



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: May 8, 2023

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

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

FROM: Elizabeth Price Jackson, Senior Title Examiner *EPS/MTC*
Real Estate Management Division

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

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

ACTION REQUESTED: Approval and execution of Drainage Easement Modification by and between Town Vineland Owner LLC, successor by conversion to RD Daryl Carter LLC and Orange County with Joinder and Consent to Drainage Easement Modification from BMO Harris Bank, N.A., as Administrative Agent and authorization for the Real Estate Management Division to record instrument and perform all actions necessary and incidental to closing.

PROJECT: Wildwood Area Road Network Agreement
(IDI Orange PD)

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of drainage facilities, as a requirement of a road agreement.

ITEM: Drainage Easement Modification
Cost: Donation
Released size: 1.738 acres
Modified size: 2.111 acres

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Risk Management Division
Transportation Planning Division

REMARKS: On April 27, 2021, the Board approved a Drainage Easement from Vitru Florida, Inc. ("Vitru") which was conveyed as a requirement of the Wildwood Area Road Network Agreement, approved by the Board on August 27, 2002, as amended. Town Center Vineland Owner LLC is the successor in interest to Vitru and has requested a modification of the easement area in connection with development of the subject property.

Town Center Vineland Owner LLC to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 23 2023

Project: Wildwood Area Road Network Agreement
(IDI Orange PD)

Property Appraiser's Parcel ID Nos.:
a portion of 23-24-28-5844-00-230 and 23-24-28-5844-00-240

DRAINAGE EASEMENT MODIFICATION

THIS **Drainage Easement Modification ("Easement Modification")** is made and entered into as of the last date signed below by and between **Town Vineland Owner LLC**, a Delaware limited liability company, successor by conversion to RD Daryl Carter LLC, a Florida limited liability company whose address is 2850 Tigertail Avenue, Suite 800, Miami, Florida 33133 ("**Vineland**") and **Orange County**, a charter county and political subdivision of the State of Florida whose address is Post Office Box 1393, Orlando, Florida 32802-1393 ("**County**") (collectively the "**Parties**").

WITNESSETH:

WHEREAS, Vitru Florida, Inc. ("**Vitru**") previously conveyed to County that certain Drainage Easement approved by the Orange County Board of County Commissioners ("**BCC**") on April 27, 2021, and recorded as Document #20210266510 of the Public Records of Orange County (the "Original Easement") pursuant to that certain Wildwood Area Road Network Agreement approved by the BCC on August 27, 2002, and recorded in Official Records Book 6618, Page 2575, and amended by that certain Amendment to Wildwood Area Road Network Agreement approved by the BCC on July 31, 2007, and recorded in Official Records Book 9381, Page 196, both of the Public Records of Orange County, Florida (collectively, the "Road Network Agreement"); and

WHEREAS, the Road Network Agreement provides for relocation of any portion of the easement area identified in the Original Easement (the "Easement Area"), after the Original Easement has been conveyed to County, for reasons related to conditions that arise during the design, engineering, or permitting processes; and

WHEREAS, since the recording of the Original Easement, Vitru has conveyed fee simple title to its lands, including the area encumbered by the Original Easement (the "**Property**") to Vineland; and

WHEREAS, Vineland has plans to develop the Property which requires a relocation of the Original Easement; and

WHEREAS, County now desires to release the easement interest in the Easement Area, as is more particularly set forth on Exhibit "1" attached hereto and incorporated herein by reference (the "Released Easement Area"), in consideration of Vineland's grant and conveyance to County of a modified drainage easement area in lieu thereof over, on, upon, under, through, and within the real property more particularly described on Exhibit "2" attached hereto and incorporated herein by this reference (the "Modified Easement Area"); and

Project: Wildwood Area Road Network Agreement
(IDI Orange PD)

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and form an integral component of this Easement Modification.
2. **Modified Easement Area.** The Parties hereby agree that the area described in "Exhibit 2" shall constitute the Modified Easement Area on which Vineland hereby conveys to County all rights and obligations set forth in the Original Easement and County relinquishes all previously granted easement rights with respect only to the Released Easement Area.
3. **All Other Rights Remain.** Vineland's and County's rights and obligations set forth in the Original Easement with respect to all other matters and all other parcels of land described in such Original Easement are unaffected by and remain unchanged by this Easement Modification.
4. **Exhibits.** The following exhibits are attached to this Easement Modification and for all purposes and references herein are deemed to be incorporated.
Exhibit 1 Released Easement Area
Exhibit 2 Modified Easement Area

IN WITNESS WHEREOF, the Parties have caused this instrument to be executed as of the dates noted below.

