

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

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

**Property Appraiser's Parcel Identification Number:**  
a portion of 23-20-30-300-0400-0000 (Seminole County)

**Project:** Conservation Area Impact Permit (CAIP) #22-07-050 (Eastwind Drive)

**THIS IS A DONATION**

**NOTICE:** THIS DOCUMENT WAS ACCEPTED AND APPROVED BY ORANGE COUNTY, FLORIDA, A GOVERNMENTAL ENTITY AS PART OF, OR AS A CONDITION OF, ANY SUCH COMPREHENSIVE PLAN OR PLAN AMENDMENT; ZONING ORDINANCE; LAND DEVELOPMENT REGULATION; BUILDING CODE; DEVELOPMENT PERMIT; DEVELOPMENT ORDER; OR OTHER LAW, REGULATION, OR REGULATORY APPROVAL AND IS NOT SUBJECT TO ALTERNATION OR INVALIDATION BY THE FLORIDA MARKETABLE RECORD TITLE ACT (See Section 712.04, Florida Statutes).

**CONSERVATION EASEMENT AGREEMENT**

**THIS CONSERVATION EASEMENT AGREEMENT** (the "**Agreement**") is made and entered into as of the date of last execution below (the "**Effective Date**") by and between **Lake Jessup Woods, a Florida general partnership**, with mailing address of 931 South Semoran Boulevard, Suite 214, Winter Park, Florida 32792 ("**Owner**"), in favor of **Orange County, Florida** a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 ("**County**"). Owner and County may also be referred to individually to as the Party or collectively referred to as the Parties.

**RECITALS**

**A. WHEREAS**, Owner is the sole fee simple owner of a certain tract of real property in Seminole County, Florida, more particularly described in the attached **Exhibit A** (the "**Property**"); and

**B. WHEREAS**, Matthew Raffa and Robyn Raffa, husband and wife, whose address is 1240 Sunset Drive, Winter Park, Florida 32789 (the "**DEVELOPER**"), desires to construct a home at 36 Eastwind Lane, Maitland, Florida 32751, more particularly described in Exhibit "**B**" attached hereto and incorporated by this reference, (the "**PROJECT SITE**"), which is subject to

the regulatory jurisdiction of Orange County; and

**C. WHEREAS,** the PERMIT requires that DEVELOPER preserve, enhance, restore or mitigate wetlands or uplands under the jurisdiction of Orange County; and

**D. WHEREAS,** pursuant to an independent agreement between GRANTOR AND DEVELOPER, GRANTOR desires to preserve the PROPERTY in its natural condition in perpetuity.

**NOW, THEREFORE,** in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, the parties agree as follows:

**1. Grant.** Owner hereby voluntarily grants and conveys to the County the following easements:

**a. Conservation Easement.** Pursuant to the provisions of Section 704.06, Florida Statutes (2024), Owner hereby voluntarily grants and conveys to County the Conservation Easement in perpetuity of the nature and character and to the extent hereinafter set forth.

This Agreement does not confer the right or access by the general public to any portion of the Conservation Easement.

**2. Purpose.** The purpose of this Agreement is to ensure that the Conservation Easement will be retained forever in its natural condition, except as may be altered in accordance with the Permit, and to prevent any use of the Conservation Easement that might impair or interfere with the environmental value of the Conservation Easement. Those wetland and upland areas included in the Conservation Easement that are to be enhanced, restored, or created pursuant to the Permit shall be retained and maintained in the enhanced, restored, or created conditions required by the Permit. Access shall be for the purposes of ingress and egress to inspect the Conservation Easement in a reasonable manner and at reasonable times to determine if activities and uses thereon are in compliance with this Agreement, and/or to perform, or require to be performed, any restoration, creation, enhancement, maintenance and monitoring activities, or surface water improvements which are specifically authorized or required by the Permit.

**3. Prohibited Uses.** Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are specifically authorized or required by the Permit, any activity on or use of the Conservation Easement inconsistent with this Agreement's purpose is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited in, under, over, through or on the Conservation Easement:

**a.** Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

**b.** Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials;

**c.** Removal or destruction of trees, shrubs, or other vegetation;

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d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;

g. Acts or uses detrimental to such retention of land or water areas; and

h. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance, including abandoned and neglected cemeteries that are 50 or more years old.

