursement:
 - A. Ad valorem property taxes on the real estate (the Lands) for the year of closing shall be prorated as of the closing date and said prorated amount shall be paid by Chickasaw pursuant to Section 196.295, Florida Statutes. At Chickasaw's election, Chickasaw's share of prorated taxes may be deducted from the proceeds at closing and remitted by First American Title Insurance Company to the County tax collector on Chickasaw's behalf, unless the conveyance occurs between November 1 and December 31 of the year of conveyance, in which case ad valorem property taxes shall be paid in full by Chickasaw for the year of conveyance. In the event that, as of closing, there are any outstanding unpaid property taxes for years prior to the year of closing, then Chickasaw shall be responsible for payment of the same, on the entirety of the tax parcels for which Buyer is acquiring interest hereunder, and the amount necessary to satisfy such outstanding property taxes shall be deducted from proceeds at closing.
 - B. Documentary stamp tax, with regard to the deed, shall be paid by Chickasaw. Chickasaw shall pay for recording the deed, the modification, and all instruments necessary to convey clear title to Buyer.
 - C. Title insurance is to be paid by Buyer.
 - D. Vista Pines hereby directs Buyer to remit the \$41,000.00 consideration for the Improvements to Chickasaw at closing, pursuant to a separate understanding between the Parties. Buyer shall hold harmless and defend Chickasaw in connection with claims that may be brought against Chickasaw solely arising from the Improvements. Nothing contained herein shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes. The foregoing shall not constitute an agreement by either party to assume any liability of any kind for the acts, omissions, and/or negligence of the other party, its officers, officials, employees, agents, or contractors.

7. This AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between the Parties and Buyer, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between the Parties and Buyer. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either of the Parties or the Buyer unless such additions, alterations, variations, or waivers are expressly set forth in writing and duly signed.

8. Special clauses:

- A. This AGREEMENT is contingent upon delivery by the Parties to Buyer in recordable form all instruments necessary to convey clear title to the Lands and Improvements.
- B. Both Parties shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
- C. The Parties will surrender possession of the Lands and Improvements at time of closing.
- D. Buyer may obtain a current boundary survey of the property. If obtained, the survey shall be certified to Buyer, Chickasaw, and First American Title Insurance Company. Upon Buyer and Chickasaw's approval of the boundary survey, the legal description of the property set forth on said survey may be utilized in the conveyance documents and in the Owner's Title Insurance Policy to be issued to Buyer.
- E. Effective Date: This AGREEMENT shall become effective on the date upon which it has been fully executed by Buyer and the Parties and approved by the Orange County Board of County Commissioners.

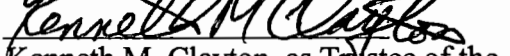
IN WITNESS WHEREOF, Buyer and the Parties hereto have executed this AGREEMENT on the date(s) written below.

Parties

CHICKASAW PROPERTY, LLC,
a Florida limited liability company

BY: CLAYTON INVESTMENTS, LTD.,
a Florida limited partnership,
its Managing Member

BY: WMC MANAGEMENT, LLC,
a Florida limited liability company,
its General Partner

BY: 
Kenneth M. Clayton, as Trustee of the
Kenneth M. Clayton Revocable Trust
dated January 8, 2008,
its Managing Member

Post Office Address:
5405 Diplomat Circle, Suite 100
Orlando, Florida 32810

DATE: 9/16/2019

VISTA PINES PARTNERS, LTD.,
a Florida limited partnership

BY: SAS VISTA PINES MANAGERS, L.L.C.,
a Florida limited liability company,
its General Partner

BY: SOUTHERN AFFORDABLE SERVICES, INC.,
a Florida not-for-profit corporation,
its Managing Member

BY: 

JAY P. BROCK

Printed Name

EXECUTIVE VICE PRESIDENT

Title

Post Office Address:

200 East Canton Avenue, Suite 102
Winter Park, Florida 32789

DATE: 10/08/2019

Buyer

ORANGE COUNTY, FLORIDA

BY: 

Jeffrey Sporenburg, Its Agent

DATE: 10/28/2019

JLS/12.14.18

S:\Forms & Master Docs\Project Document Files\1_Misc. Documents\PA\Pump Station 3244R (Autumnwood Drive) 101 PA.doc 2.15.18kh
rev. 6.26.18jls rev. 8.28.18jls rev. 12.14.18jls

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION THIS IS NOT A SURVEY

A TRACT OF LAND LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°59'33" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, FOR A DISTANCE OF 50.01 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°58'52" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF CHICKASAW TRAIL, PER DEED BOOK 699, PAGE 91, OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR A DISTANCE OF 398.69 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 89°59'32" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF CHICKASAW TRAIL, PER OFFICIAL RECORDS BOOK 4851, PAGE 1430 FOR A DISTANCE OF 10.12 FEET TO THE POINT OF BEGINNING, BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID CHICKASAW TRAIL; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, RUN NORTH 84°43'47" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 05°16'13" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 84°43'47" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHICKASAW TRAIL PER AFORESAID OFFICIAL RECORDS BOOK 4851, PAGE 1430; THENCE NORTH 05°16'13" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 2,500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 OF 2
FOR SKETCH



18 EAST PLANT STREET
Orlando, Florida 32817 • (407) 651-3333

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20150545

DATE: 4/03/2017

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: MR

DRAWN BY: MR

CHECKED BY: ER

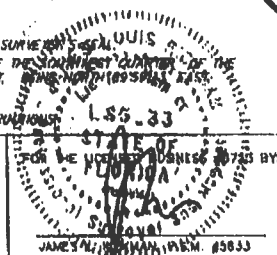
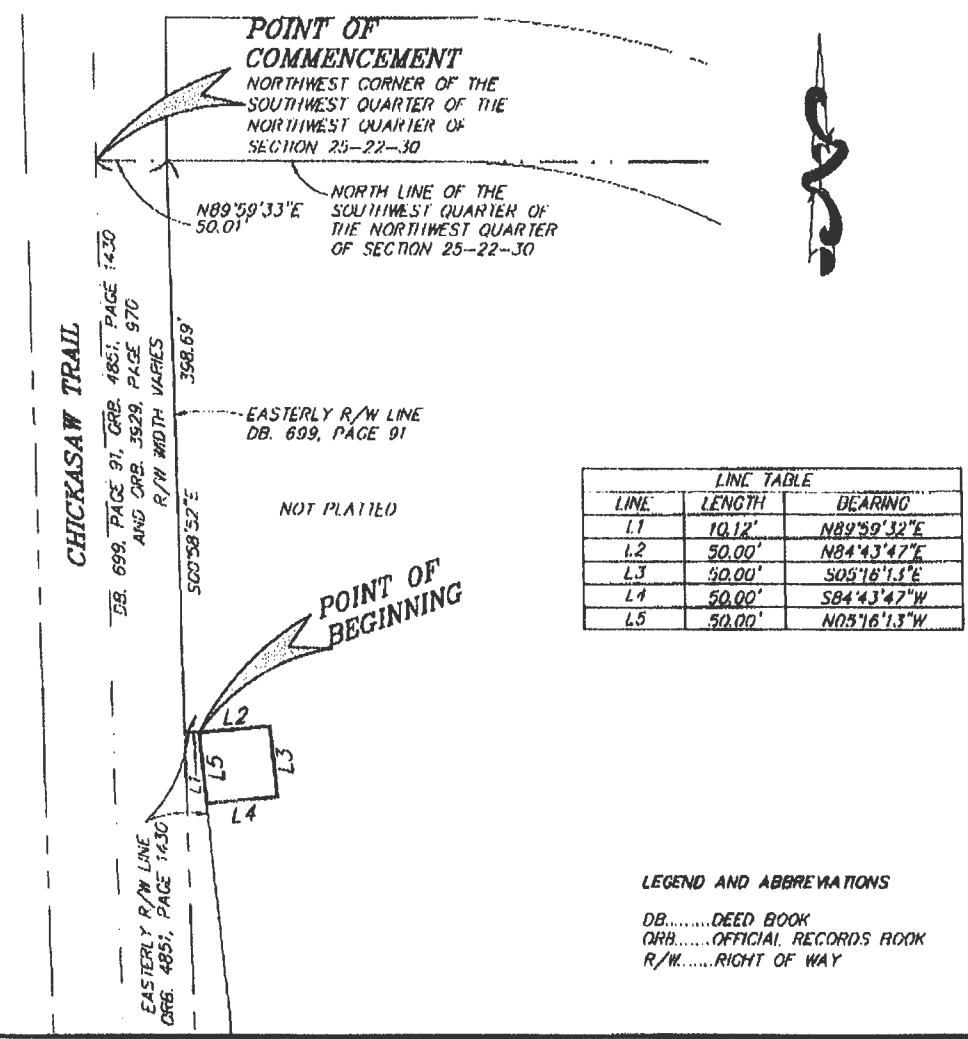


