



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: August 23, 2019

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

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

FROM: Elizabeth Price Jackson, Senior Title Examiner *ES for BJ*
Real Estate Management Division

CONTACT PERSON: **Paul Sladek, Manager**

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

ACTION REQUESTED: Approval and execution of First Amendment to Non-Exclusive Drainage Easement between Taylor Morrison of Florida, Inc., SLF IV / Boyd Horizon West JV, LLC, The Blake at Hamlin, LLC, and Orange County with Joinder and Consent to First Amendment to Non-Exclusive Drainage Easement from IberiaBank, as successor by merger to New Traditions Bank, f/k/a NT Interim Bank, successor by merger to New Traditions National Bank, and authorization to record instrument

PROJECT: Hamlin Groves Trail North Extension (RAC)

District 1

PURPOSE: To reconfigure, modify, and replace a portion of the easement area of, and to amend the terms and provisions of, an existing drainage easement as a requirement of development.

ITEM: First Amendment to Non-Exclusive Drainage Easement
Cost: None
Amended size: 7.92 acres

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

REMARKS:

On February 20, 2018, the Board approved a Non-Exclusive Drainage Easement (Easement) from SLF IV/Boyd Horizon West JV, LLC (Boyd). Subsequent to the recording of the Easement, Boyd conveyed a portion of the encumbered lands to Taylor Morrison of Florida, Inc. (Taylor).

A First Amendment to Non-Exclusive Drainage Easement (Original Amendment) was approved by the Board on August 6, 2019, at the request of Taylor in connection with its development. However, prior to the recording of the Original Amendment, Boyd conveyed an additional portion of the encumbered lands to The Blake at Hamlin, LLC (Blake).

In order to include all owners of the lands encumbered by the Easement, Blake, Boyd, and Taylor have executed this revised First Amendment to Non-Exclusive Drainage Easement (First Amendment). At the request of Blake, a new Section 3 is also included in this First Amendment in connection with Blake's development. The previously approved Original Amendment is superseded and replaced by this First Amendment.

Taylor to pay recording fees.

SEP 10 2019

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

ORANGE COUNTY REAL ESTATE MGMT. DIV.
ATTN: PAUL BRYAN SLADEK, ESQ.
400 E. SOUTH ST.
5TH FLOOR
ORLANDO, FL 32801

Property Appraisers Parcel Identification Numbers:

17-23-27-2714-02-000
17-23-27-2714-02-002
17-23-27-2714-02-003

Project: Hamlin Groves Trail North Extension (RAC)

SPACE ABOVE THIS LINE FOR RECORDING DATA

FIRST AMENDMENT TO NON-EXCLUSIVE DRAINAGE EASEMENT

This FIRST AMENDMENT TO NON-EXCLUSIVE DRAINAGE EASEMENT (this “**First Amendment**”) is made effective as of the date last executed below (the “**First Amendment Effective Date**”) by and among TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, (“**Builder**”) whose address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida, 32751, SLF IV / BOYD HORIZON WEST JV, LLC, a Delaware limited liability company, (“**Boyd**”) whose address is 14422 Shoreside Way, Suite 130, Winter Garden, Florida, 34787, THE BLAKE AT HAMLIN, LLC, a Delaware limited liability company, (“**Blake**”) whose mailing address is c/o Cardinal Ventures, Inc., 4266 I55 North, Suite 108, Jackson, Mississippi 39211, and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, (“**County**”) whose address is c/o Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida, 32801.

R E C I T A L S

A. Boyd granted County that certain “Non-Exclusive Drainage Easement” approved by the Orange County Board of County Commissioners on February 20, 2018, and recorded on March 7, 2018, as Document No. 20180136705 of the Public Records of Orange County, Florida (the “**Original Easement**”).

B. Since the recording of the Original Easement, Boyd has conveyed fee simple title to a portion of the “**Drainage Easement Area**” (as defined in the Original Easement) to Builder.

C. Also, since the recording of the Original Easement, Boyd has conveyed fee simple title to a different portion of the Drainage Easement Area to Blake.

D. As of the First Amendment Effective Date, Builder, Blake, and Boyd are the sole owners in fee simple of the Drainage Easement Area, and Builder is the sole successor-in-

interest to Boyd as to the portion of the Drainage Easement Area being amended by this First Amendment.

E. As of the First Amendment Effective Date, County remains the sole owner and holder of the rights, privileges, easements, and interests granted to County by the Original Easement.

F. Builder has requested, and County, Boyd, and Blake have agreed, to modify and relocate a portion of the Drainage Easement Area.