**4. Reserved Rights.** Owner reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, which are not expressly prohibited herein and are not inconsistent with the Permit or the purpose of the Conservation Easement.

**5. Owner's Affirmative Covenants.**

a. **Authorization.** Owner has the full right and authority to grant this Conservation Easement and has executed this Agreement for the purpose of ensuring compliance with the conditions of the Permit.

b. **Title.** Owner fully warrants title to said Property and will warrant and defend the same against the lawful claims of all persons whomsoever.

c. **Expenses; Taxes.** Owner retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate comprehensive general liability insurance coverage. Such responsibilities and costs shall include those associated with the management activities discussed in the Management Plan. Owner shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Owner. Owner shall pay before delinquency all taxes, assessments, fee, and charges of whatever description levied on or assessed against the Property by competent authority, and shall furnish County with satisfactory evidence of payment upon request.

d. **Hold Harmless and Indemnification.** The Owner, on behalf of themselves and their successors, agents and assigns, hereby assume sole and entire responsibility and release, indemnify and defend (with counsel acceptable to the County) and hold harmless the County, its officials, officers, agents, contractors, and employees from and against any and all claims, suits, judgments, demands, liabilities, losses, damages, fees, fines, costs and expenses (including, but not limited to, attorneys' fees, paralegals fees, consultants' fees and costs at all administrative pretrial, trial and appellate levels) of any kind or nature whatsoever arising out of or related in any way to the County's grant of the Permit and Owners subsequent grant of the Conservation

Easement to County, including without limitation all claims relating to injury to persons (including death) or to property, real or personal.

**6. Enforcement and Remedies.**

**a.** County shall have the right to proceed at law or in equity to enforce the provisions of this Agreement and/or to prevent the occurrence of any of the prohibited activities set forth herein, and/or to require the restoration of areas or features of the Conservation Easement that may be damaged by any activity inconsistent with this Agreement.

**b. Costs of Enforcement.** The Parties expressly agree that each Party shall bear the cost of its own attorney and legal fees in connection with any dispute arising out of this Agreement, or the breach, enforcement, or interpretation of this Agreement, regardless of whether such dispute results in mediation, arbitration, litigation, all or none of the above, and regardless of whether such attorney and legal fees are incurred at trial, retrial, on appeal, at hearings or rehearings, or in administrative, bankruptcy, or reorganization proceedings.

**c. Acts Beyond Owner's Control.** Nothing contained in this Agreement shall be construed to entitle County to bring any action against Owner for any injury to or change in the Property resulting from natural causes beyond Owner's control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by Owner under emergency conditions to prevent, abate or mitigate significant injury to the Property resulting from such causes.

**d. Sovereign Immunity.** Notwithstanding anything to the contrary herein, nothing contained in this Agreement shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes. Further, the foregoing shall not constitute an agreement by the County to assume any liability of any kind for the acts, omissions, and/or negligence of the Owner, their successors, assigns, heirs, grantees, representatives, invitees, permittees, contractors, agents, or other representatives, or any liability related to the Property.

**e. Venue and Jurisdiction.** Venue for any action, suit, or proceeding brought to recover any sum due under, or to enforce compliance with, this Agreement shall lie in the court of competent jurisdiction in and for Orange County, Florida; each party hereby specifically consents to the exclusive personal jurisdiction and exclusive venue of such court. Should any federal claims arise for which the courts of the State of Florida lack jurisdiction, venue for those actions shall be in the Orlando Division of the U.S. Middle District of Florida. THE PARTIES HERETO WAIVE A TRIAL BY JURY OF ANY AND ALL ISSUES ARISING IN ANY ACTION OR PROCEEDING BETWEEN THEM OR THEIR SUCCESSORS UNDER OR CONNECTED WITH THIS AGREEMENT OR ANY OF ITS PROVISIONS AND ANY NEGOTIATIONS IN CONNECTION HEREWITH.

**f. Waiver.** County may enforce the terms of this Agreement at its discretion, but if Owner breaches any term of this Agreement and County does not exercise its rights under this Agreement, County's forbearance shall not be construed to be a waiver by County of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the County's rights under this Agreement. No delay or omission by County in the exercise of any right or remedy upon any breach by Owner shall impair such right or remedy or be construed



as a waiver. County shall not be obligated to Owner, or to any other person or entity, to enforce the provisions of this Agreement.