EXHIBIT "A"

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



16 EAST PLANT STREET
 MARK CANTON, FLORIDA 32111-1101
 (407) 654-3355

**ALLEN
COMPANY**

16 EAST PLANT STREET
 Mark Canton, Florida 32111-1101 | (407) 654-3355

SURVEYOR'S NOTES:

- THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN ENDORSED SURVEYOR'S SEAL.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°59'33" EAST.
- THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
- DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130545	CALCULATED BY: MR
DATE: 4/03/2017	DRAWN BY: MR
SCALE: 1"=100'	CHECKED BY: J.R
FIELD BY: N/A	

**SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION**

EXHIBIT "B"

40.00 FOOT BY 40.00 EASEMENT AREA

VISTA PINES

LOCATED IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA

Sheet 1 of 2

PLAT BOOK **94** PAGE **42**

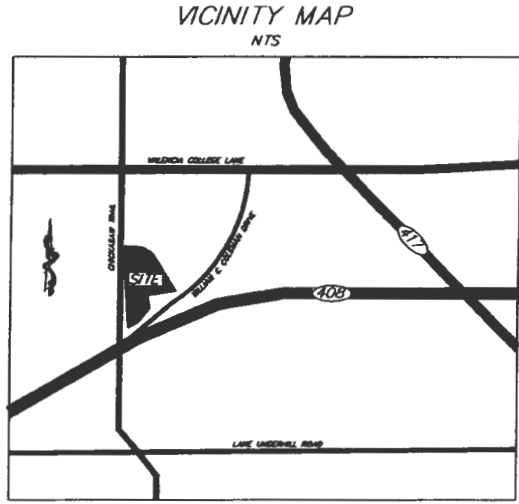
A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°58'21" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 126.24 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 89°58'33" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON THE INTERSECTION OF THE SOUTH LINE OF A 100.00 FOOT WIDE DRAINAGE CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 2294, PAGE 808 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA WITH THE EASTERLY RIGHT-OF-WAY LINE OF CHICKASAW BRAIL, AS RECORDED IN DEED BOOK 894, PAGE 91 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTH LINE AND ALONG THE WESTERN LINE OF SAID DRAINAGE CANAL; THE FOLLOWING COURSES: NORTH 89°59'33" EAST, CONTINUING ALONG SAID NORTH LINE, FOR A DISTANCE OF 198.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTWARD; THENCE RUN SOUTHEASTERLY, DEPARTING SAID NORTH LINE ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 28°41'48", AN ARC LENGTH OF 445.30 FEET, AND A CHORD BEARING OF SOUTH 61°29'37" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 33°46'30" EAST, FOR A DISTANCE OF 720.77 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4044, PAGE 2245 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 78°21'23" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4044, PAGE 2245, FOR A DISTANCE OF 537.18 FEET; THENCE RUN SOUTH 10°38'38" EAST, DEPARTING SAID NORTH LINE, FOR A DISTANCE OF 254.02 FEET TO A POINT ON THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 408 ACCORDING TO OFFICIAL RECORDS BOOK 894, PAGE 691 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 3028, PAGE 889 AND OFFICIAL RECORDS BOOK 1008A, PAGE 1878 OF SAID PUBLIC RECORDS; THE FOLLOWING COURSES: SOUTH 38°17'34" WEST, FOR A DISTANCE 346.35 FEET; THENCE RUN SOUTH 59°17'37" WEST, FOR A DISTANCE OF 127.39 FEET; THENCE RUN SOUTH 61°21'37" WEST, FOR A DISTANCE OF 86.81 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHICKASAW BRAIL, ACCORDING TO OFFICIAL RECORDS BOOK 4051, PAGE 1432; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS RECORDED IN SAID OFFICIAL RECORDS BOOK 4051, PAGE 1430 OF SAID PUBLIC RECORDS; AND AFORESAID DEED BOOK 894, PAGE 91 OF SAID PUBLIC RECORDS; THE FOLLOWING COURSES: NORTH 04°55'29" WEST, FOR A DISTANCE OF 472.81 FEET; THENCE RUN NORTH 05°46'13" WEST, FOR A DISTANCE OF 684.80 FEET; THENCE RUN SOUTH 88°52'24" WEST, FOR A DISTANCE OF 101.12 FEET; THENCE RUN NORTH 05°58'32" WEST, FOR A DISTANCE OF 390.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY FLORIDA AND CONTAINS 18.538 ACRES MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED DATUM FOR ANGULAR DESIGNATION ONLY. BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, AS BEING NORTH 05°58'33" WEST.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE OWNER OF LOT 1 SHALL OWN, OPERATE, AND MAINTAIN THE SHARED STORMWATER POND AREA. THE OPERATION AND MAINTENANCE OF SUCH SHALL BE IN ACCORDANCE WITH A PRIVATE EASEMENT AGREEMENT RECORDED IN DOCUMENT NUMBER 201702611 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- LOT 1 SHOWN HEREON IS SUBJECT TO THAT CERTAIN EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN DOCUMENT NUMBER 201702611 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



- LEGEND OF SYMBOLS AND ABBREVIATIONS:**
- LE UTILITY EASEMENT
 - ORL OFFICIAL RECORDS BOOK
 - PL PLAT BOOK
 - PL POINT OF BEGINNING
 - CR CURVED CENTER RECORD
 - PER PERMANENT EASEMENT
 - HTL HIGH TENSION LINE
 - SET 4" x 4" CONCRETE MONUMENT LB 8723 (P&H)
 - B FOUND ON AS LABELED
 - D FOUND MONUMENT AS LABELED
 - ON CORNER MONUMENT
 - BOOK OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - L LIMITED ACCESS
 - A ANGLE
 - C CHORD LENGTH
 - SE CENTER LINE
 - ML MILE-MARK
 - SP SURVEYOR'S SIGNATURE
 - CF CENTRAL FLORIDA EXPRESSWAY AUTHORITY
 - CE CEMENT CONCRETE UTILITY EASEMENT
 - LA LIMITED ACCESS RIGHT-OF-WAY LINE

SHEET INDEX

SHEET 1 OF 2 DEDICATION, NOTES, LEGAL DESCRIPTION

SHEET 2 OF 2 BOUNDARY AND DETAILS

NOTE: THE PROPERTIES DELINEATED ON THIS PLAT LIE WITHIN ZONE E OF THE ORANGE COUNTY AIRPORT NOISE ORDINANCE 2000-07 AND ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE PURSUANT TO THE DECLARATION OF COVENANT AND WAIVER RECORDED IN DOCUMENT # 20170581537 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE PROPERTY SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE EXPRESSLY NAMED VISTA PINES DEVELOPMENT PLAN (PLAN NO. 01-16-11-375) AS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 8, 2017, AND REVISED UNDER CASE JOR-17-05-155, APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE JUNE 14, 2017.

NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATIONS AND STATEMENT OF SURVEYOR AND MAPPER

SHOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a duly sworn and licensed surveyor, do hereby certify that on November 26, 2017, I completed the survey of the lands as shown in the foregoing plat and that said plat is a true and correct representation of the facts surveyed and plotted and was prepared under my direction and supervision, and that I am duly qualified to perform the same, and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida.

[Signature] Date: 10/14/17
 James J. [Signature], P.E., S.F.S., # 8831
 State of Florida
 Licensed Surveyor # 8723
 18 Plant Street
 Winter Garden, Florida 34787

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has been reviewed and approved under Chapter 177, Florida Statutes by County Surveyor *[Signature]* on 11/17/17

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved *[Signature]* 11-21-17
 County Engineer Date

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved *[Signature]* 11-15-17
 Zoning Director Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY that on 11.28.17, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

[Signature]
 Phil Diamond
 Date of his Board
 by *[Signature]*



VISTA PINES

DEDICATION

SHOW ALL MEN BY THESE PRESENTS, that VISTA PINES PARTNERS, L.P., a Florida Limited Partnership, being the owner of Lot 1 Land SURVEYED AND PLATTED AS SHOWN ON THE PLAT OF VISTA PINES PARTNERSHIP GROUP, L.L.P., a Florida Limited Liability Limited Partnership, being the owner of the subject of Lot 2, described in the foregoing plat, hereby dedicates said land and plat for the same and purposes therein expressed, the 30.00' x 30.00' Orange County Utilities Easement and the 50.00' x 20.00' Orange County Utilities Easement are hereby dedicated to Orange County, Florida and not to the particular use of the public. The 450.00' utility easement is hereby dedicated to the particular use of the public.

IN WITNESS WHEREOF, the undersigned, VISTA PINES PARTNERS, L.P., a Florida Limited Partnership, has caused these presents to be executed and subscribed by its authorized officer, *[Signature]*, Executive Director, duly authorized on this 28th day of November, 2017.

[Signature]
 VISTA PINES PARTNERS, L.P., a Florida Limited Partnership
 By: SAJ State Plus Managers, L.L.C., a Florida limited liability company General Partner
 By: Southern Affordable Services, Inc., a Florida not-for-profit corporation, Sole Member
 By: *[Signature]*
 State of Florida
 County of Orange

I HEREBY CERTIFY that on this day, before me personally appeared *[Signature]* of Southern Investment Group Managers, L.L.P., a Florida limited liability company, sole member of SAJ State Plus Managers, L.L.C., a Florida limited liability company, a general partner of VISTA PINES PARTNERSHIP, L.P., a Florida Limited Partnership, who is personally known to me or () produced satisfactory evidence to me that he or she is the person whose name is subscribed to and who executed the foregoing instrument and acknowledged to me each of the contents thereof to be his or her own and that he or she executed the same for the purposes and consideration therein expressed and that he or she is duly qualified to execute the same.

WITNESS my hand and official seal on this 28th day of October, 2017.
[Signature]
 State of Florida
 County of Orange
 My Commission Expires: 12/31/2020
 Commission Number: FF 075492

IN WITNESS WHEREOF, the undersigned, SOUTHERN INVESTMENT GROUP, L.L.P., a Florida Limited Liability Limited Partnership, has caused these presents to be executed and subscribed by its authorized officer, *[Signature]*, Executive Director, duly authorized on this 28th day of October, 2017.

[Signature]
 SOUTHERN INVESTMENT GROUP, L.L.P., a Florida Limited Liability Limited Partnership
 By: Southern Investment Group Managers, L.L.C., a Florida limited liability company General Partner
 By: *[Signature]*
 State of Florida
 County of Orange

I HEREBY CERTIFY that on this day, before me personally appeared *[Signature]* of Southern Investment Group Managers, L.L.P., a Florida limited liability company, sole member of SOUTHERN INVESTMENT GROUP, L.L.P., a Florida Limited Liability Limited Partnership, who is personally known to me or () produced satisfactory evidence to me that he or she is the person whose name is subscribed to and who executed the foregoing instrument and acknowledged to me each of the contents thereof to be his or her own and that he or she executed the same for the purposes and consideration therein expressed and that he or she is duly qualified to execute the same.

WITNESS my hand and official seal on this 28th day of October, 2017.
[Signature]
 State of Florida
 County of Orange
 My Commission Expires: February 28, 2018
 Commission Number: FF 075492

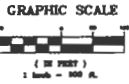
CERTIFICATE OF COUNTY CONTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on November 30, 2017, as File No. 2017-0001-0001.

County Commissioner in and for Orange County, Florida
[Signature]