[SIGNATURES ON SEPARATE PAGES]

Project: Wildwood Area Road Network Agreement
(IDI Orange PD)

VINELAND

Town Vineland Owner LLC, a Delaware limited liability company, successor by conversion to RD Daryl Carter LLC, a Florida limited liability company

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

Crecia Lumas
Witness Printed Name

[Signature]
Witness Signature

Madeline Wayman
Witness Printed Name

By: Town Vineland Holdings LLC, a Delaware limited liability company, its Sole Member

By: [Signature]
Jeffrey A Robbins
Printed Name

V.P. Dev.
Title

(Signature of **TWO** witnesses is required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th of March, 2023, by Jeffrey Robbins as V.P. Dev., of Town Vineland Holdings LLC, a Delaware limited liability company, as Sole Member of Town Vineland Owner LLC, a Delaware limited liability company, successor by conversion to RD Daryl Carter LLC, a Florida limited liability company, on behalf of the company. The individual is personally known to me or has produced: Florida Driver License as identification.

(Affix Notary Stamp)



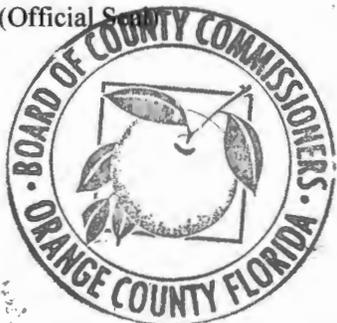
[Signature]
Notary Signature

Julie Pierson
Printed Notary Name

Notary Public of:
My Commission Expires: 04/04/2025

Project: Wildwood Area Road Network Agreement
(IDI Orange PD)

(Official Seal)



COUNTY:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY:

Jerry L. Demings

Jerry L. Demings
Orange County Mayor

DATE:

23 May 2023

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

BY:

Jennifer Lara-Klimetz
Deputy Clerk

Jennifer Lara-Klimetz

Printed Name

This instrument prepared by:

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

JOINDER AND CONSENT TO DRAINAGE EASEMENT MODIFICATION

The undersigned hereby certifies that it is the holder of the following mortgage, lien, or other encumbrance upon the above described Drainage Easement Modification: (i) that certain Construction Mortgage, Security Agreement, Assignment of Leases and Rents, and Fixture Filing executed by Town Vineland Owner LLC, a Delaware limited liability company, in favor BMO Harris Bank, N.A., a national banking association, as Administrative Agent recorded July 5, 2022, as Official Records Document No. 20220409603; (ii) that certain Assignment of Leases and Rents, recorded July 5, 2022, as Official Records Document No. 20220409604; and (iii) that certain Financing Statement, recorded July 5, 2022, as Official Records Document No. 20220409605, all of the Public Records of Orange County, Florida and that the undersigned hereby joins in and consents to the execution and recording of the foregoing Drainage Easement Modification, and agrees that its mortgage, lien, or other encumbrance, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Drainage Easement Modification, as said easement may be modified, amended, and/or assigned from time to time.

Witnesses:

David Tingle
Print Name: DAVID TINGLE
Brooke Tanner
Print Name: BROOKE TANNER

BMO Harris Bank, N.A., a national banking association, as Administrative Agent

By: [Signature]
Print Name: Sean C. Dunne
Title: Director

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of March, 2023 by Sean C. Dunne as Director of BMO Harris Bank, N.A., a national banking association, as Administrative Agent, on behalf of the banking association. The individual is personally known to me or has produced _____ as identification.