G. Builder, Boyd, Blake, and County (collectively, the “**Parties**”) desire to enter into this First Amendment for the purpose of setting forth the terms and conditions of such modification of the Drainage Easement Area and such other amendments to the Original Easement as set forth herein.

NOW, THEREFORE, for and in consideration of the mutual premises and covenants contained herein, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals; Definitions. The recitals set forth above are true and correct and are incorporated herein by this reference. Defined (capitalized) terms used herein, but not defined herein, shall have the meanings given to such terms by the Original Easement.

2. Drainage Easement Area. Exhibit “A” to the Original Easement is hereby stricken in its entirety and replaced with Exhibit “A” to this First Amendment.

3. Paving; Maintenance. For purposes of clarification, the Parties acknowledge and agree that the improvements and infrastructure located on the southern boundary of the property that is the subject of that certain Development Plan for The Blake at Hamlin (Orange County project number DP-18-10-348, the “DP”), as depicted on sheet C-3.0 of such DP, are permitted within the Drainage Easement Area. Boyd continues to be obligated to maintain the Drainage Improvements located within the Drainage Easement Area. Boyd shall also be solely responsible for repairing and/or replacing the parking area and cross access driveway located within the Drainage Easement Area in the event any damage sustained is caused by work to the Drainage Improvements performed by or at the direction of County or by County’s removal of such Drainage Improvements for the purpose of maintenance and / or repair of the stormwater pipes located within the Drainage Easement.

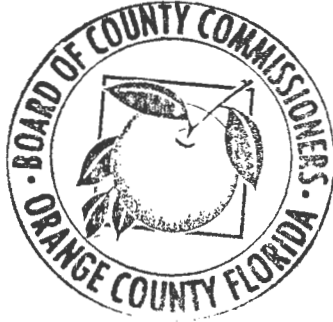
4. Effect; Conflicts. Except as modified herein, all other terms and provisions of the Original Easement are hereby ratified and confirmed and shall remain in full force and effect. In the event of any conflict between the provisions of this First Amendment and the provisions of the Original Easement, the provisions of this First Amendment shall control.

[signature pages, joinder, and exhibit follow]

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed effective as of the First Amendment Effective Date.

“COUNTY”

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners



BY: *Burr W. Burkes*
for Jerry L. Demings
Orange County Mayor

DATE: 10 Sep 19

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

BY: *Katie Smith*
Deputy Clerk

Katie Smith

Printed Name

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed effective as of the First Amendment Effective Date.


“BUILDER”

Signed, sealed, and delivered
in the presence of:

**TAYLOR MORRISON OF FLORIDA,
INC., a Florida corporation**



Print Name: MATT CUNHA

By: 

Print Name: **Brian Brunhofer**



Print Name: Ruben Pereira

Title: **Division President**

Date: 6/18/19

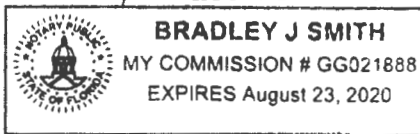
[CORPORATE SEAL]

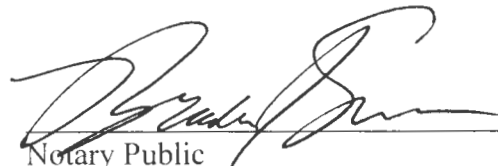
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of JUNE, 2019, by Brian Brunhofer, as Division President of TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation, on behalf of the corporation. He is personally known to me OR _____ has produced _____ as identification and did not take an oath.

[AFFIX NOTARY SEAL]





Notary Public

BRADLEY SMITH
Print Name

My Commission Expires: 08/23/20

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed effective as of the First Amendment Effective Date.

“BOYD”

Signed, sealed, and delivered in the presence of:

SLF IV / BOYD HORIZON WEST JV, LLC, a Delaware limited liability company

By: Boyd Horizon West, LLC, a Florida limited liability company, its Managing Member

T.J. Schwob
Print Name: T. J. Schwob

Heather Easterling
Print Name: Heather Easterling

By: [Signature]
Print Name: Scott T. Boyd

Title: Manager

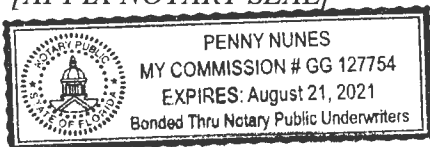
Date: 6-27-19

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 27th day of June, 2019, by Scott T. Boyd, as Manager of Boyd Horizon West, LLC, a Florida limited liability company, as Managing Member of SLF IV / BOYD HORIZON WEST JV, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me OR _____ has produced _____ as identification and did not take an oath.