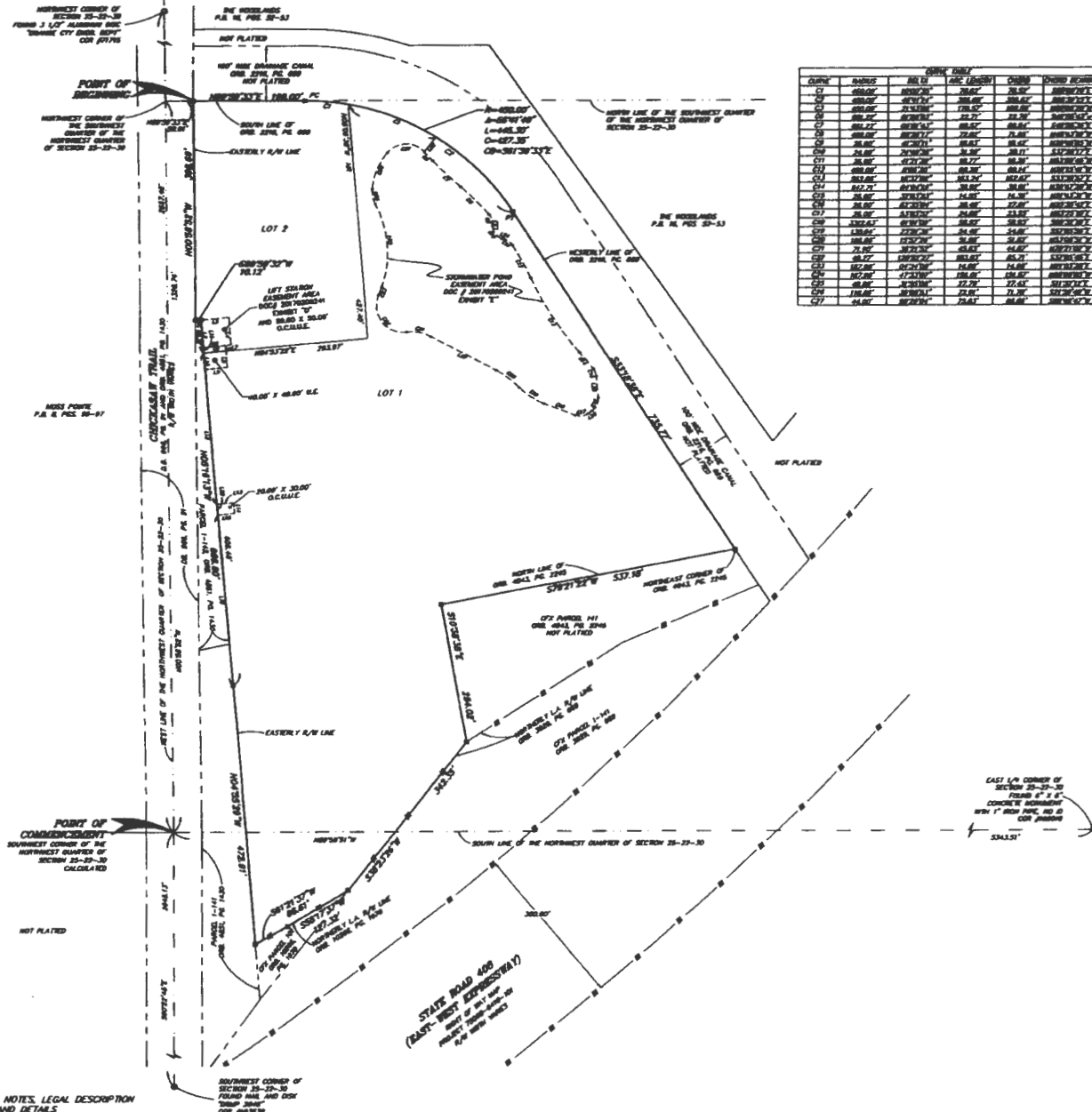
VISTA PINES

LOCATED IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA



LINE	LENGTH	BEARING
1.1	30.00'	S89W12'E
1.2	30.00'	S89W12'E
1.3	30.00'	S89W12'E
1.4	30.00'	S89W12'E
1.5	30.00'	S89W12'E
1.6	30.00'	S89W12'E
1.7	30.00'	S89W12'E
1.8	30.00'	S89W12'E
1.9	30.00'	S89W12'E
1.10	30.00'	S89W12'E
1.11	30.00'	S89W12'E
1.12	30.00'	S89W12'E
1.13	30.00'	S89W12'E
1.14	30.00'	S89W12'E
1.15	30.00'	S89W12'E
1.16	30.00'	S89W12'E
1.17	30.00'	S89W12'E
1.18	30.00'	S89W12'E
1.19	30.00'	S89W12'E
1.20	30.00'	S89W12'E
1.21	30.00'	S89W12'E
1.22	30.00'	S89W12'E
1.23	30.00'	S89W12'E
1.24	30.00'	S89W12'E
1.25	30.00'	S89W12'E
1.26	30.00'	S89W12'E
1.27	30.00'	S89W12'E

CURVE	ADIUS	ARC (DEG)	CHORD	CHORD BEARING
C1	650.00'	95.71°	108.62'	S89W12'E
C2	650.00'	95.71°	108.62'	S89W12'E
C3	650.00'	95.71°	108.62'	S89W12'E
C4	650.00'	95.71°	108.62'	S89W12'E
C5	650.00'	95.71°	108.62'	S89W12'E
C6	650.00'	95.71°	108.62'	S89W12'E
C7	650.00'	95.71°	108.62'	S89W12'E
C8	650.00'	95.71°	108.62'	S89W12'E
C9	650.00'	95.71°	108.62'	S89W12'E
C10	650.00'	95.71°	108.62'	S89W12'E
C11	650.00'	95.71°	108.62'	S89W12'E
C12	650.00'	95.71°	108.62'	S89W12'E
C13	650.00'	95.71°	108.62'	S89W12'E
C14	650.00'	95.71°	108.62'	S89W12'E
C15	650.00'	95.71°	108.62'	S89W12'E
C16	650.00'	95.71°	108.62'	S89W12'E
C17	650.00'	95.71°	108.62'	S89W12'E
C18	650.00'	95.71°	108.62'	S89W12'E
C19	650.00'	95.71°	108.62'	S89W12'E
C20	650.00'	95.71°	108.62'	S89W12'E
C21	650.00'	95.71°	108.62'	S89W12'E
C22	650.00'	95.71°	108.62'	S89W12'E
C23	650.00'	95.71°	108.62'	S89W12'E
C24	650.00'	95.71°	108.62'	S89W12'E
C25	650.00'	95.71°	108.62'	S89W12'E
C26	650.00'	95.71°	108.62'	S89W12'E
C27	650.00'	95.71°	108.62'	S89W12'E
C28	650.00'	95.71°	108.62'	S89W12'E
C29	650.00'	95.71°	108.62'	S89W12'E
C30	650.00'	95.71°	108.62'	S89W12'E
C31	650.00'	95.71°	108.62'	S89W12'E
C32	650.00'	95.71°	108.62'	S89W12'E
C33	650.00'	95.71°	108.62'	S89W12'E
C34	650.00'	95.71°	108.62'	S89W12'E
C35	650.00'	95.71°	108.62'	S89W12'E
C36	650.00'	95.71°	108.62'	S89W12'E
C37	650.00'	95.71°	108.62'	S89W12'E
C38	650.00'	95.71°	108.62'	S89W12'E
C39	650.00'	95.71°	108.62'	S89W12'E
C40	650.00'	95.71°	108.62'	S89W12'E
C41	650.00'	95.71°	108.62'	S89W12'E
C42	650.00'	95.71°	108.62'	S89W12'E
C43	650.00'	95.71°	108.62'	S89W12'E
C44	650.00'	95.71°	108.62'	S89W12'E
C45	650.00'	95.71°	108.62'	S89W12'E
C46	650.00'	95.71°	108.62'	S89W12'E
C47	650.00'	95.71°	108.62'	S89W12'E
C48	650.00'	95.71°	108.62'	S89W12'E
C49	650.00'	95.71°	108.62'	S89W12'E
C50	650.00'	95.71°	108.62'	S89W12'E
C51	650.00'	95.71°	108.62'	S89W12'E
C52	650.00'	95.71°	108.62'	S89W12'E
C53	650.00'	95.71°	108.62'	S89W12'E
C54	650.00'	95.71°	108.62'	S89W12'E
C55	650.00'	95.71°	108.62'	S89W12'E
C56	650.00'	95.71°	108.62'	S89W12'E
C57	650.00'	95.71°	108.62'	S89W12'E
C58	650.00'	95.71°	108.62'	S89W12'E
C59	650.00'	95.71°	108.62'	S89W12'E
C60	650.00'	95.71°	108.62'	S89W12'E
C61	650.00'	95.71°	108.62'	S89W12'E
C62	650.00'	95.71°	108.62'	S89W12'E
C63	650.00'	95.71°	108.62'	S89W12'E
C64	650.00'	95.71°	108.62'	S89W12'E
C65	650.00'	95.71°	108.62'	S89W12'E
C66	650.00'	95.71°	108.62'	S89W12'E
C67	650.00'	95.71°	108.62'	S89W12'E
C68	650.00'	95.71°	108.62'	S89W12'E
C69	650.00'	95.71°	108.62'	S89W12'E
C70	650.00'	95.71°	108.62'	S89W12'E
C71	650.00'	95.71°	108.62'	S89W12'E
C72	650.00'	95.71°	108.62'	S89W12'E
C73	650.00'	95.71°	108.62'	S89W12'E
C74	650.00'	95.71°	108.62'	S89W12'E
C75	650.00'	95.71°	108.62'	S89W12'E
C76	650.00'	95.71°	108.62'	S89W12'E
C77	650.00'	95.71°	108.62'	S89W12'E
C78	650.00'	95.71°	108.62'	S89W12'E
C79	650.00'	95.71°	108.62'	S89W12'E
C80	650.00'	95.71°	108.62'	S89W12'E
C81	650.00'	95.71°	108.62'	S89W12'E
C82	650.00'	95.71°	108.62'	S89W12'E
C83	650.00'	95.71°	108.62'	S89W12'E
C84	650.00'	95.71°	108.62'	S89W12'E
C85	650.00'	95.71°	108.62'	S89W12'E
C86	650.00'	95.71°	108.62'	S89W12'E
C87	650.00'	95.71°	108.62'	S89W12'E
C88	650.00'	95.71°	108.62'	S89W12'E
C89	650.00'	95.71°	108.62'	S89W12'E
C90	650.00'	95.71°	108.62'	S89W12'E
C91	650.00'	95.71°	108.62'	S89W12'E
C92	650.00'	95.71°	108.62'	S89W12'E
C93	650.00'	95.71°	108.62'	S89W12'E
C94	650.00'	95.71°	108.62'	S89W12'E
C95	650.00'	95.71°	108.62'	S89W12'E
C96	650.00'	95.71°	108.62'	S89W12'E
C97	650.00'	95.71°	108.62'	S89W12'E
C98	650.00'	95.71°	108.62'	S89W12'E
C99	650.00'	95.71°	108.62'	S89W12'E
C100	650.00'	95.71°	108.62'	S89W12'E



