

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

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

**Property Appraiser's Parcel Identification Number:**  
a portion of 06-24-32-1500-01-000

**Project:** Nautique Boat Company, Inc. (Correct Craft) CAI-23-09-043

**PARTIAL RELEASE OF CONSERVATION EASEMENT**

**This Partial Release of Conservation Easement** is made by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (the "County").

**WITNESSETH:**

**WHEREAS**, the County is the owner and holder of that certain Conservation Easement executed by Correct Craft, Inc., a Florida corporation, and recorded June 20, 2006, in Official Records Book 8707, Page 3508 of the Public Records of Orange County, Florida (the "Easement"); and

**WHEREAS**, the County has been requested to release the Conservation Easement with respect only to that portion of the original easement area described on Exhibit A attached hereto and made a part hereof (the "Release Parcel"); and

**WHEREAS**, the County is amenable to releasing the Conservation Easement with respect only to the Release Parcel.

**NOW, THEREFORE**, for good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the County hereby releases, terminates, and forever extinguishes the Easement with respect only to the Release Parcel, without impairing the operation or effect of the Easement as to the original easement area which is not contained within the Release Parcel. The Conservation Easement shall remain in full force and effect with respect to the original easement area which is not contained within the Release Parcel and shall remain unaffected by this Partial Release of Easement.

Project: Nautique Boat Company, Inc. (Correct Craft) CAI-23-09-043

**IN WITNESS WHEREOF**, the County has caused its presents to be executed as of the day and year written below.

(Official Seal)

Orange County, Florida  
By: Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

Attest: Phil Diamond, CPA,  
Orange County Comptroller  
as Clerk of the Board of County Commissioners

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Printed Name

**EXHIBIT A**

**SKETCH OF DESCRIPTION**

**Description:**

That part of Lot 1, CORRECT CRAFT, according to the plat thereof, as recorded in Plat Book 68, Pages 61 through 63, of the Public Records of Orange County Florida, lying within Section 6, Township 24 South, Range 32 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 6; thence S00°08'02"E along the West line of said Southwest 1/4, a distance of 233.71 feet to a non-tangent curve concave Southwesterly having a radius of 2000.00 feet and a chord bearing of S39°10'57"E; thence departing said West line, run Southeasterly along the arc of said curve through a central angle of 03°33'18" for a distance of 124.09 feet to the point of tangency; thence S37°24'18"E, 364.65 feet to the point of curvature of a curve concave Southwesterly having a radius of 2672.50 feet and a chord bearing of S28°43'07"E; thence Southeasterly along the arc of said curve through a central angle of 17°22'23" for a distance of 810.34 feet to the centerline of Wewahootee Road; thence N89°32'00"E along said centerline, 36.13 feet to the West line of the aforesaid plat of CORRECT CRAFT; thence N00°02'15"E along said West line, 28.09 feet to the Southwest corner of aforesaid Lot 1 and the POINT OF BEGINNING; thence continue N00°02'15"E along said West line, 35.91 feet; thence departing said West line run N89°44'57"E, 86.47 feet; thence S83°58'25"E, 100.60 feet; thence S76°29'26"E, 102.95 feet to the South line of said Lot 1; thence S89°39'54"W along said South line, 286.65 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD 83 (NSRS 2007); the reciprocal grid factor is 1.00005499931.

Containing 0.169 acres (7,356 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES**