(Notary Seal)



Brooke Tanner
Notary Public
Print Name: Brooke Tanner
My Commission Expires: _____

Project: Wildwood Area Road Network Agreement
(IDI Orange PD)

Exhibit "1" (Released Easement Area)
(2 pages attached)

PARCEL #: 802A (POND A)
ESTATE: PERPETUAL EASEMENT
PURPOSE: DRAINAGE

DESCRIPTION: ROAD DRAINAGE POND A

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 23, AS A POINT OF REFERENCE, SAID POINT LYING ON THE CENTERLINE OF STREET B OF THE WILDWOOD AREA ROAD NETWORK, PHASE I AT STATION 98+08.61; THENCE RUN S 00° 05'27" W, ALONG SAID CENTERLINE, 1403.61 FEET TO STATION 84+05.00; THENCE RUN N 89°54'33" W, 50.00 TO THE WEST RIGHT OF WAY LINE OF SAID STREET B AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID WEST RIGHT OF WAY LINE: (1) S 00° 05'27" W, 19.27 FEET; (2) S 02°05'27" W, 157.60 FEET; (3) S 00°05' 27" W, 417.80 FEET; (4) S 33°44'56" W, 5.33 FEET; THENCE RUN S 71°55'20" W, DEPARTING AFORESAID WEST RIGHT OF WAY LINE, 234.77 FEET; THENCE RUN N 00°07'09" E, 318.97 FEET; THENCE RUN S 89°52'51" E, 193.37 FEET; THENCE RUN N 00° 05'27" E, 353.34 FEET; THENCE RUN S 89°54'33" E, 38.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 75,692 SQUARE FEET OR 1.738 ACRES MORE OR LESS.

SURVEYORS NOTES:

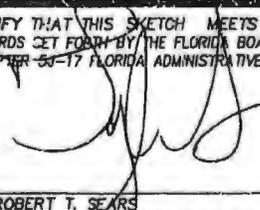
1. Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, Easements, ownership, or other instruments of record, by This firm.
3. Bearings shown hereon are based on the proposed centerline of STREET B as being S 00°05'27"W per the Construction Plans.
4. This is not a boundary survey.

PROJECT: WILDWOOD AREA ROAD NETWORK

SECTION 23, TOWNSHIP 24 S., RANGE 28 EAST

SHEET 1 OF 2

I CERTIFY THAT THIS SKETCH MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE 472.027

BY: 
ROBERT T. SEARS

FLORIDA REGISTRATION No. 6850

SKETCH
JOB No. 01006.082
DRAWN BY: R. SEARS
FILE NAME: 01006-82(800)
FIELD BY: N/A
FIELD BOOK: N/A
PAGE: N/A
FIELD DATE: N/A
DRAWING DATE: 05/21/14



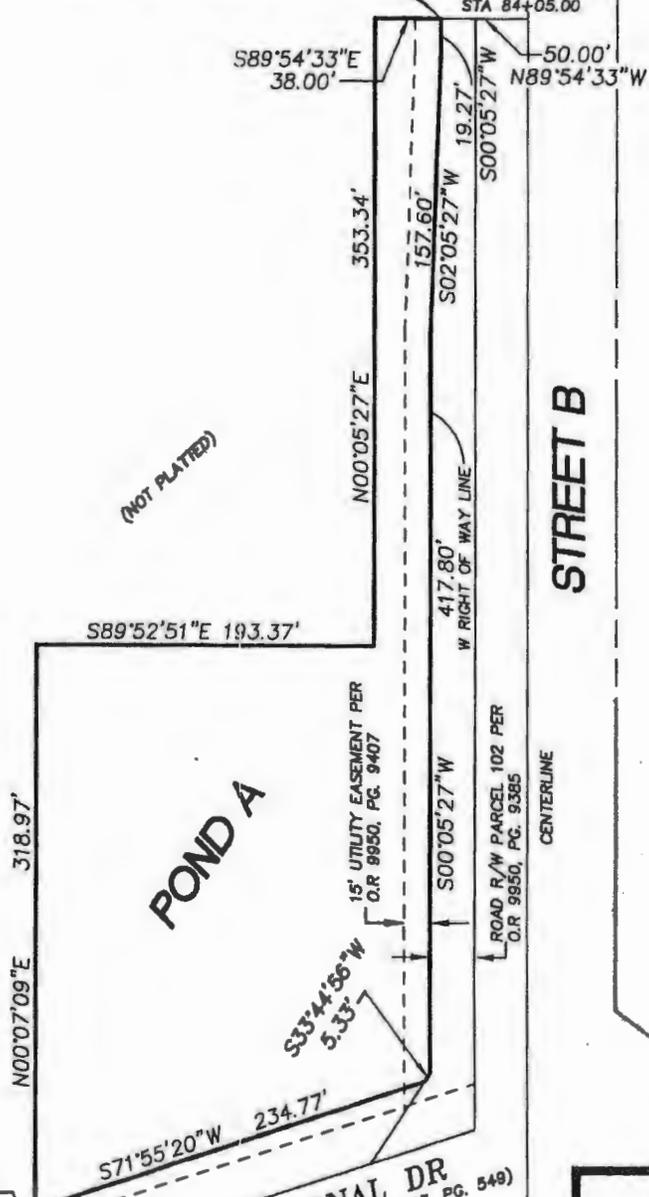
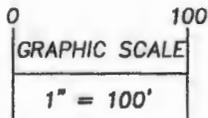
**SEARS
SURVEYING
COMPANY**