16 E. PLANT STREET
 WINTER GARDEN, FLORIDA 34780
 (407) 854-9356
 LBN 6793

SHEET INDEX
 SHEET 1 OF 2.....DEDICATION, NOTES, LEGAL DESCRIPTION
 SHEET 2 OF 2.....BOUNDARY AND DETAILS

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: October 25, 2019

Amount: \$41,910.75

Project: Pump Station 3244R (Autumnwood Drive)

Parcel: 101

Charge to Account # 4420-038-1503-0077-6110

Charles Parker 10/23/19
Controlling Agency Approval Signature Date

Charles Parker, PE, Assist Mgr
Printed Name:

Wayne McCoy 10/25/19
Fiscal Approval Signature Date

WAYNE MCCOY
Printed Name

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condemnation Post-Condemnation N/A District # 3

Acquisition at Approved Appraisal
 Acquisition at Below Approved Appraisal
 Acquisition at Above Approved Appraisal
 Advance Payment Requested

\$41,000.00	Consideration
\$910.75	Closing Costs
\$41,910.75	Total

DOCUMENTATION ATTACHED (Check appropriate block(s))

Agreement
 Copy of Executed Instruments
 Certificate of Value
 Settlement Analysis

Payable to: First American Title Insurance Company, 2301 Maitland Center Pkwy., Suite 450, Maitland, FL 32751

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Jeffrey Sponenborg 10/25/19
Jeffrey Sponenborg, Title Program Manager, REM Date

Payment Approved Paul Sladek 10/25/19
Paul Sladek, Manager, Real Estate Management Division Date

or
Payment Approved _____
Russell Corriveau, Asst. Mgr., Real Estate Management Div. Date

Certified Naelia P... NOV 12 2019
Approved by BCC for Deputy Clerk to the Board Date

Examined/Approved _____
Comptroller/Government Grants Check No. / Date

REMARKS:

Anticipated Closing Date: December 16, 2019

Please Contact Jeffrey Sponenborg @ X 6-7095 if there are any questions.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 12 2019

~~NOV 12 2019~~

AGREEMENT

THIS AGREEMENT, made between CHICKASAW PROPERTY, LLC, a Florida limited liability company (“Chickasaw”), VISTA PINES PARTNERS, LTD., a Florida limited partnership (“Vista Pines”) (collectively referred to as the “Parties”), and ORANGE COUNTY, a charter county and political subdivision of the state of Florida (“Buyer”).

WITNESSETH:

WHEREAS, Buyer seeks to acquire the lands described on Exhibit “A” attached hereto (the “Lands”) and the Improvements described below for the above referenced project.

**Property Appraiser’s Parcel Identification Number
a portion of
25-22-30-8915-02-000**

NOW, THEREFORE, in consideration of the sum of Forty One Thousand Dollars (\$41,000.00), to be paid by Buyer at closing, Buyer and the Parties hereto agree as follows:

1. Chickasaw agrees to donate the Lands, subject to the requirements of paragraph 6D hereinafter, to Buyer by Special Warranty Deed, free and clear of all liens and encumbrances, except those acceptable to Buyer, if any, provided, however, Chickasaw shall not be obligated to expend any money to cure any defects to title asserted by Buyer.
2. Vista Pines agrees to convey all pipes, lines, valves, valve boxes, fittings, equipment, manhole, lift station and other goods located on, under, upon, through or across the Lands, as well as sanitary manhole #8 and the associated downstream sanitary sewer main located on, under, upon, through or across the easement area of that certain 40.00 foot by 40.00 foot utility easement (abutting the southern border of the Lands) as shown affecting Lots 1 and 2, Vista Pines, via the plat thereof, recorded in Plat Book 94, Pages 42 – 43, Public Records of Orange County, Florida and attached hereto as Exhibit “B” (collectively the “Improvements”). Vista Pines shall provide Buyer with a Bill of Sale for same.
3. The Parties agree to provide Buyer with a modification, in recordable form, to that certain Easement Agreement recorded as Document Number 20170209241 and re-recorded as Document Number 20170679524, recorded in the Public Records of Orange County, Florida, causing the Lands and Improvements to be removed and released from the aforesaid Easement Agreement, in form and substance mutually agreeable to Buyer and the Parties.
4. This transaction shall be closed and the deed, bill of sale, modification, and other closing papers delivered on or before 90 days from the Effective Date of this AGREEMENT. Closing shall take place at the offices of the Orange County Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida, 32801, or at a Title Company designated by Buyer, or by mail or electronically as the Parties agree.

5. Buyer shall have 90 days from the Effective Date to perform any due diligence activities it may require, at its sole cost and expense (the "Due Diligence Period"). Buyer shall have the right to make such surveys, topographical surveys, soil test borings, and similar examinations as it may desire with respect to the property. Buyer, through its agents, shall have the right to enter upon the property for the purpose of performing such activities, provided said activities shall not materially damage the property. If Buyer determines, in its sole discretion, that the property or the lift station facilities are not acceptable to Buyer, Buyer may terminate this AGREEMENT by delivering written notice to the Parties prior to the expiration of the Due Diligence Period. If Buyer terminates this Agreement, Buyer shall be obligated to restore the Lands to the condition that exists on the date hereof.

6. Expenses and Closing Disbursement:
 - A. Ad valorem property taxes on the real estate (the Lands) for the year of closing shall be prorated as of the closing date and said prorated amount shall be paid by Chickasaw pursuant to Section 196.295, Florida Statutes. At Chickasaw's election, Chickasaw's share of prorated taxes may be deducted from the proceeds at closing and remitted by First American Title Insurance Company to the County tax collector on Chickasaw's behalf, unless the conveyance occurs between November 1 and December 31 of the year of conveyance, in which case ad valorem property taxes shall be paid in full by Chickasaw for the year of conveyance. In the event that, as of closing, there are any outstanding unpaid property taxes for years prior to the year of closing, then Chickasaw shall be responsible for payment of the same, on the entirety of the tax parcels for which Buyer is acquiring interest hereunder, and the amount necessary to satisfy such outstanding property taxes shall be deducted from proceeds at closing.
 - B. Documentary stamp tax, with regard to the deed, shall be paid by Chickasaw. Chickasaw shall pay for recording the deed, the modification, and all instruments necessary to convey clear title to Buyer.
 - C. Title insurance is to be paid by Buyer.
 - D. Vista Pines hereby directs Buyer to remit the \$41,000.00 consideration for the Improvements to Chickasaw at closing, pursuant to a separate understanding between the Parties. Buyer shall hold harmless and defend Chickasaw in connection with claims that may be brought against Chickasaw solely arising from the Improvements. Nothing contained herein shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes. The foregoing shall not constitute an agreement by either party to assume any liability of any kind for the acts, omissions, and/or negligence of the other party, its officers, officials, employees, agents, or contractors.

7. This AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between the Parties and Buyer, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between the Parties and Buyer. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either of the Parties or the Buyer unless such additions, alterations, variations, or waivers are expressly set forth in writing and duly signed.