[AFFIX NOTARY SEAL]



[Signature]
Notary Public

Penny Nunes
Print Name

My Commission Expires: 8/21/21

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed effective as of the First Amendment Effective Date.

“BLAKE”

Signed, sealed, and delivered in the presence of:

THE BLAKE AT HAMLIN, LLC, a Delaware limited liability company

[Signature]

Print Name: R. Patrick McCraney

By: [Signature]

Print Name: **K. Michael Heidelberg**

[Signature]
Print Name: Harrison L. Young

Title: **Authorized Signatory**

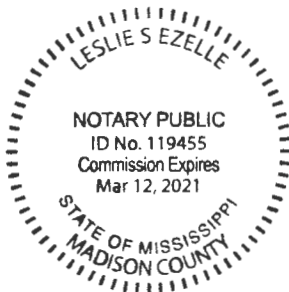
Date: August 9, 2019

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of August, 2019, by K. Michael Heidelberg, as Authorized Signatory of THE BLAKE AT HAMLIN, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me OR _____ has produced _____ as identification and did not take an oath.

[AFFIX NOTARY SEAL]



[Signature]
Notary Public

Leslie S. Ezelle
Print Name

My Commission Expires: March 12, 2021

**JOINDER AND CONSENT TO
FIRST AMENDMENT TO NON-EXCLUSIVE DRAINAGE EASEMENT**

The undersigned hereby certifies that it is the holder of the following instruments (the “**Instruments**”), all in the Public Records of Orange County, Florida:

- Mortgage, Assignment of Rents, Security Agreement and Fixture Filing filed October 29, 2012, recorded in Official Records Book 10465, Page 1918;
- Financing Statement filed October 29, 2012, recorded in Official Records Book 10465, Page 1960;
- Assignment of Orange County Roadway Reimbursement filed October 29, 2012., recorded in Official Records Book 10465, Page 1974;
- Mortgage Modification Agreement and Notice of Future Advance filed November 1, 2013, recorded in Official Records Book 10658, Page 5692;
- Mortgage Spreader Agreement filed October 16, 2014, recorded in Official Records Book 10821, Page 1936;
- Second Mortgage Modification Agreement and Notice of Future Advance filed April 1, 2015, recorded in Official Records Book 10897, Page 7919;
- Third Mortgage Modification Agreement and Notice of Future Advance and Spreader Agreement filed May 4, 2016, recorded as Document No. 20160113371;
- Fourth Mortgage Modification Agreement and Notice of Future Advance and Spreader Agreement filed July 8, 2016, recorded as Document No. 20160348609;
- Financing Statement filed July 8, 2016, recorded as Document No. 20160348610;
- Fifth Mortgage Modification Agreement and Notice of Future Advance filed December 27, 2016, recorded as Document No. 20160666821;
- Sixth Mortgage Modification Agreement and Spreader Agreement filed May 24, 2017, recorded as Document No. 20170288721; and
- Seventh Mortgage Modification Agreement and Spreader Agreement filed July 17, 2018, recorded as Document No. 20180421330;

upon certain lands presently owned by Boyd, a portion of which are included in the description of the modified Drainage Easement Area that is attached as Exhibit “A” to the First Amendment.

The undersigned hereby joins in, and consents to, the recording of the “First Amendment to Non-Exclusive Drainage Easement” (the “**First Amendment**”) to which this “Joinder and Consent to First Amendment to Non-Exclusive Drainage Easement” (this “**Joinder**”) is attached, and agrees that its above-referenced Instruments, as they may be modified, amended, and assigned from time to time, shall be subordinated to the Original Easement, as amended by the First Amendment, as said Original Easement, as amended by the First Amendment, may be modified, amended, and assigned from time to time.

Defined (capitalized) terms used in this Joinder, but not defined herein, shall have the meanings given to such terms by the First Amendment.

[signature page to joinder follows]

IN WITNESS WHEREOF, the undersigned has executed this Joinder in manner and form sufficient to bind it.