126 Wigwam Place
Maitland, Florida 32751 (407) 645-1332
Certificate of Authorization No. 5736

PARCEL # 802A (POND A)
ESTATE: PERPETUAL EASEMENT
PURPOSE: DRAINAGE

POINT OF REFERENCE
 N 1/4 CORNER
 SECTION 23-24-28
 STA 98+08.61

POINT OF BEGINNING



LEGEND:

P.O.B.	POINT OF BEGINNING	L.B.	LICENSED BUSINESS
P.O.C.	POINT OF COMMENCEMENT	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
Δ	DELTA	PCC	POINT OF COMPOUND CURVATURE
R	RADIUS	PT	POINT OF TANGENCY
L	ARC LENGTH	PC	POINT OF CURVATURE
CH	CHORD DISTANCE	-	DENOTES CHANGE IN DIRECTION
CB	CHORD BEARING		
OR	OFFICIAL RECORDS		

SEARS SURVEYING COMPANY
 126 Wigwam Place
 Maitland, Florida 32751 (407) 645-1332
 Certificate of Authorization No. 5736

Project: Wildwood Area Road Network Agreement
(IDI Orange PD)

Exhibit "2" (Modified Easement Area)
(4 pages attached)

LEGAL DESCRIPTION EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A PORTION OF LOTS 41, AND 42, W.R. MUNGER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "E", PAGE 22, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°06'02" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 761.06 FEET TO A POINT LYING ON THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE SOUTH, CURRENTLY A 125 FOOT WIDE RIGHT-OF-WAY, PER OFFICIAL RECORDS BOOK 4010, PAGE 673; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 72°10'21" WEST, ALONG SAID EASTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE SOUTH, 94.26 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DARYL CARTER PARKWAY; THENCE RUN NORTH 33°47'31" EAST, ALONG SAID WESTERY RIGHT-OF-WAY LINE, 61.62 FEET; THENCE RUN NORTH 00°06'02" EAST, ALONG SAID WESTERY RIGHT-OF-WAY LINE, 175.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, RUN NORTH 89°53'58" WEST, 169.05 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 32.47 FEET, A CENTRAL ANGLE OF 36°24'18", AN ARC LENGTH OF 20.63 FEET, A CHORD LENGTH OF 20.29 FEET AND A CHORD BEARING OF SOUTH 31°24'39" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 39°12'50", AN ARC LENGTH OF 26.01 FEET, A CHORD LENGTH OF 25.50 FEET AND A CHORD BEARING OF SOUTH 30°00'23" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 97.00 FEET, A CENTRAL ANGLE OF 28°41'09", AN ARC LENGTH OF 48.56 FEET, A CHORD LENGTH OF 48.06 FEET AND A CHORD BEARING OF SOUTH 24°44'33" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 39°05'07" WEST, 37.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 38°34'40", AN ARC LENGTH OF 25.59 FEET, A CHORD LENGTH OF 25.11 FEET AND A CHORD BEARING OF SOUTH 19°47'48" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 71°39'53", AN ARC LENGTH OF 30.02 FEET, A CHORD LENGTH OF 28.10 FEET AND A CHORD BEARING OF SOUTH 36°20'24" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 72°10'21" WEST, 3.88 FEET; THENCE RUN SOUTH 17°49'39" EAST, 71.00 FEET; THENCE RUN NORTH 72°10'21" EAST, 40.10 FEET; THENCE RUN SOUTH 17°49'39" EAST, 63.67 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL DRIVE SOUTH; THENCE RUN SOUTH 72°10'21" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 42.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 17°49'39" WEST, 21.67 FEET; THENCE RUN SOUTH 72°10'21" WEST, 40.10 FEET; THENCE RUN NORTH 17°49'39" WEST, 169.72 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 32°05'08", AN ARC LENGTH OF 18.48 FEET, A CHORD LENGTH OF 18.24 FEET AND A CHORD BEARING OF NORTH 84°36'45" WEST TO THE POINT OF TANGENCY; THENCE SOUTH 79°20'41" WEST, 32.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 77°49'18", AN ARC LENGTH OF 36.67 FEET, A CHORD LENGTH OF 33.92 FEET AND A CHORD BEARING OF NORTH 61°44'40" WEST TO THE POINT OF TANGENCY; THENCE NORTH 22°50'01" WEST, 9.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 39°01'22", AN ARC LENGTH OF 49.04 FEET, A CHORD LENGTH OF 48.10 FEET AND A CHORD BEARING OF NORTH 03°19'20" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 78.00 FEET, A CENTRAL ANGLE OF 39°31'28", AN ARC LENGTH OF 53.81 FEET, A CHORD LENGTH OF 52.75 FEET AND A CHORD BEARING OF NORTH

