



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: May 17, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Erica L. Guidroz, Acquisition Agent *RKB for*
Real Estate Management Division *ELG*

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF SUBORDINATION OF ENCUMBRANCE TO
PROPERTY RIGHTS TO ORANGE COUNTY FROM MDC COAST 5,
LLC AND AUTHORIZATION TO DISBURSE FUNDS TO PAY
RECORDING FEES AND RECORD INSTRUMENT

PROJECT: Avalon Park Blvd Safety Improvements

District 4

PURPOSE: To provide for access, construction, operation, and maintenance of road
widening improvements.

ITEM: Subordination of Encumbrance to Property Rights to Orange County
(Instrument 101.4/701.4/801.4)

BUDGET: Account No.: 1023-072-5142-6110

FUNDS: \$78.00 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Public Works Department

Real Estate Management Division
Agenda Item 5
May 17, 2018
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REMARKS: This action will subordinate MDC Coast 5, LLC's interest in their existing easement encumbering Parcels 101, 701, and 801 of Orange County's Avalon Park Blvd Safety Improvements project.

County to pay recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 5-17-18

Amount: \$78.00

Project: Avalon Park Blvd Safety Improvements

Parcels: 101-701-801

Charge to Account # 1023-072-5142-6110

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})
Pre-Condernation Post-Condernation

X N/A

District # 4

Acquisition at Approved Appraisal
Acquisition at Below Approved Appraisal
Acquisition at Above Approved Appraisal
X Advance Payment Requested (recording fees)

Orange County Comptroller
 Recording Fees \$78.00

Total \$78.00

DOCUMENTATION ATTACHED (Check appropriate block{s})

Contract
X Copy of Executed Instrument
Certificate of Value
Settlement Analysis

Payable to: Orange County Comptroller (\$78.00)

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

Recommended by Erica Guidroz
 Erica Guidroz, Agent

5-17-18
 Date

Payment Approved Paul Sladek
 Paul Sladek, Manager, Real Estate Management Division

5/18/18
 Date

Certified Karl Smith
 Approved by BCC Deputy Clerk to the Board

JUN 05 2018
 Date

Examined/Approved _____
 Comptroller/Government Grants

Check No. / Date

REMARKS:

Scheduled Closing Date: As soon as checks are available

Anticipated Closing Date: TBD

Please Contact Acquisition Agent @ 67036 if there are any questions.

APPROVED
 BY ORANGE COUNTY BOARD
 OF COUNTY COMMISSIONERS
 JUN 05 2018

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 5-17-18

Amount: \$78.00

Project: Avalon Park Blvd Safety Improvements

Charge to Account # 1023-072-5142-6110 *CA 5/23/18*

Parcels: 101-701-801

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condemnation Post-Condemnation

X N/A

District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- X Advance Payment Requested (recording fees)

Orange County Comptroller
Recording Fees \$78.00

Total \$78.00

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract
- X Copy of Executed Instrument
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller (\$78.00)

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

Recommended by

Erica Guidroz
Erica Guidroz, Agent

Date

5-17-18

Payment Approved

Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

Date

5/18/18

Certified

Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved

Comptroller/Government Grants

Check No. / Date

REMARKS:

Scheduled Closing Date: As soon as checks are available

Anticipated Closing Date: TBD

Please Contact Acquisition Agent @ 67036 if there are any questions.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 05 2018

Instrument: 101.4/701.4/801.4
Project: Avalon Park Blvd Safety Improvements

SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed 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, to locate, construct, maintain, and/or improve a road right-of-way in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a drainage easement and memorandum of agreement held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrance to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrance as it has been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

Encumbrance:

MDC Coast S, LLC
FROM: Avalon Associates of Delaware Limited Partnership
TO: ExxonMobil Oil Corporation
Drainage Easement filed July 21, 2004 ("Easement")
Recorded in Official Records Book 7542, Page 4859
Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for road right-of-way purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that: (I) in the event said above described premises are abandoned by Orange County and cease to be used for road right-of-way purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made; and (II) in no event shall the County's activities within the Easement Area (as defined in the Easement) adversely impact, or impact the functioning of, any Associated Facilities (as defined in the Easement) existing within the Easement Area as of the date of this subordination.

Instrument: 101.4/701.4/801.4
Project: Avalon Park Blvd Safety Improvements

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this
10th day of April, A.D. 2018.

Signed, sealed, and delivered
in the presence of:

MDC Coast 5, LLC,
a Delaware limited liability company

Witness Christine
Sotkins

Printed Name

Witness Debra Brockett

Printed Name Robin Brockett

BY:

Michael R. Pfeiffer

Print name

Michael R. Pfeiffer
Executive Vice President,
General Counsel

Title

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

Approved As To Form
Legal Department
L. Tehrani

STATE OF _____

COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, personally appeared _____, as
_____ of Realty Income Corporation, a Maryland corporation D/B/A Realty
Income Properties, Inc, a Maryland corporation, as managing member of MDC Coast 5, LLC, a Delaware limited
liability company. He/She ☐ is personally known to me or ☐ has produced _____ as
identification.

Witness my hand and official seal this _____ day of _____, 20____.