1. This is not a survey.

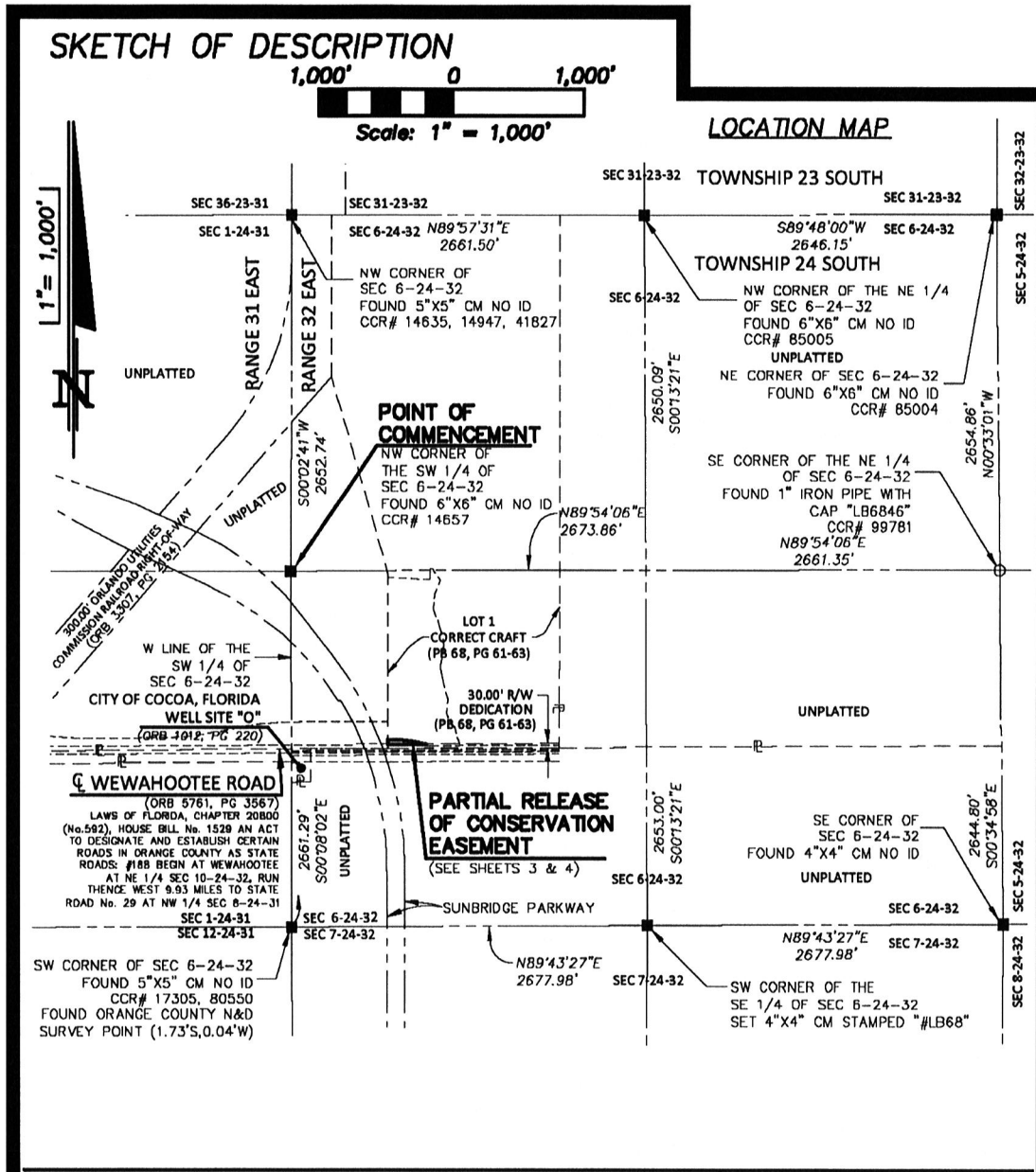
2. Bearings and distances shown hereon are based on the Florida East Zone, State Plane Coordinate System. NAD83 (NSRS2007), having a reciprocal grid factor of 1.00005499931, deriving a bearing of South 00°08'02" East along the West line of the Southwest 1/4 of Section 6, Township 24 South, Range 32 East.

3. The existing easements shown hereon are based on an Ownership and Encumbrance Report, File Number 2037-5228213, dated 03/16/21, prepared by First American Title Insurance Company.