Signed, sealed, and delivered in the presence of:

IBERIABANK, a Louisiana state charter bank, as successor by merger to New Traditions Bank, a Florida banking corporation, f/k/a NT Interim Bank, a Florida banking corporation, successor by merger to New Traditions National Bank, a national banking association

Sherla Spiess

Print Name: Sherla Spiess

Thanh

Print Name: Thanh-Huong Trinh

By: [Signature]

Print Name: Brian Carlson

Title: Senior Vice President

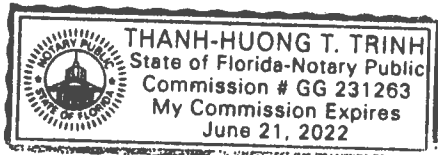
Date: 7/3/19

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 3rd day of July, 2019, by Brian Carlson, as sr v.p of IBERIABANK, a Louisiana state charter bank, as successor by merger to New Traditions Bank, a Florida banking corporation, f/k/a NT Interim Bank, a Florida banking corporation, successor by merger to New Traditions National Bank, a national banking association, on behalf of the bank. S/He is personally known to me OR _____ has produced _____ as identification and did not take an oath.

[AFFIX NOTARY SEAL]



[Signature]
Notary Public

Print Name _____

My Commission Expires: _____

EXHIBIT "A"

Drainage Easement Area (as modified)

(see attached three (3) legals and sketches of description totaling seven (7) pages)

EXHIBIT "A"

SKETCH OF DESCRIPTION

SHEET 1 OF 2

LEGAL DESCRIPTION (Drainage Easement).

A parcel of land comprising a portion of Lot 2, HAMLIN NORTH as recorded in Plat Book 85. Pages 61 through 63 of the Public Records of Orange County, Florida and lying in Section 17, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Northwest corner of aforesaid Lot 2, also being a point on the Easterly limited access right-of-way line of Central Florida Expressway Authority State Road No. 429 (Western Beltway) limited access right-of-way per Project No. 75320-6460-653 Dated 10-01-02, also being a point on the North line of the South 1/2 of the Southeast 1/4 of aforesaid Section 17; thence departing said limited access right-of-way line run North 89° 50' 22" East along said North line, also being the North line of said Lot 2 for a distance of 585.27 feet; thence departing said North lines run South 00° 09' 38" East for a distance of 512.08 feet; thence run South 89° 50' 22" West for a distance of 389.64 feet to a point on the Northerly line of a 170.00' Florida Power Easement per Official Records Book 1438, Page 467, also being the North line of an Encroachment Agreement Per Official Records Book 10899, Page 8681 aforesaid Public Records of Orange County, Florida; thence run North 50° 02' 28" West along said Northerly lines for a distance of 378.17 feet to a point on the aforesaid Easterly limited access right-of-way line, also being a point on a non tangent curve concave Southeasterly having a radius of 3656.94 feet with a chord bearing of North 19° 03' 28" East and a chord distance of 284.23 feet; thence run Northeasterly along said Easterly limited access right-of-way line and the arc of said curve through a central angle of 04° 27' 16" for a distance of 284.31 feet to the POINT OF BEGINNING.

Containing 6.90 acres



16 East Plant Street
Winter Garden, Florida 34787 * (407) 854-5365

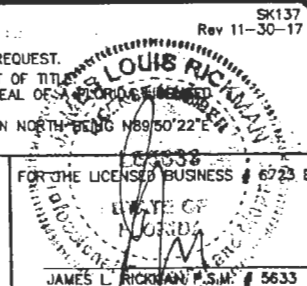
SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE CURATIVE LITIGATION.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 2, HAMLIN NORTH BEING N89°50'22"E PER RECORD PLAT.