REVISIONS:
 REVISED SKETCH AND DESCRIPTION 10-26-2022 J.L.M.
 REVISED SKETCH 12-6-2022 J.L.M.

Digitally signed
 by David A
 White
 Date:
 2022.12.16
 13:06:08 -05'00'

(THIS IS NOT A SURVEY)

SEE SHEET 3 AND 4 FOR SKETCH OF DESCRIPTION, LINE AND CURVE TABLES.

SHEET 1 OF 4

PEC | SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM

SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: NOVEMBER 23, 2021

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 21-126

O:\21-126 Related Group RD Daryl Carter\21-126 REV- DRAINAGE ESMT.dwg Dec 06, 2022 - 12:18pm

LEGAL DESCRIPTION

03°34'23" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 97.00 FEET, A CENTRAL ANGLE OF 42°57'12", AN ARC LENGTH OF 72.72 FEET, A CHORD LENGTH OF 71.03 FEET AND A CHORD BEARING OF NORTH 01°51'31" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 103.00 FEET, A CENTRAL ANGLE OF 26°25'31", AN ARC LENGTH OF 47.50 FEET, A CHORD LENGTH OF 47.08 FEET AND A CHORD BEARING OF NORTH 06°24'20" EAST TO THE POINT OF TANGENCY; THENCE NORTH 06°48'25" WEST, 24.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 97.00 FEET, A CENTRAL ANGLE OF 13°35'29", AN ARC LENGTH OF 23.01 FEET, A CHORD LENGTH OF 22.96 FEET AND A CHORD BEARING OF NORTH 00°00'41" WEST TO THE POINT OF TANGENCY; THENCE NORTH 06°47'03" EAST, 27.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 83°12'57", AN ARC LENGTH OF 68.26 FEET, A CHORD LENGTH OF 62.42 FEET AND A CHORD BEARING OF NORTH 48°23'32" EAST TO THE POINT OF TANGENCY; THENCE NORTH 90°00'00" EAST, 95.84 FEET; THENCE SOUTH 88°21'14" EAST, 24.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 88°26'36", AN ARC LENGTH OF 72.55 FEET, A CHORD LENGTH OF 65.56 FEET AND A CHORD BEARING OF SOUTH 44°07'56" EAST TO THE POINT OF TANGENCY; THENCE SOUTH 00°05'22" WEST, 81.43 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 212.13 FEET, A CENTRAL ANGLE OF 10°50'00", AN ARC LENGTH OF 40.11 FEET, A CHORD LENGTH OF 40.05 FEET AND A CHORD BEARING OF SOUTH 05°19'38" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 103.00 FEET, A CENTRAL ANGLE OF 20°06'55", AN ARC LENGTH OF 36.16 FEET, A CHORD LENGTH OF 35.98 FEET AND A CHORD BEARING OF SOUTH 20°48'05" EAST; THENCE RUN SOUTH 89°53'58" EAST, NON TANGENT TO SAID CURVE, 179.26 FEET TO A POINT LYING ON AFORESAID WESTERLY RIGHT-OF-WAY LINE OF DARYL CARTER PARKWAY; THENCE RUN SOUTH 00°06'02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 33.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 2.111 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, BEING NORTH 00°06'02" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(THIS IS NOT A SURVEY)