**LEGEND**

CL	CENTERLINE	PT	POINT OF TANGENCY
PL	PROPERTY LINE	NT	NON-TANGENT
CCR	CERTIFIED CORNER RECORD	(NR)	NON-RADIAL
CM	CONCRETE MONUMENT	(R)	RADIAL
FND	FOUND	PB	PLAT BOOK
ID	IDENTIFICATION	PGS	PAGES
LT	LEFT	R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK	N/A	NOT APPLICABLE
PB	PLAT BOOK	NAD 83	NORTH AMERICAN DATUM OF 1983
PG(S)	PAGE(S)	NSRS	NATIONAL SPATIAL REFERENCE SYSTEM
PC	POINT OF CURVATURE	Δ	CENTRAL ANGLE
PCC	POINT OF COMPOUND CURVATURE	R=	RADIUS
PRC	POINT OF REVERSE CURVATURE	L=	ARC LENGTH
POB	POINT OF BEGINNING	CB=	CHORD BEARING
SEC 6-24-32	SECTION 6, TOWNSHIP 24 SOUTH, RANGE 32 EAST	14+13.35	28.09' CENTERLINE STATION AND OFFSET FOR WEWAHOOTEE ROAD

<b>PREPARED FOR:</b> <b>Tavistock East Services, LLC</b> SUNBRIDGE PARKWAY (ORANGE COUNTY) CORRECT CRAFT		PARTIAL RELEASE OF CONSERVATION EASEMENT ORB 8707, PG 3508		04/08/24	CAA	ADDED BEARING BASIS LABEL
				DATE	BY	DESCRIPTION
REVISIONS						
 <b>DONALD W. McINTOSH ASSOCIATES, INC.</b> <b>ENGINEERS PLANNERS SURVEYORS</b> 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 CERTIFICATE OF AUTHORIZATION NO. LB88			DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. LB88 Rocky L. Carson Florida Professional Surveyor and Mapper Certificate No. 4285 April 08, 2024			
			NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (SJ-17,082(3) F.A.C.), OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.			
DRAWN BY: <u>MKS</u>	JOB NO. <u>18057.007</u>	SCALE <u>N/A</u>	SHEET <u>1</u>			
DATE: <u>03/2021</u>	CHECKED BY: <u>RLC</u>		OF <u>4</u>			



**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

PARTIAL RELEASE OF CONSERVATION  
 EASEMENT ORB 8707, PG 3508

**PREPARED FOR:**  
**Tavistock East Services, LLC**  
 SUNBRIDGE PARKWAY (ORANGE COUNTY)  
 CORRECT CRAFT REAL ESTATE, LLC