JOB NO. 20110078
DATE: 12-1-2016
SCALE: 1" = 200 FEET
FIELD BY: N/A

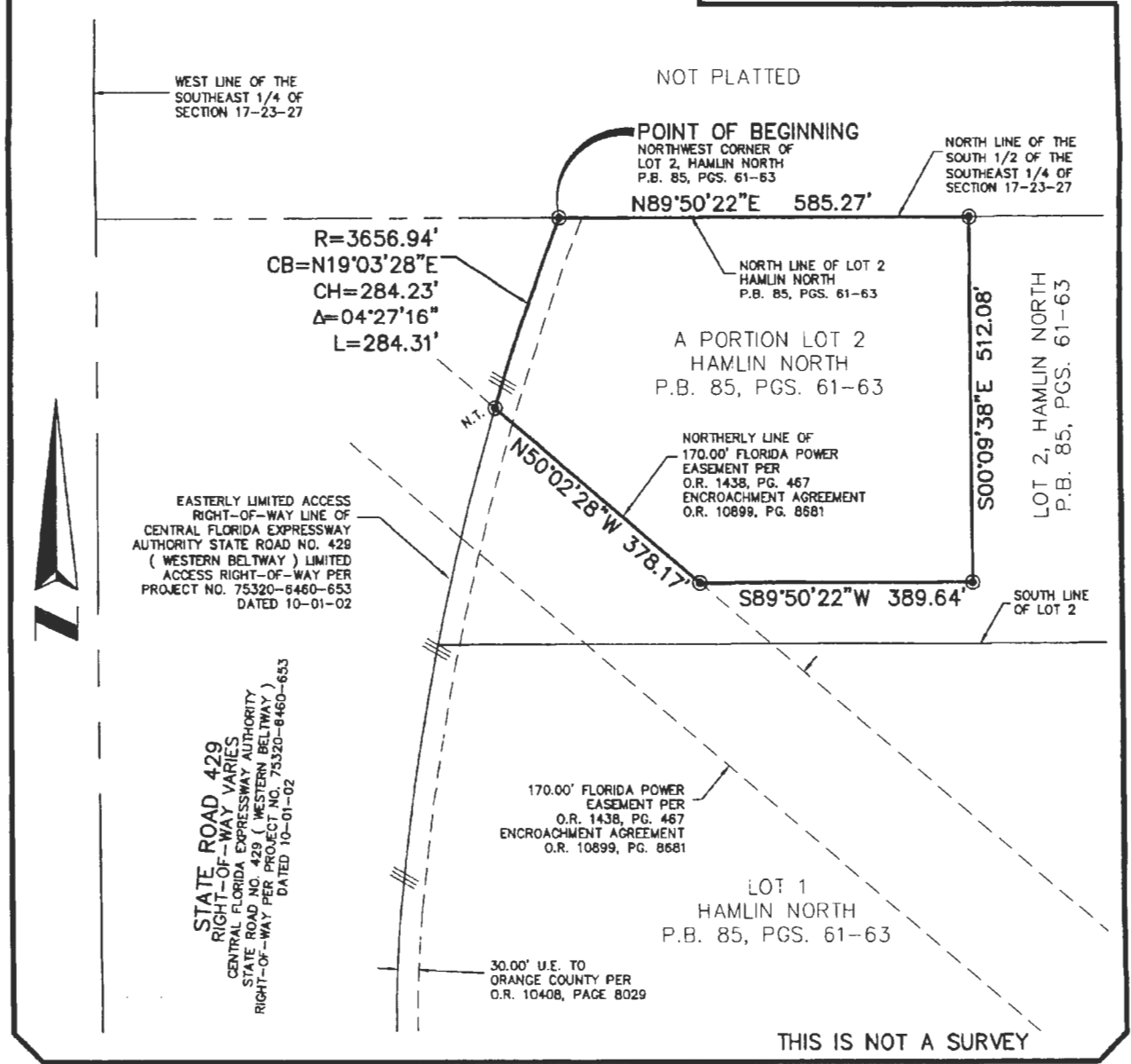
CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6223 BY:



SKETCH OF DESCRIPTION

SHEET 2 OF 2



STATE ROAD 429
RIGHT-OF-WAY VARIES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD NO. 429 (WESTERN BELTWAY)
RIGHT-OF-WAY PER PROJECT NO. 75320-6460-653
DATED 10-01-02

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND:

⊙ DENOTES CHANGE IN DIRECTION	P.T. DENOTES POINT OF TANGENCY
R/W DENOTES RIGHT-OF-WAY	P.R.C. DENOTES POINT OF REVERSE CURVATURE
⊕ DENOTES CENTERLINE	P.C.C. DENOTES POINT OF COMPOUND CURVATURE
P.C. DENOTES POINT OF CURVATURE	P.B. DENOTES PLAT BOOK
	PGS. DENOTES PAGES

JOB NO. 20110078	CALCULATED BY: JLR
DATE: 12-1-2016	DRAWN BY: PJR
SCALE: 1" = 200 FEET	CHECKED BY: MR
FIELD BY: N/A	

SK137
Rev 11-30-17

SKETCH OF DESCRIPTION

SHEET 1 OF 2

LEGAL DESCRIPTION (Drainage Easement).

A parcel of land comprising a portion of Lot 2, HAMLIN NORTH as recorded in Plat Book 85. Pages 61 through 63 of the Public Records of Orange County, Florida and lying in Section 17, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of aforesaid Lot 2, also being a point on the Easterly limited access right-of-way line of Central Florida Expressway Authority State Road No. 429 (Western Beltway) limited access right-of-way per Project No. 75320-6460-653 Dated 10-01-02, also being a point on the North line of the South 1/2 of the Southeast 1/4 of aforesaid Section 17; thence departing said limited access right-of-way line run North 89° 50' 22" East along said North line, also being the North line of said Lot 2 for a distance of 585.27 feet; thence departing said North lines run South 00° 09' 38" East for a distance of 452.08 feet to the POINT OF BEGINNING; thence run North 89° 50' 22" East for a distance of 280.60 feet; thence run South 00° 00' 00" East for a distance of 60.00 feet; thence run South 89° 50' 22" West for a distance of 280.44 feet; thence run North 00° 09' 38" West for a distance of 60.00 feet to the POINT OF BEGINNING.