SEE SHEET 3 AND 4 FOR SKETCH OF DESCRIPTION, LINE AND CURVE TABLES.

SHEET 2 OF 4

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: NOVEMBER 23, 2021

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JOB #: 21-126

O:\21-126 Related Group RD Daryl Carter\21-126 REV- DRAINAGE ESM.T.dwg Dec 06, 2022 - 12:18pm

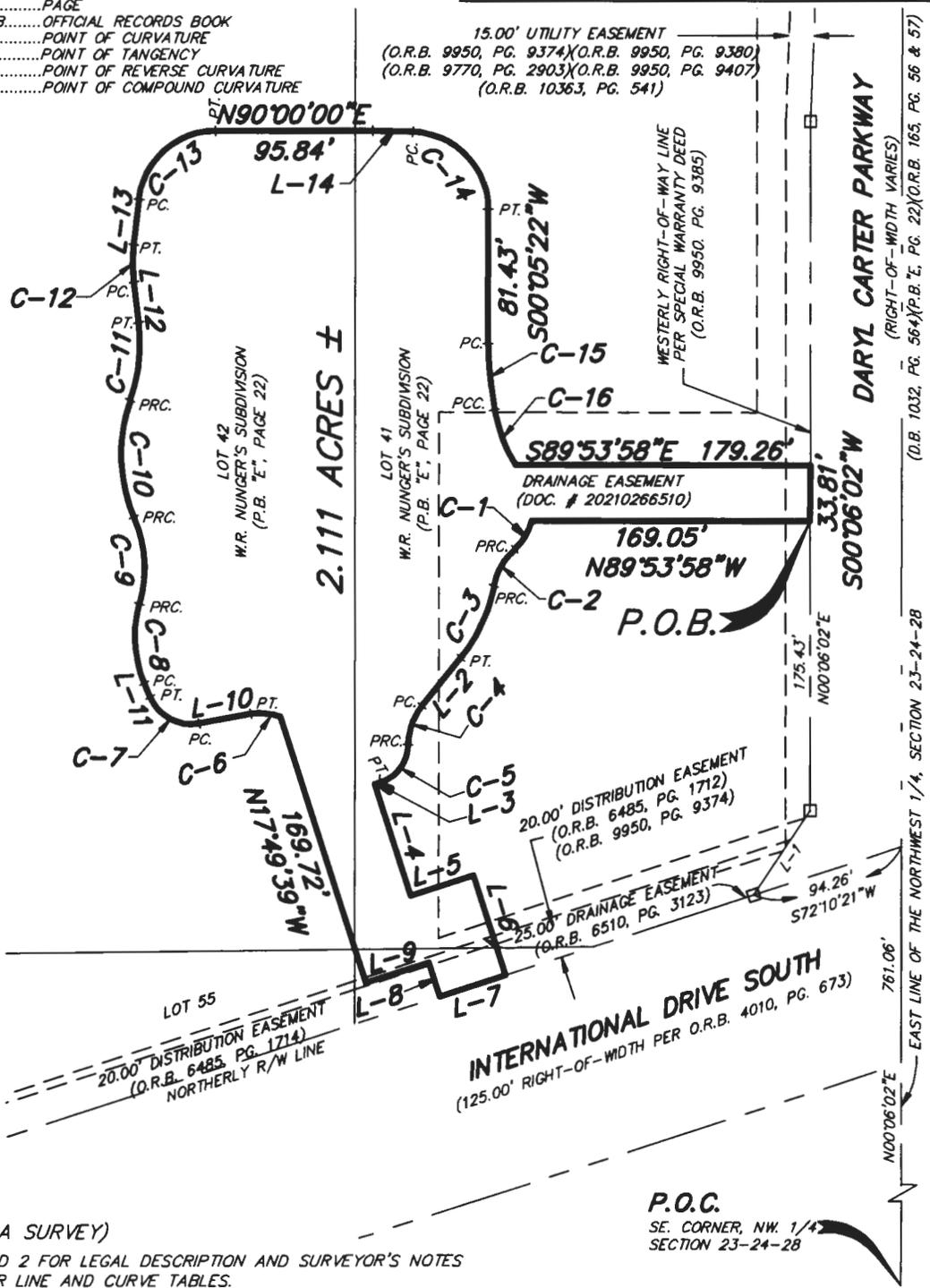
LEGAL DESCRIPTION

LEGEND

- P.O.C.....POINT OF COMMENCEMENT
- P.O.B.....POINT OF BEGINNING
- R/W.....RIGHT-OF-WAY
- P.B.....PLAT BOOK
- PG.....PAGE
- O.R.B.....OFFICIAL RECORDS BOOK
- PC.....POINT OF CURVATURE
- PT.....POINT OF TANGENCY
- PRC.....POINT OF REVERSE CURVATURE
- PCC.....POINT OF COMPOUND CURVATURE



SCALE
1" = 100'



(THIS IS NOT A SURVEY)

SEE SHEET 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEET 4 FOR LINE AND CURVE TABLES.

P.O.C.
SE. CORNER, NW. 1/4
SECTION 23-24-28

SHEET 3 OF 4

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: NOVEMBER 23, 2021

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 21-126

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LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N33°47'31"E	61.62'
L-2	S39°05'07"W	37.46'
L-3	S72°10'21"W	3.88'
L-4	S17°49'39"E	71.00'
L-5	N72°10'21"E	40.10'
L-6	S17°49'39"E	63.67'
L-7	S72°10'21"W	42.00'
L-8	N17°49'39"W	21.67'