8. Special clauses:

- A. This AGREEMENT is contingent upon delivery by the Parties to Buyer in recordable form all instruments necessary to convey clear title to the Lands and Improvements.
- B. Both Parties shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
- C. The Parties will surrender possession of the Lands and Improvements at time of closing.
- D. Buyer may obtain a current boundary survey of the property. If obtained, the survey shall be certified to Buyer, Chickasaw, and First American Title Insurance Company. Upon Buyer and Chickasaw's approval of the boundary survey, the legal description of the property set forth on said survey may be utilized in the conveyance documents and in the Owner's Title Insurance Policy to be issued to Buyer.
- E. Effective Date: This AGREEMENT shall become effective on the date upon which it has been fully executed by Buyer and the Parties and approved by the Orange County Board of County Commissioners.

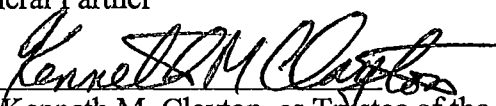
IN WITNESS WHEREOF, Buyer and the Parties hereto have executed this AGREEMENT on the date(s) written below.

Parties

CHICKASAW PROPERTY, LLC,
a Florida limited liability company

BY: CLAYTON INVESTMENTS, LTD.,
a Florida limited partnership,
its Managing Member

BY: WMC MANAGEMENT, LLC,
a Florida limited liability company,
its General Partner

BY: 
Kenneth M. Clayton, as Trustee of the
Kenneth M. Clayton Revocable Trust
dated January 8, 2008,
its Managing Member

Post Office Address:
5405 Diplomat Circle, Suite 100
Orlando, Florida 32810

DATE: 9/16/2019

VISTA PINES PARTNERS, LTD.,
a Florida limited partnership

BY: SAS VISTA PINES MANAGERS, L.L.C.,
a Florida limited liability company,
its General Partner

BY: SOUTHERN AFFORDABLE SERVICES, INC.,
a Florida not-for-profit corporation,
its Managing Member

BY: 

JAY P. BROCK

Printed Name

EXECUTIVE VICE PRESIDENT

Title

Post Office Address:
200 East Canton Avenue, Suite 102
Winter Park, Florida 32789

DATE: 10/08/2019

Buyer

ORANGE COUNTY, FLORIDA

BY: 

Jeffrey Sponenburg, Its Agent

DATE: 10/28/2019

JLS/12.14.18

S:\Forms & Master Docs\Project Document Files\1_Misc. Documents\PPump Station 3244R (Autumnwood Drive) 101 PA.doc 2.15.18kh
rev. 6.26.18jls rev. 8.28.18jls rev. 12.14.18jls

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION THIS IS NOT A SURVEY

A TRACT OF LAND LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°59'33" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, FOR A DISTANCE OF 50.01 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°58'52" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF CHICKASAW TRAIL, PER DEED BOOK 699, PAGE 91, OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA FOR A DISTANCE OF 398.69 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 89°59'32" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF CHICKASAW TRAIL, PER OFFICIAL RECORDS BOOK 4851, PAGE 1430 FOR A DISTANCE OF 10.12 FEET TO THE POINT OF BEGINNING, BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID CHICKASAW TRAIL; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, RUN NORTH 84°43'47" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 05°16'13" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 84°43'47" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHICKASAW TRAIL PER AFORESAID OFFICIAL RECORDS BOOK 4851, PAGE 1430; THENCE NORTH 05°16'13" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 2,500 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 OF 2
FOR SKETCH



18 EAST PLANT STREET
Kissimmee, Florida 34727 • (407) 851-3355

SURVEYOR'S NOTES:

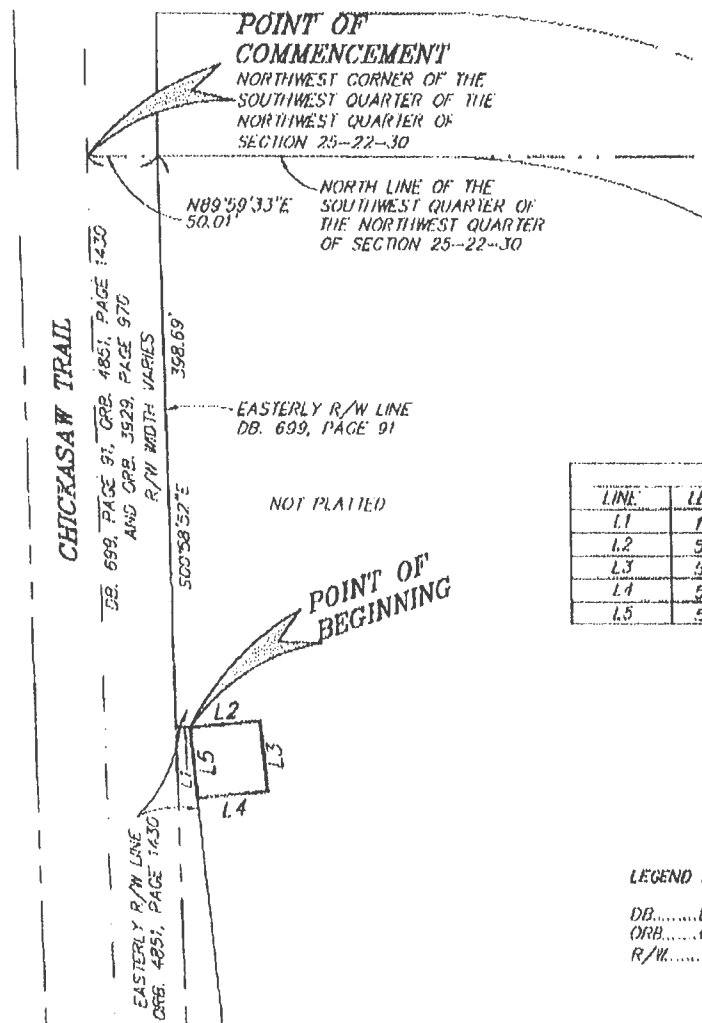
1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 189°59'32" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. DIMENSIONS OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUMENTS.

JOB NO. 20150545
DATE: 4/23/2017
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: MR
DRAWN BY: MR
CHECKED BY: JLR



SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



LINE TABLE		
LINE	LENGTH	BEARING
L1	10.12'	N89°59'32"E
L2	50.00'	N84°43'47"E
L3	50.00'	S05°16'13"E
L4	50.00'	S84°43'47"W
L5	50.00'	N05°16'13"W

LEGEND AND ABBREVIATIONS

DB.....DEED BOOK
ORB.....OFFICIAL RECORDS BOOK
R/W.....RIGHT OF WAY



16 EAST PLANT STREET
North Naples, Florida 34101 • (971) 654-3333

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 10 EAST, BEING NORTH 89°59'33" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20190545
DATE: 4/03/2017
SCALE: 1"=100'
FIELD BY: N/A

CALCULATED BY: MN
DRAWN BY: MR
CHECKED BY: MR

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

EXHIBIT "B"

40.00 FOOT BY 40.00 EASEMENT AREA

VISTA PINES

LOCATED IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA

Sheet 1 of 2

PLAT BOOK **94** PAGE **42**

VISTA PINES

DEDICATION

I HEREBY CERTIFY, that the undersigned, VISTA PINES PARTNERS, L.P., a Florida Limited Partnership, being the owner in fee simple of Lot 1 and Southern Investment Group, L.L.P., a Florida Limited Liability Limited Partnership, being the owner in fee simple of Lot 2, described in the foregoing plat in this plat, hereby dedicate and intend and plan for the same and purposes therein expressed, the 20.00' x 30.00' Orange County Utilities Utility Easement and the 50.00' x 50.00' Orange County Utilities Utility Easement are hereby dedicated to Orange County Florida and set to the perpetual use of the public. The 40.00' x 40.00' utility easement is hereby dedicated to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, VISTA PINES PARTNERS, L.P., a Florida Limited Partnership, has caused these presents to be executed and acknowledged by its authorized officer, on this 25th day of October, 2017.