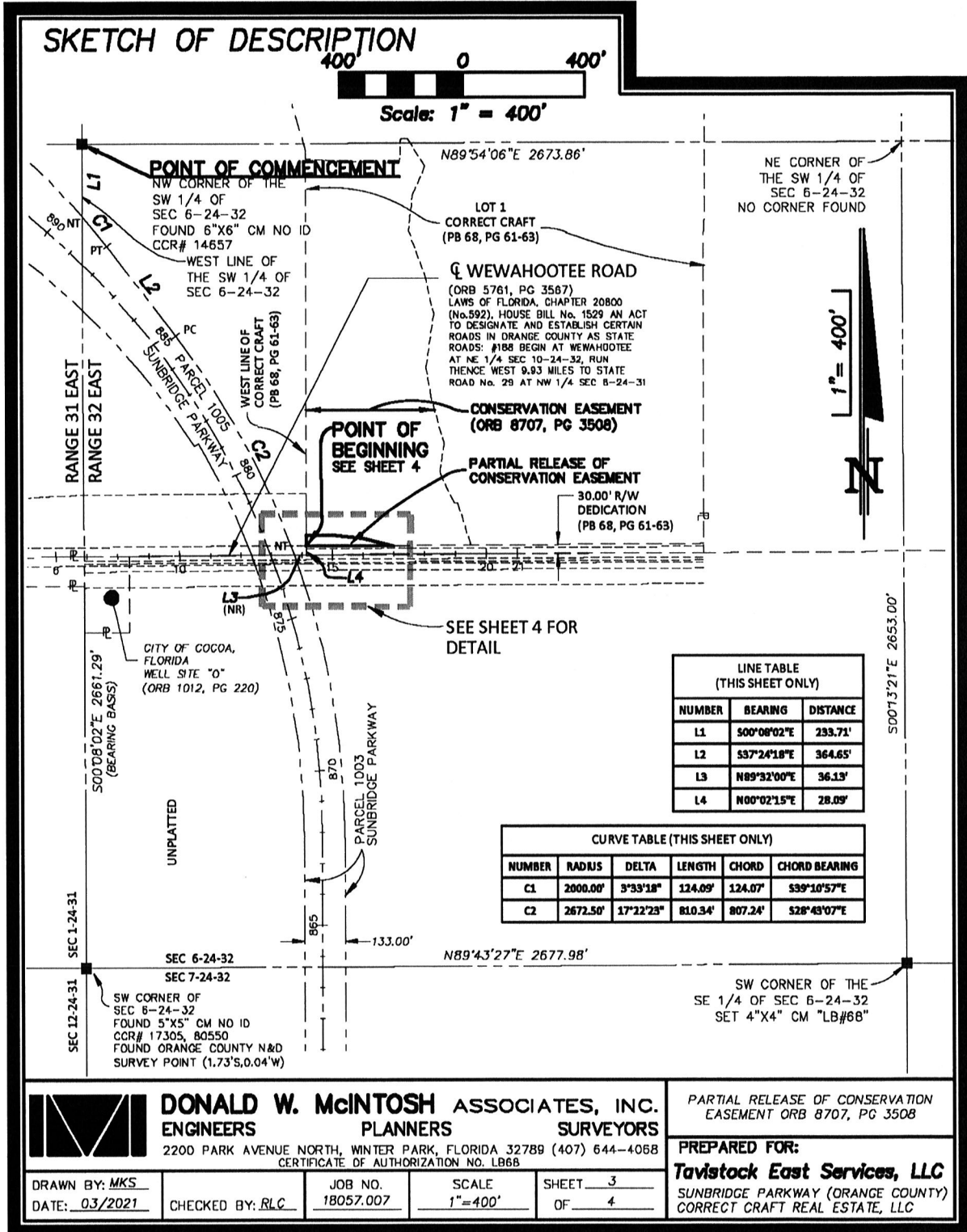
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 DATE: 03/2021

CHECKED BY: RLC

JOB NO.  
18057.007

SCALE  
1"=1,000'

SHEET 2  
 OF 4



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

PARTIAL RELEASE OF CONSERVATION EASEMENT ORB 8707, PG 3508

**PREPARED FOR:**  
**Tavistock East Services, LLC**  
SUNBRIDGE PARKWAY (ORANGE COUNTY)  
CORRECT CRAFT REAL ESTATE, LLC