Contains 16,831 square feet, 0.39 acres more or less.

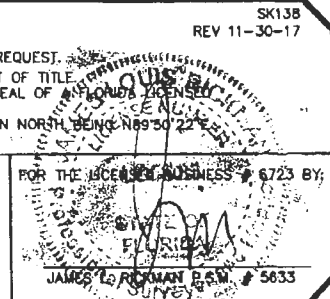


16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 2, HAMLIN NORTH, BEING R89°50'22" PER RECORD PLAT.

JOB NO. 20110078	CALCULATED BY: JUR
DATE: 12-1-2016	DRAWN BY: PJR
SCALE: 1" = 200 FEET	CHECKED BY: MR
FIELD BY: N/A	

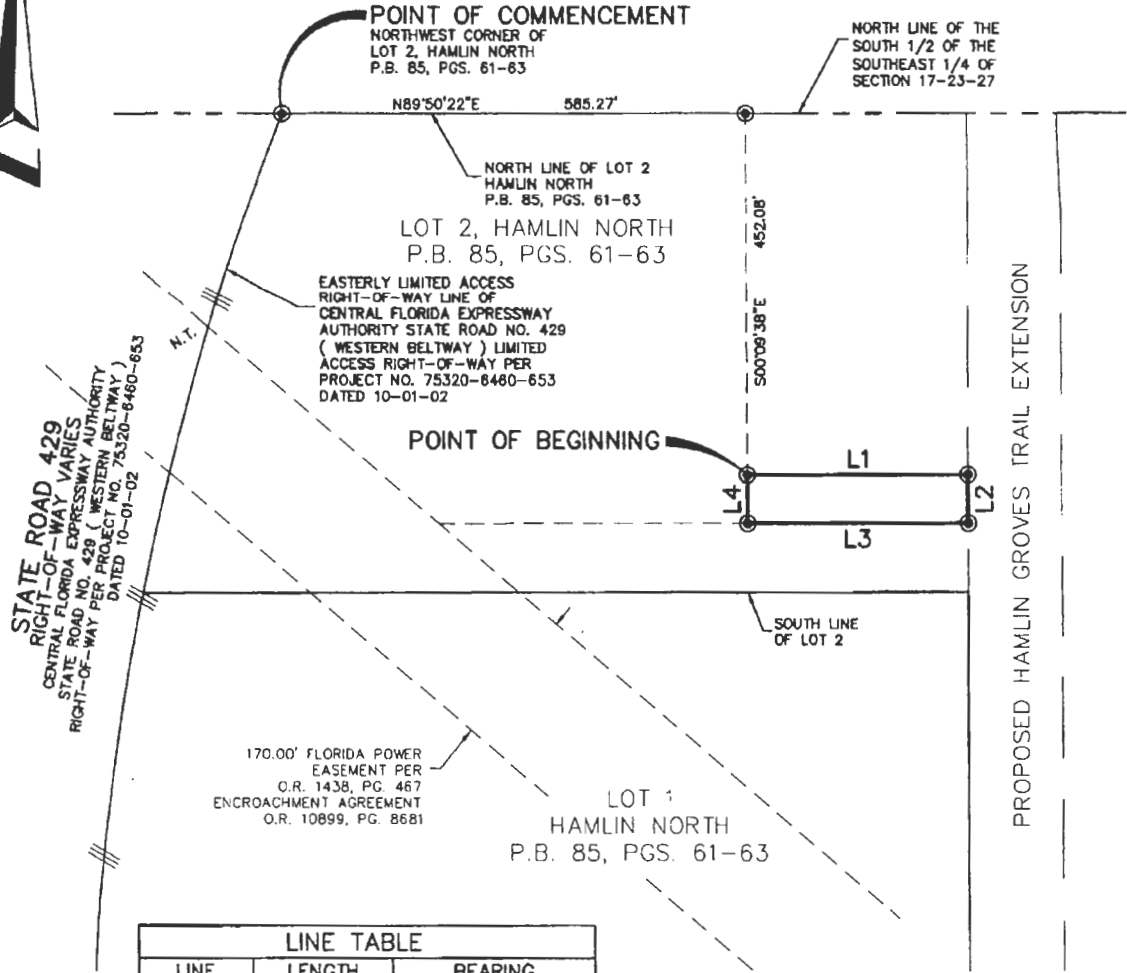


SKETCH OF DESCRIPTION

SHEET 2 OF 2



NOT PLATTED



LINE TABLE		
LINE	LENGTH	BEARING
L1	280.60'	N89°50'22"E
L2	60.00'	S00°00'00"E
L3	280.44'	S89°50'22"W
L4	60.00'	N00°09'38"W