VISTA PINES PARTNERS, L.P., a Florida Limited Partnership
 By: SAJ Mohr, Partner
 General Partner
 Signature of SAJ Mohr
 Printed Name of Signer
 State of Florida
 County of Orange

Southern Investment Group, L.L.P., a Florida Limited Liability Limited Partnership
 By: Paul M. McLaughlin, Manager
 General Partner
 Signature of Paul M. McLaughlin
 Printed Name of Signer
 State of Florida
 County of Orange

I HEREBY CERTIFY, that on this day, before me personally appeared SAJ Mohr, a Florida Limited Partnership, and Paul M. McLaughlin, a Florida Limited Liability Limited Partnership, who are members of SAJ Mohr Partners, L.L.P., a Florida Limited Liability company, as general partner of VISTA PINES PARTNERS, L.P., a Florida Limited Partnership, who in my presence acknowledged to me and () produced an identification, and did not take an oath, the individual and officer described in and who executed the foregoing certificate and acknowledged the execution thereof to be his or her act and deed as such officer lawfully authorized, and that the contents of the act and deed of said partnership, and the act and deed of said partnership.

WITNESS my hand and seal on this 25th day of October, 2017.

Signature of Notary Public
 Printed Name of Notary Public
 Notary Public in and for the state of Florida
 My Commission Expires February 25, 2019
 Commission Number: FF 053922

IN WITNESS WHEREOF, the undersigned, SOUTHERN INVESTMENT GROUP, L.L.P., a Florida Limited Liability Limited Partnership, has caused these presents to be executed and acknowledged by its authorized officer, on this 25th day of October, 2017.

SOUTHERN INVESTMENT GROUP, L.L.P., a Florida Limited Liability Limited Partnership
 By: Paul M. McLaughlin, Manager
 General Partner
 Signature of Paul M. McLaughlin
 Printed Name of Signer
 State of Florida
 County of Orange

I HEREBY CERTIFY, that on this day, before me personally appeared Paul M. McLaughlin, a Florida Limited Liability Limited Partnership, who in my presence acknowledged to me and () produced an identification, and did not take an oath, the individual and officer described in and who executed the foregoing certificate and acknowledged the execution thereof to be his or her act and deed as such officer lawfully authorized, and that the contents of the act and deed of said partnership, and the act and deed of said partnership.

WITNESS my hand and seal on this 25th day of October, 2017.

Signature of Notary Public
 Printed Name of Notary Public
 Notary Public in and for the state of Florida
 My Commission Expires February 25, 2019
 Commission Number: FF 053922

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on 10/26/2017 at 10:30:00 AM.

Notary Public in and for the state of Florida
 My Commission Expires February 25, 2019
 Commission Number: FF 053922

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on 10/26/2017 at 10:30:00 AM.
 County Comptroller in and for Orange County, Florida
 P. D. Anselm
 SEAL

VICINITY MAP NTS



A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25 FOR A POINT OF REFERENCE; THENCE RUN NORTH 02°58'21" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, FOR A DISTANCE OF 1208.34 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE RUN NORTH 89°05'17" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING SAID POINT LYING ON THE INTERSECTION OF THE SOUTH LINE OF A 100.00 FOOT WIDE DRAINAGE CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 2264, PAGE 889 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; WITH THE EASTERLY RIGHT-OF-WAY LINE OF CHOCOMAS TRAIL, AS RECORDED IN DEED BOOK 398, PAGE 81 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTH LINE AND ALONG THE WESTERLY LINE OF SAID DRAINAGE CANAL, THE FOLLOWING COURSES: NORTH 89°05'17" EAST, COMBINING ALONG SAID NORTH LINE, FOR A DISTANCE OF 198.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCERNING SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, DEPARTING SAID NORTH LINE, ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 34°11'48", AN ARC LENGTH OF 443.30 FEET, A CHORD LENGTH OF 457.25 FEET, AND A CHORD BEARING OF SOUTH 81°39'37" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 37°18'38" EAST, FOR A DISTANCE OF 738.77 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4043, PAGE 2945 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 72°27'22" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4043, PAGE 2945, FOR A DISTANCE OF 537.18 FEET; THENCE RUN SOUTH 10°38'38" EAST, DEPARTING SAID NORTH LINE, FOR A DISTANCE OF 254.00 FEET TO A POINT ON THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 408 ACCORDING TO OFFICIAL RECORDS BOOK 3988, PAGE 869 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 3988, PAGE 869 AND OFFICIAL RECORDS BOOK 3098A, PAGE 1870 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AS RECORDED IN SAID OFFICIAL RECORDS BOOK 4851, PAGE 1430 OF SAID PUBLIC RECORDS AND AFORESAID DEED BOOK 3988, PAGE 81 OF THE FOLLOWING COURSES: NORTH 04°55'29" WEST, FOR A DISTANCE OF 420.91 FEET; THENCE RUN NORTH 05°18'17" WEST, FOR A DISTANCE OF 686.80 FEET; THENCE RUN SOUTH 89°05'17" WEST, FOR A DISTANCE OF 101.72 FEET; THENCE RUN NORTH 02°58'21" WEST, FOR A DISTANCE OF 306.88 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY FLORIDA AND CONTAINS 18.536 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON ASSUMED DATUM FOR ANGULAR DESIGNATION ONLY, BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, AS BEING NORTH 02°58'21" WEST.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE OWNER OF LOT 1 SHALL OWN, OPERATE, AND MAINTAIN THE SHARED STORMWATER POND AREA, THE OPERATION AND MAINTENANCE OF WHICH SHALL BE IN ACCORDANCE WITH A PRIVATE EASEMENT AGREEMENT RECORDED IN DOCUMENT NUMBER 2017020941 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- LOT 1 SHOWN HEREON IS SUBJECT TO THAT CERTAIN EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN DOCUMENT NUMBER 2017020941 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGEND OF SYMBOLS AND ABBREVIATIONS:

- U.E. UTILITY EASEMENT
- OFF. OFFICIAL RECORDS BOOK
- PAGE(S)
- P.L. PLAT BOOK
- NO. NO. OF W/
- C.O. CORNER RECORD
- DEED BOOK
- J.O. JOINT OWNERSHIP AGREEMENT
- NOT TO SCALE
- SET 4" x 4" CONCRETE MONUMENT 18 8723 (18x)
- FOUND AS LABELED
- FOUND MONUMENT AS LABELED
- CONCRETE MONUMENT
- OFFICIAL RECORDS PRESENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
- PORT OF DRAINAGE
- POINT OF BEGINNING
- LIMITED ACCESS
- ROAD
- RIGHT-OF-WAY
- NO. NO. OF W/
- CHORD BEARING
- ADJUSTMENT
- ORANGE COUNTY FLORIDA DEPARTMENT OF ALTERNATIVE DISPUTE RESOLUTION
- LIMITED ACCESS RIGHT-OF-WAY LINE

NOTE: THE PROPERTIES DELINEATED ON THIS PLAT LIE WITHIN ZONE E OF THE ORANGE COUNTY AIRPORT NOISE ORDINANCE 2000-07 AND ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE PURSUANT TO THE DECLARATION OF COVENANT AND WAIVER RECORDED IN DOCUMENT # 20170561537 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE PROPERTY SHOWN HEREON REPRESENTS THE LANDS INCLUDED IN THE DEVELOPMENT PLAN VISTA PINES DEVELOPMENT PLAN (PLAN NO. 04-16-11-125) AS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE ON FEBRUARY 8, 2017, AND REVISED UNDER CASE JCR-17-05-155, APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE JUNE 14, 2017.