L-9	S72°10'21"W	40.10'
L-10	S79°20'41"W	32.05'
L-11	N22°50'01"W	9.23'
L-12	N06°48'25"W	24.62'
L-13	N06°47'03"E	27.50'
L-14	S88°21'14"E	24.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-1	32.47'	36°24'18"	20.63'	20.29'	S31°24'39"W
C-2	38.00'	39°12'50"	26.01'	25.50'	S30°00'23"W
C-3	97.00'	28°41'09"	48.56'	48.06'	S24°44'33"W
C-4	38.00'	38°34'40"	25.59'	25.11'	S19°47'48"W
C-5	24.00'	71°39'53"	30.02'	28.10'	S36°20'24"W
C-6	33.00'	32°05'08"	18.48'	18.24'	N84°36'45"W
C-7	27.00'	77°49'18"	36.67'	33.92'	N61°44'40"W
C-8	72.00'	39°01'22"	49.04'	48.10'	N03°19'20"W
C-9	78.00'	39°31'28"	53.81'	52.75'	N03°34'23"W
C-10	97.00'	42°57'12"	72.72'	71.03'	N01°51'31"W
C-11	103.00'	26°25'31"	47.50'	47.08'	N06°24'20"E
C-12	97.00'	13°35'29"	23.01'	22.96'	N00°00'41"W
C-13	47.00'	83°12'57"	68.26'	62.42'	N48°23'32"E
C-14	47.00'	88°26'36"	72.55'	65.56'	S44°07'56"E
C-15	212.13'	10°50'00"	40.11'	40.05'	S05°19'38"E
C-16	103.00'	20°06'55"	36.16'	35.98'	S20°48'05"E

(THIS IS NOT A SURVEY)

SEE SHEET 1 AND 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES
SEE SHEET 3 FOR SKETCH OF DESCRIPTION.

SHEET 4 OF 4

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST

DATE: NOVEMBER 23, 2021

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 21-126

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