7. **Notice.** All notices required or permitted to be given under this Agreement (“**Notice**”) shall be in writing and shall be given or made to the respective party at the address or set forth below by (i) personal service; (ii) mailing by registered or certified mail, return receipt requested, postage prepaid; or (iii) reputable courier that provides written evidence of delivery. Either party may change its address for Notice by a Notice sent to the other in accordance with this Paragraph. Each Notice shall be deemed given or made upon receipt or refusal to receive, except Notices sent on a non-business day or after 5:00 p.m. on a business day shall not be deemed delivered until the next business day.

<b>As to Owner:</b>	<b><i>with a copy to:</i></b>
Lake Jessup Woods Attn: Robert Hara 931 South Semoran Boulevard, Suite 214 Winter Park, Florida 32792	Matthew Raffa and Robyn Raffa 1240 Sunset Drive Winter Park, Florida 32789
<b>As to County:</b>	<b><i>with a copy to:</i></b>
Orange County, Florida Environmental Protection Division Attn: Environmental Protection Officer 3165 McCrory Place, Suite 200 Orlando, Florida 32803	Orange County, Florida Real Estate Management Division Attn: Manager  <u>Physical Address:</u> 400 E. South St., 5 <sup>th</sup> Floor Orlando, Florida 32801 <u>Mailing Address:</u> P.O. Box 1393 Orlando, Florida 32802-1393  Orange County, Florida County Attorney's Office Attn: County Attorney 201 S. Rosalind Ave., 3 <sup>rd</sup> Floor Orlando, Florida 32801

8. **Miscellaneous.**

a. **Effective Date.** This Agreement shall become effective on the date of execution by County or the date of execution by the Owner, whichever is later.

b. **Counterparts.** This Agreement may be executed in up to two (2) counterparts, each of which shall constitute an original, but all of which together shall constitute one and the same Agreement.

c. **Headers.** All headers, paragraph titles, and captions contained in this Agreement

are for convenience only and shall not be deemed part of the context nor affect the interpretation of this Agreement.

**d. Gender and Number.** All personal pronouns used whether in the masculine, feminine, or neuter gender, shall include all other genders. The singular shall include the plural and the plural shall include the singular unless the context shall indicate or specifically provide to the contrary.

**e. Severability.** In the event that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement and a valid, legal, and enforceable provision shall be agreed upon by the Parties and become a part of this Agreement in lieu of the invalid, illegal, or unenforceable provision; in the event that a valid, legal, and unenforceable provision cannot be crafted, then this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein. To that end, this Agreement is declared severable.

**f. Drafting; Negotiation.** All Parties have participated fully in the negotiation and preparation hereof; this Agreement shall not be construed more strongly for or against any Party regardless of which Party is deemed to have drafted the Agreement.

**g. No Partnership.** Nothing contained in this Agreement shall be construed to create a partnership or joint venture between or among the Parties or their successors in interest.

**h. No Third-Party Beneficiaries.** Except as otherwise set forth herein, no individual, entity, or person other than the Parties shall have any rights or privileges under this Agreement, either as a third-party beneficiary or otherwise.

**i. Binding Effect.** The covenants, terms, conditions and restrictions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property. All provisions of this Conservation Easement shall survive and are enforceable after the issuance of a tax deed in accordance with Section 704.06, Florida Statutes (2024).

**j. Conflict.** In the event of a conflict between this Agreement and the Permit, the Permit shall control.

**k. Amendment.** This Agreement, this Agreement may not be amended or modified except by a written agreement executed by the parties or their respective successors and assigns having authority at the time of amendment or modification. Any such amendment must be recorded in the Official Records of Seminole County, Florida to be effective.

**l. Recording of Agreement.** An executed original of this Agreement shall be recorded by County, at Owner's sole expense (recording fees and applicable taxes), in the Public Records of Seminole County, Florida.