NOTE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATIONS AND STATEMENT OF SURVEYOR AND MAPPER

I HEREBY CERTIFY, that I the undersigned, being a Licensed Surveyor and Mapper, do hereby certify that on November 16, 2017, I completed the survey of the lands shown in the foregoing plat or plan that said plat is a true and correct representation of the lands surveyed and plotted and was prepared under my direction and supervision, that pertinent reference measurements have been placed on sheet thereon and this plat complies with all the survey requirements of Chapter 177, Florida Statutes, and that said land is located in Orange County, Florida.

James A. McLaughlin, P.E. # 5833
 Date: 10/26/17
 Alan S. Stephens
 Licensed Professional Engineer # 8723
 18 Star Garden, Florida 32687

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR
 This plat was reviewed by me on 11/17/17 in accordance with Chapter 177, Florida Statutes.
 County Surveyor: Will R. Mudd
 Date: 11/17/17

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER
 Examined and Approved: Paul C. Reid
 County Engineer
 Date: 11-21-17

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR
 Examined and Approved: [Signature]
 Zoning Director
 Date: 11-15-17

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, that on 11-29-17, the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Approved: [Signature]
 County Clerk
 Approved: Phil D. O'Connell
 Date of this Plat
 Approved: [Signature]



16 E. PLUM STREET
 WINTER SPRING, FLORIDA 34107
 (407) 854-6365
 LB# 8723

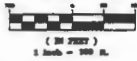
SHEET INDEX
 SHEET 1 OF 2 DEDICATION, NOTES, LEGAL DESCRIPTION
 SHEET 2 OF 2 BOUNDARY AND DETAILS

VISTA PINES

LOCATED IN SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA



GRAPHIC SCALE



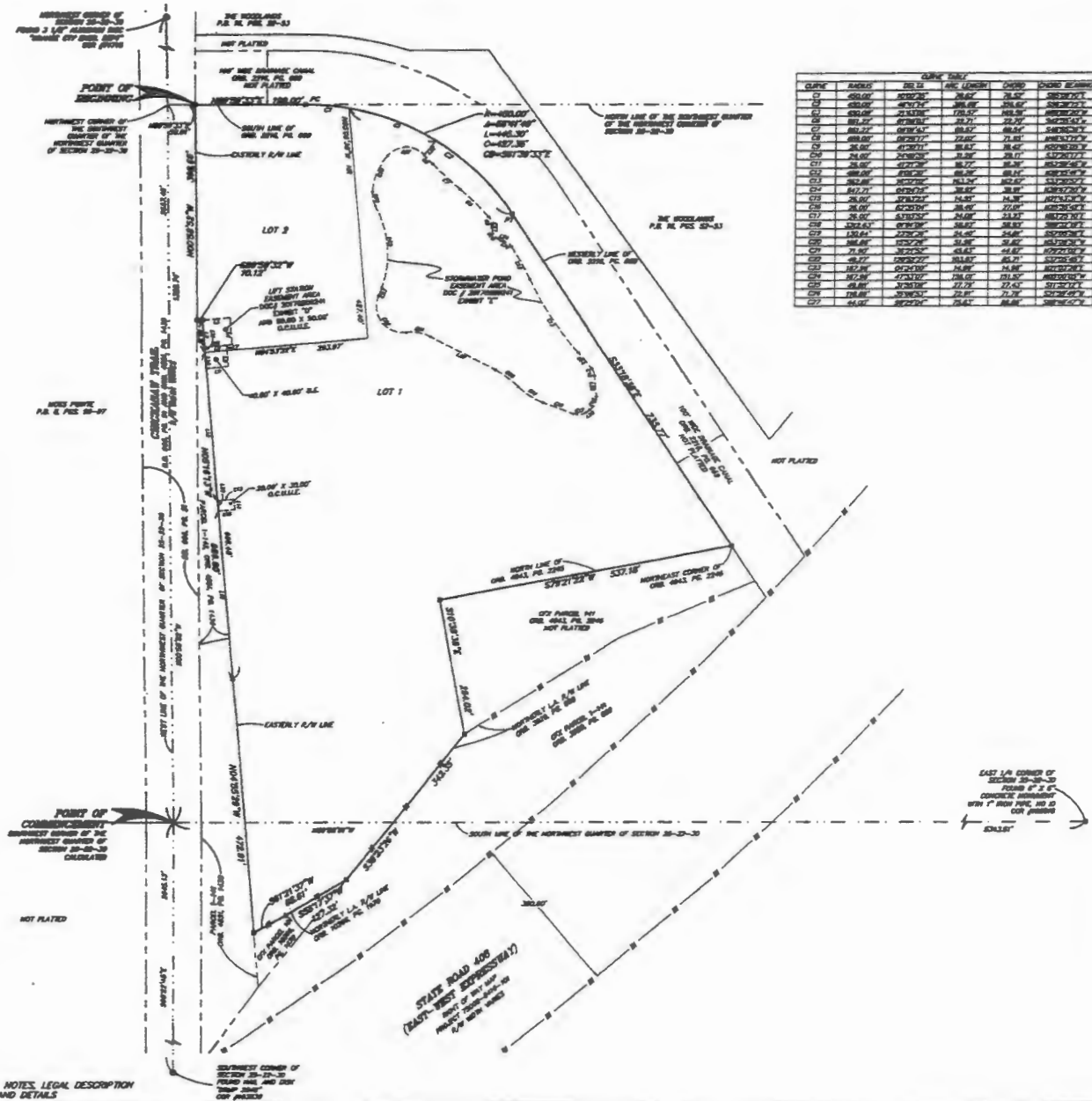
LINE	LENGTH	BEARING
1	30.00'	S89°24'37"W
2	30.00'	S89°24'37"W
3	30.00'	S89°24'37"W
4	30.00'	S89°24'37"W
5	30.00'	S89°24'37"W
6	30.00'	S89°24'37"W
7	30.00'	S89°24'37"W
8	30.00'	S89°24'37"W
9	30.00'	S89°24'37"W
10	30.00'	S89°24'37"W
11	30.00'	S89°24'37"W
12	30.00'	S89°24'37"W
13	30.00'	S89°24'37"W
14	30.00'	S89°24'37"W
15	30.00'	S89°24'37"W
16	30.00'	S89°24'37"W
17	30.00'	S89°24'37"W
18	30.00'	S89°24'37"W
19	30.00'	S89°24'37"W
20	30.00'	S89°24'37"W
21	30.00'	S89°24'37"W
22	30.00'	S89°24'37"W
23	30.00'	S89°24'37"W
24	30.00'	S89°24'37"W
25	30.00'	S89°24'37"W
26	30.00'	S89°24'37"W
27	30.00'	S89°24'37"W
28	30.00'	S89°24'37"W
29	30.00'	S89°24'37"W
30	30.00'	S89°24'37"W

LINE	LENGTH	BEARING	CHORD	CHORD BEARING
C1	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C2	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C3	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C4	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C5	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C6	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C7	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C8	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C9	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C10	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C11	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C12	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C13	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C14	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C15	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C16	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C17	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C18	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C19	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C20	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C21	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C22	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C23	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C24	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C25	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C26	450.00'	S00°00'00"W	450.00'	S00°00'00"W
C27	450.00'	S00°00'00"W	450.00'	S00°00'00"W



16 E. PLANT STREET
WINTER HAVEN, FLORIDA 33894
(887) 884-5338
LMB 0725

SHEET INDEX
SHEET 1 OF 2 _____ DEDICATION, NOTES, LEGAL DESCRIPTION
SHEET 2 OF 2 _____ BOUNDARY AND DETAILS



EAST 1/4 CORNER OF SECTION 25-25-30 FORMED BY 7" HIGH CURB AND 6" DIA. MANHOLE