THIS IS NOT A SURVEY

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Winter Garden, Florida 34787 • (407) 654 5355

LEGEND:

- DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊙ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- P.B. DENOTES PLAT BOOK
- PGS. DENOTES PAGES

SK138
REV 11-30-17

JOB NO. 20110078	CALCULATED BY: JLR
DATE: 12-1-2016	DRAWN BY: PJR
SCALE: 1" = 200 FEET	CHECKED BY: MR
FIELD BY: N/A	

SKETCH OF DESCRIPTION

SHEET 1 OF 3

LEGAL DESCRIPTION (DRAINAGE EASEMENT MODIFICATION).

A PARCEL OF LAND COMPRISING A PORTION OF LOT 2, HAMLIN NORTH AS RECORDED IN PLAT BOOK 85. PAGES 61 THROUGH 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFORESAID LOT 2, ALSO BEING A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF CENTRAL FLORIDA EXPRESSWAY AUTHORITY STATE ROAD NO. 429 (WESTERN BELTWAY) LIMITED ACCESS RIGHT-OF-WAY PER PROJECT NO. 75320-6460-653 DATED 10-01-02, ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 17; THENCE DEPARTING SAID LIMITED ACCESS RIGHT-OF-WAY LINE RUN NORTH 89°50'22" EAST ALONG SAID NORTH LINE, ALSO BEING THE NORTH LINE OF SAID LOT 2 FOR A DISTANCE OF 585.27 FEET TO THE EAST LINE OF THAT CERTAIN DRAINAGE EASEMENT RECORDED IN DOCUMENT NUMBER 20180136705 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°09'38" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 452.08 FEET TO THE NORTH LINE OF SAID DRAINAGE EASEMENT; THENCE RUN NORTH 89°50'22" EAST ALONG THE SAID NORTH LINE FOR A DISTANCE OF 280.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAMLIN GROVES TRAIL RECORDED IN DOCUMENT NUMBER 20180136703 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 89°57'03" EAST FOR A DISTANCE OF 119.67 FEET TO THE EAST RIGHT-OF-WAY LINE SAID HAMLIN GROVES TRAIL, ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN SOUTH 90°00'00" EAST FOR A DISTANCE OF 33.00 FEET; THENCE RUN SOUTH 00°00'00" EAST FOR A DISTANCE OF 553.79 FEET; THENCE RUN SOUTH 74°58'44" EAST FOR A DISTANCE OF 107.85 FEET; THENCE RUN SOUTH 22°40'04" EAST FOR A DISTANCE OF 157.18 FEET; THENCE RUN SOUTH 30°08'00" EAST FOR A DISTANCE OF 38.53 FEET; THENCE RUN SOUTH 90°00'00" EAST FOR A DISTANCE OF 97.71 FEET; THENCE RUN SOUTH 27°45'35" WEST FOR A DISTANCE OF 22.60 FEET; THENCE RUN NORTH 90°00'00" WEST FOR A DISTANCE OF 98.70 FEET; THENCE RUN NORTH 30°08'00" WEST FOR A DISTANCE OF 51.35 FEET; THENCE RUN NORTH 22°40'04" WEST FOR A DISTANCE OF 143.61 FEET; THENCE RUN NORTH 74°58'44" WEST FOR A DISTANCE OF 128.85 FEET TO AFORESAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 00°00'00" WEST ALONG AFORESAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 569.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,250 SQUARE FEET OR 0.63 ACRES MORE OR LESS.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

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THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 2, HAMLIN NORTH BEING N89°50'22" E PER RECORD PLAT.