**Project:** Conservation Area Impact Permit (CAIP) #22-07-050 (Eastwind Drive)

**m. Entire Agreement.** This Agreement contains the entire agreement of the parties with respect to the subject matter hereof, and no representations, inducements, promises, or other agreements, oral, written, or otherwise, between the parties which are not embodied within this Agreement shall be of any force or effect.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

***SIGNATURES AND EXHIBITS TO FOLLOW***

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IN WITNESS WHEREOF, the said Owner has caused these presents to be signed in its name.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

OWNER

Lake Jessup Woods,  
a Florida general partnership

By: Robert Hara

Robert Hara  
General Partner

WITNESS #1

Amy E. Daly  
Signature  
Amy E. Daly  
Print Name

Mailing Address: 1117 E. Robinson St.

City: Orlando State: FL

Zip Code: 32801

WITNESS #2

Estefania Pimón Rey  
Signature  
Estefania Pimón Rey  
Print Name

Mailing Address: 1117 E. Robinson St.

City: Orlando State: FL

Zip Code: 32801

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of August, 2025, by Robert Harra, as General Partner, of Lake Jessup Woods, a Florida general partnership, on behalf of the partnership. The individual ☒ is personally known to me or ☐ has produced N/A as identification.

(Notary Stamp)



SHELLEY MCHANNEY  
Notary Public  
State of Florida  
Comm# HH184826  
Expires 10/11/2025

Notary Signature

Print Notary Name

Notary Public of:

My Commission Expires:

Shelley McHaney  
Shelley McHaney  
FLORIDA  
10/11/25



**Project:** Conservation Area Impact Permit (CAIP) #22-07-050 (Eastwind Drive)

**“COUNTY”**

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: \_\_\_\_\_

Jerry L. Demings

Orange County Mayor

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

**ATTEST:**

Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County  
Commissioners

By: \_\_\_\_\_

Deputy Clerk

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

**Project:** Conservation Area Impact Permit (CAIP) #22-07-050 (Eastwind Drive)

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Project:** Conservation Area Impact Permit (CAIP) #22-07-050 (Eastwind Drive)

**EXHIBIT B**  
**The Project Site**

Property Appraiser's Parcel ID #31-21-30-0000-00-051  
36 Eastwind Drive

From the Southwest corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 31, Township 21 South, Range 30 East, run North  $01^{\circ}13'00''$  West for a distance of 491.72 feet; thence run North  $88^{\circ}37'58''$  East, for a distance of 430.26 feet to the Point of Beginning.

Thence run North  $01^{\circ}22'02''$  West, for a distance of 20.00 feet; thence run North  $88^{\circ}37'58''$  East, for a distance of 230.39 feet to a point on a curve concave Westerly having a radius of 50.00 feet; thence run Southerly along said curve for a distance of 66.54 feet, through a central angle of  $76^{\circ}15'11''$ , the chord for said curve being South  $06^{\circ}46'18''$  West, for a distance of 61.74 feet; thence departing said curve run South  $27^{\circ}48'00''$  West, for a distance of 73.37 feet; thence run South  $01^{\circ}43'30''$  west for a distance of 34.33 feet; thence run North  $85^{\circ}13'44''$  West, for a distance of 191.55 feet; thence run North  $01^{\circ}43'00''$  East, for a distance of 119.17 feet to the Point of Beginning.

Being the same property conveyed by that certain Quit Claim Deed recorded December 28, 2021, as Instrument No. 20210788391, of the Public Records of Orange County, Florida.