DRAWN BY: MKS  
DATE: 03/2021

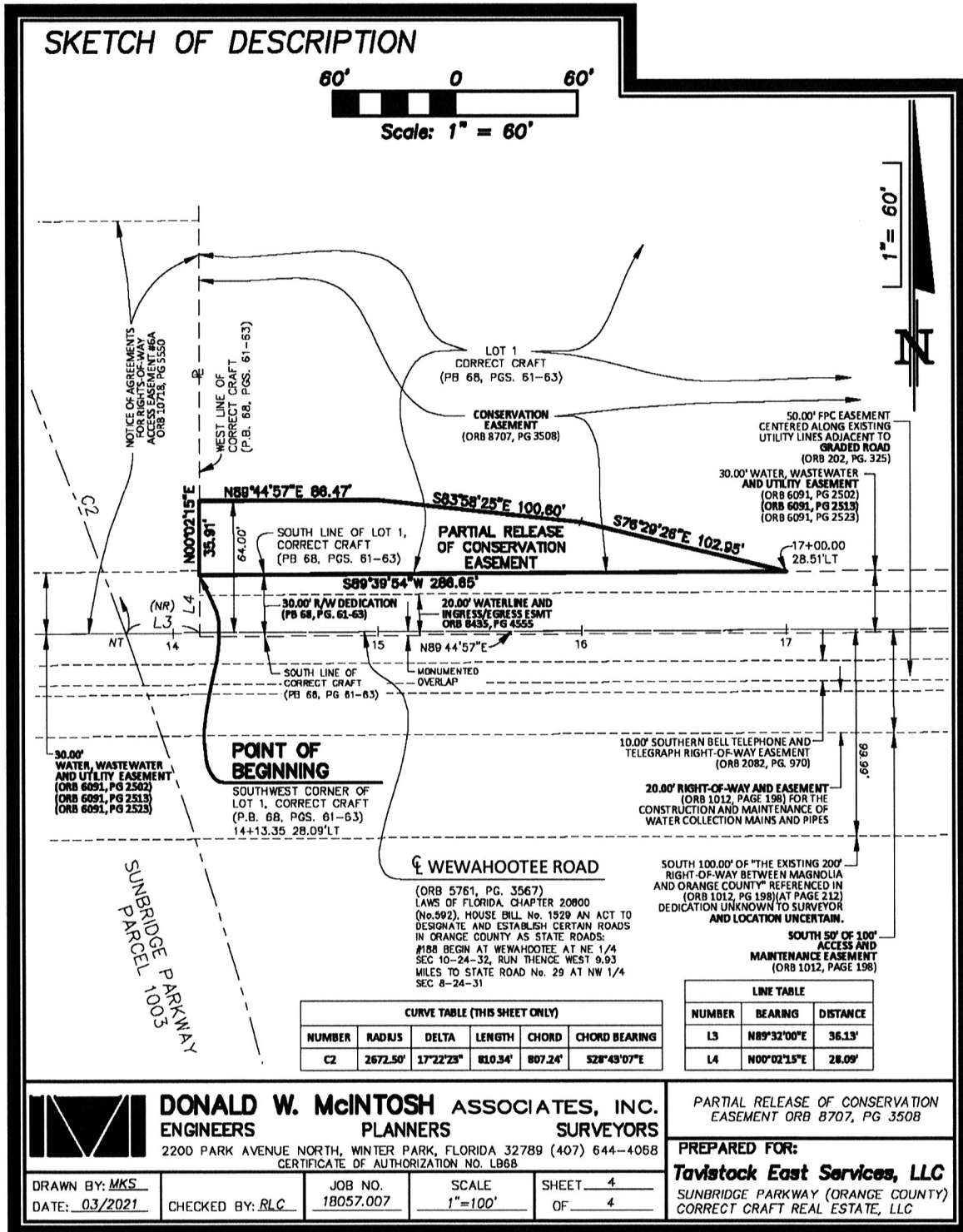
CHECKED BY: RLC

JOB NO. 18057.007

SCALE 1"=400'

SHEET 3  
OF 4

CS# 20-128(43C)



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

PARTIAL RELEASE OF CONSERVATION EASEMENT ORB 8707, PG 3508

PREPARED FOR:  
**Tavistock East Services, LLC**  
SUNBRIDGE PARKWAY (ORANGE COUNTY)  
CORRECT CRAFT REAL ESTATE, LLC

DRAWN BY: MKS  
DATE: 03/2021

CHECKED BY: RLC

JOB NO.  
18057.007

SCALE  
1"=100'

SHEET 4  
OF 4

Printed: Mon 08-Apr-2024 - 02:40PM  
F:\Proj\2015\15152\Sdwg\NAVD88\cod\18057\20-128(43C) Partial Release of CE 8707-3508 CCRE.dwg

CS# 20-128(43C)