SK198
REV 02-23-18
REV 08-19-18
REV 08-22-19

JOB NO. 20170524
DATE: 02/25/2019
SCALE: 1" = 300 FEET
FIELD BY: N/A

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

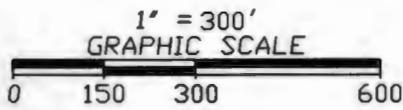
FOR THE LICENSED BUSINESS # 6723 BY:


JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 3

NOT PLATTED



STATE ROAD 429
RIGHT-OF-WAY VARIES
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
STATE ROAD NO. 429 (WESTERN BELTWAY)
RIGHT-OF-WAY PER PROJECT NO. 75320-6460-653
DATED 10-01-02

POINT OF COMMENCEMENT

NORTHWEST CORNER OF
LOT 2, HAMLIN NORTH
P.B. 85, PGS. 61-63

NORTH LINE OF THE
SOUTH 1/2 OF THE
SOUTHEAST 1/4 OF
SECTION 17-23-27

NB89°50'22"E 585.27'

NORTH LINE OF LOT 2
HAMLIN NORTH
P.B. 85, PGS. 61-63

DRAINAGE EASEMENT
DOC# 20180136705

LOT 2, HAMLIN NORTH
P.B. 85, PGS. 61-63

E LINE OF
DRAINAGE EASEMENT
DOC# 20180136705

S00°09'38"E 452.08'
N LINE OF
DRAINAGE EASEMENT
DOC# 20180136705

W R/W LINE HAMLIN
GROVES TRAIL
DOC# 20180136703

HAMLIN GROVES
TRAIL

E R/W LINE HAMLIN
GROVES TRAIL
DOC# 20180136703

POINT OF BEGINNING

L1
DRAINAGE EASEMENT
DOC# 20180136705

S LINE OF DRAINAGE
EASEMENT DOC# 20180136705

SOUTH LINE
OF LOT 2

EASTERLY LIMITED ACCESS
RIGHT-OF-WAY LINE OF
CENTRAL FLORIDA
EXPRESSWAY AUTHORITY
STATE ROAD NO. 429
(WESTERN BELTWAY)
LIMITED ACCESS
RIGHT-OF-WAY PER PROJECT
NO. 75320-6460-653
DATED 10-01-02

LOT 1
HAMLIN NORTH
P.B. 85, PGS. 61-63

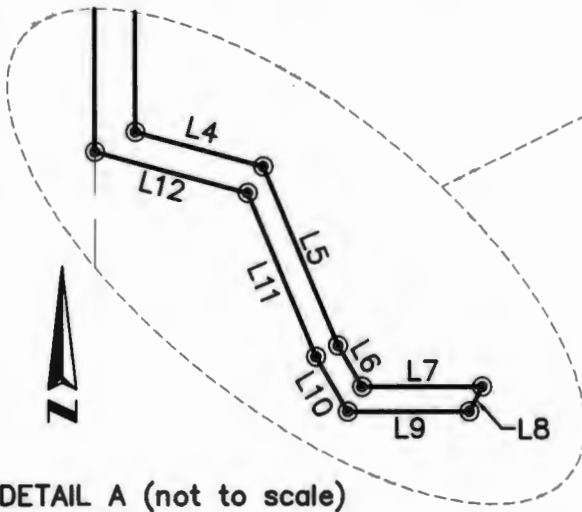
LOT 2, HAMLIN NORTH
P.B. 85, PGS. 61-63

SEE DETAIL A

N00°00'00"W 569.79'
R/W WIDTH VARIES PER
DOCUMENT # 20180136703

L3
S00°00'00"E 553.79'

170.00' FLORIDA POWER
EASEMENT PER
O.R. 1438, PG. 467
ENCROACHMENT AGREEMENT
O.R. 10899, PG. 8681



THIS IS NOT A SURVEY



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

LEGEND:

- DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- NO. DENOTES NUMBER

- O.R. DENOTES OFFICIAL RECORDS BOOK
- PG. DENOTES PAGE
- DOC# DENOTES DOCUMENT NUMBER
- P.B. DENOTES PLAT BOOK
- PGS. DENOTES PAGES

SK198
REV 02-25-18
REV 08-19-18
REV 08-22-18

JOB NO. 20170524

CALCULATED BY: JR

DATE: 02/25/2019

DRAWN BY: MWH

SCALE: 1" = 300 FEET

CHECKED BY: MR

FIELD BY: N/A

SKETCH OF DESCRIPTION

SHEET 3 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°50'22"E	280.60'
L2	S89°57'03"E	119.67'
L3	S90°00'00"E	33.00'
L4	S74°58'44"E	107.85'
L5	S22°40'04"E	157.18'
L6	S30°08'00"E	38.53'
L7	S90°00'00"E	97.71'
L8	S27°45'35"W	22.60'
L9	N90°00'00"W	98.70'
L10	N30°08'00"W	51.35'
L11	N22°40'04"W	143.61'
L12	N74°58'44"W	128.85'



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