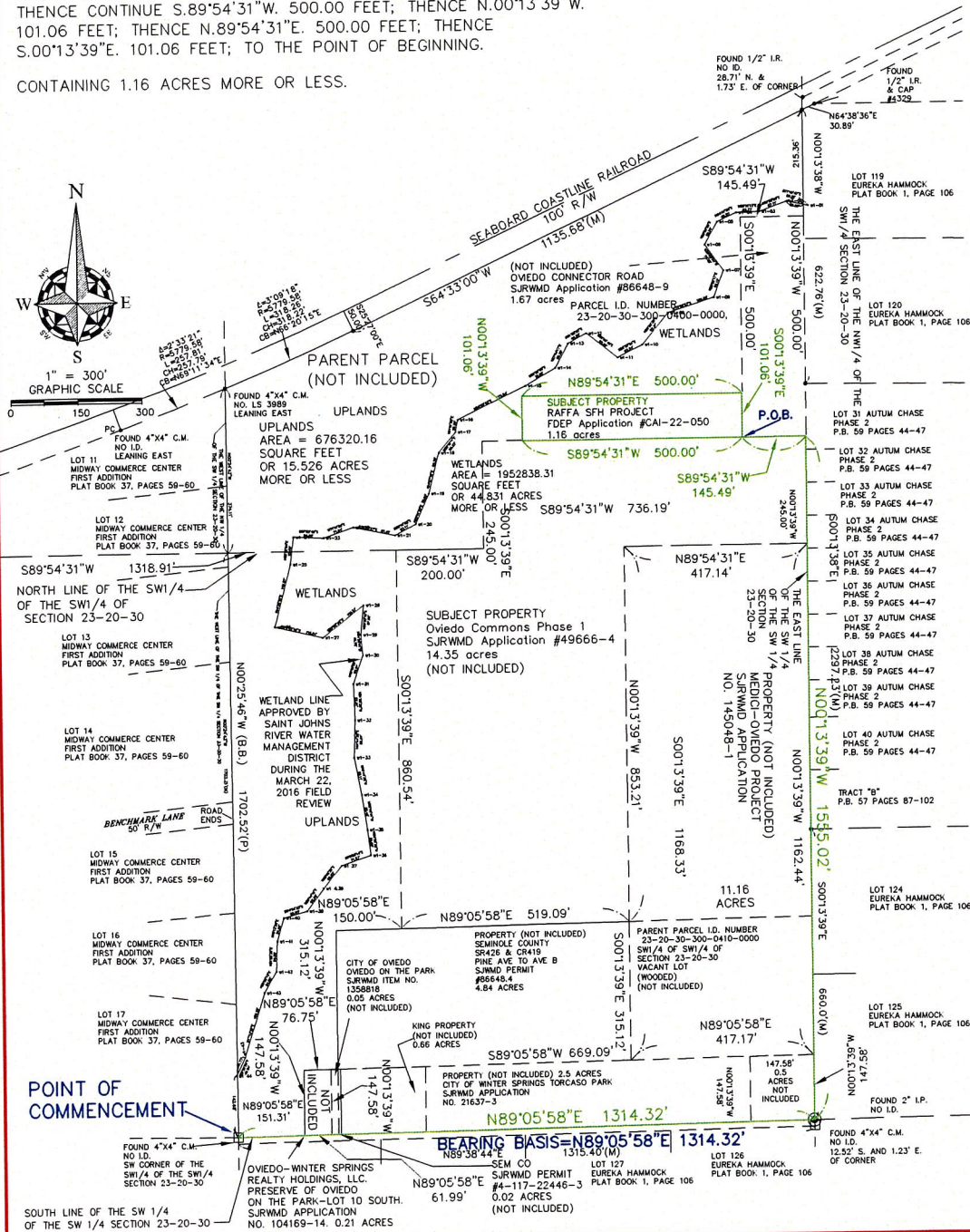
# SKETCH & LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; RUN THENCE N.89°05'58"E. ALONG THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 23; A DISTANCE OF 1314.32; THENCE N.00°13'39"W. 1555.02 FEET; THENCE S.89°54'31"W. 145.49 FEET; TO THE POINT OF BEGINNING(POB); THENCE CONTINUE S.89°54'31"W. 500.00 FEET; THENCE N.00°13'39"W. 101.06 FEET; THENCE N.89°54'31"E. 500.00 FEET; THENCE S.00°13'39"E. 101.06 FEET; TO THE POINT OF BEGINNING.

CONTAINING 1.16 ACRES MORE OR LESS.



<p><b>Bradley Cox &amp; Associates</b></p> <p><b>Land Surveying</b></p> <p>405 W. 25th Street Sanford, Florida 32771 Phone (407) 323-9202 Fax (407) 324-9661 WWW.BRADLEYCOXSURVEYING.COM</p>	<p>JOB# BCA19161-M14</p>	<p>CERTIFIED TO: FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)</p>
	<p>DRAWN BY: BC</p>	<p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>
	<p>CHECKED BY: BC</p>	<p>I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 471, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471, FLORIDA STATUTES.</p>
	<p>THIS IS NOT A BOUNDARY SURVEY</p>	<p>BRADLEY G. COX, (DATE) 05/17/23 PROFESSIONAL SURVEYOR AND MAPPER #5567</p>