(Notary Seal)

Notary Signature

Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires:

See Attached Certificate

This instrument prepared by:
Erica Guidroz, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On April 10, 2018 before me, Kristina M. Gasperino, Notary Public, personally appeared Michael R. Pfeiffer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kristina M Gasperino
Signature of Notary Public

(Notary Seal)



SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 241.97 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 02°21'47", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 24°29'09" WEST AND A CHORD LENGTH OF 241.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°18'16" WEST, A DISTANCE OF 185.84 FEET TO A POINT OF CURVATURE; THENCE RUN 325.70 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 08°02'12", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF SOUTH 19°17'10" WEST AND A CHORD LENGTH OF 325.43 FEET TO A POINT; THENCE SOUTH 16°19'38" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON A NON TANGENT CURVE AND THE WEST LINE OF SAID TRACT A; THENCE THE FOLLOWING FOUR COURSES ALONG THE WEST LINE OF SAID TRACT A; THENCE FROM A TANGENT BEARING OF NORTH 12°48'43" EAST, RUN 94.41 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 41°36'41", A RADIUS OF 130.00 FEET, A CHORD BEARING OF NORTH 07°59'38" WEST AND A CHORD LENGTH OF 92.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN 49.03 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 56°11'18", A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 00°42'20" EAST AND A CHORD LENGTH OF 47.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27°23'20" EAST, A DISTANCE OF 312.87 FEET TO A POINT OF CURVATURE; THENCE RUN 176.00 FEET IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 01°43'08", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF NORTH 26°31'46" EAST AND A CHORD LENGTH OF 176.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,458 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2Date: NOVEMBER 10, 2016Project No.: G07-23Drawn: AJH Chkd.: RJH/JMS**AVALON PARK
BOULEVARD****GEODATA CONSULTANTS, INC.****SURVEYING & MAPPING**

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32740

VOICE: (407) 732-6086 FAX: (407) 070-0841

Land Surveyor: Outhouse License No. 8508

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

**SECTION 6, TOWNSHIP 23
SOUTH, RANGE 32 EAST**

LEGEND & ABBREVIATIONS

Chkd. = CHECKED	POB = POINT OF BEGINNING
CB = CHORD BEARING	POC = POINT OF COMMENCEMENT
CH = CHORD DISTANCE	PRC = POINT OF REVERSE CURVATURE
CM = CONCRETE MONUMENT	R = RADIUS
L = LENGTH	R/W = RIGHT OF WAY
N&D = NAIL AND DISK	SUE = SIDEWALK & UTILITY EASEMENT
No. = NUMBER	TB = TANGENT BEARING
NT = NON TANGENT	W/ = WITH
ORB = OFFICIAL RECORDS BOOK	Δ = DELTA
PC = POINT OF CURVATURE	± = PLUS OR MINUS
PB = PLAT BOOK	
PG = PAGE	
PGS = PAGES	

**AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103**

R=5867.00' Δ=02°21'47"
L=241.97' CH=241.95'
CB=S24°29'09"W
TB=S23°18'16"W

R=5867.00' Δ=01°43'08"
L=176.00' CH=176.00'
CB=N26°31'46"E

POC
NORTH CORNER OF TRACT A
FOUND 4"x4" CM W/
N&D "1 1/2" ID 1221"

S23°18'16"W
185.84'

**AVALON TOWN CENTER
PARK SITE
PB 62, PGS 19-20**

TRACT A
DRAINAGE EASEMENT
PER ORB 7542 PG 4859
AS SHOWN PER PLAT

PARCEL 101
AREA: 12,458 SQUARE FEET ±

SCALE: 1" = 100'

SHEET 2

REVISION	BY	DATE

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND MAP IS THE ONLY ONE THAT I HAVE PREPARED FOR THIS PROJECT BY THE FLORENCE COUNTY OF FLORIDA. I AM A LICENSED SURVEYOR IN FLORIDA. IN COMPLIANCE WITH CHAPTER 472 OF THE FLORIDA STATUTES, I HAVE PROVIDED A TRUE AND CORRECT COPY OF THIS LEGAL DESCRIPTION AND MAP TO THE FLORENCE COUNTY CLERK'S OFFICE.

11-21-16
H. Paul deVore, Professional Land Surveyor, No. 6590 DATE

Date: NOVEMBER 10, 2016
Project No.: G07-23
Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GLODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1849 SOUTH INTERNATIONAL PARKWAY
SUITE 2401

LAKELAND, FLORIDA 33746

VOICE: (407) 732-6985 FAX: (407) 870-0841
Land Surveyor Qualification License No. 6590

SCHEDULE "A"

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"X4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 418.24 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 04°05'04", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 25°20'48" WEST AND A CHORD LENGTH OF 418.15 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE WEST LINE OF SAID TRACT A, SOUTH 27°23'20" WEST, A DISTANCE OF 81.53 FEET TO A POINT; THENCE SOUTH 62°14'40" EAST, A DISTANCE OF 16.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 62°14'40" EAST, A DISTANCE OF 28.17 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 21°26'18" WEST, RUN 30.17 FEET IN A SOUTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°45'13", A RADIUS OF 2294.00 FEET, A CHORD BEARING OF SOUTH 21°03'41" WEST AND A CHORD LENGTH OF 30.17 FEET TO A POINT; THENCE NORTH 62°14'40" WEST, A DISTANCE OF 28.21 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 20°46'10" EAST, RUN 30.20 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°44'43", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF NORTH 21°08'31" EAST AND A CHORD LENGTH OF 30.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 846 SQUARE FEET MORE OR LESS

GENERAL NOTES

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2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
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5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
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SHEET 1 OF 2Date: NOVEMBER 10, 2016Project No.: G07-23Drawn: AJH Chkd.: RJH/JMS**AVALON PARK
BOULEVARD****GEODATA CONSULTANTS, INC.****SURVEYING & MAPPING**

1340 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 738-8865 FAX: (407) 878-0841

Land Surveyor (Business License No. 6588)

SCHEDULE "A"

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

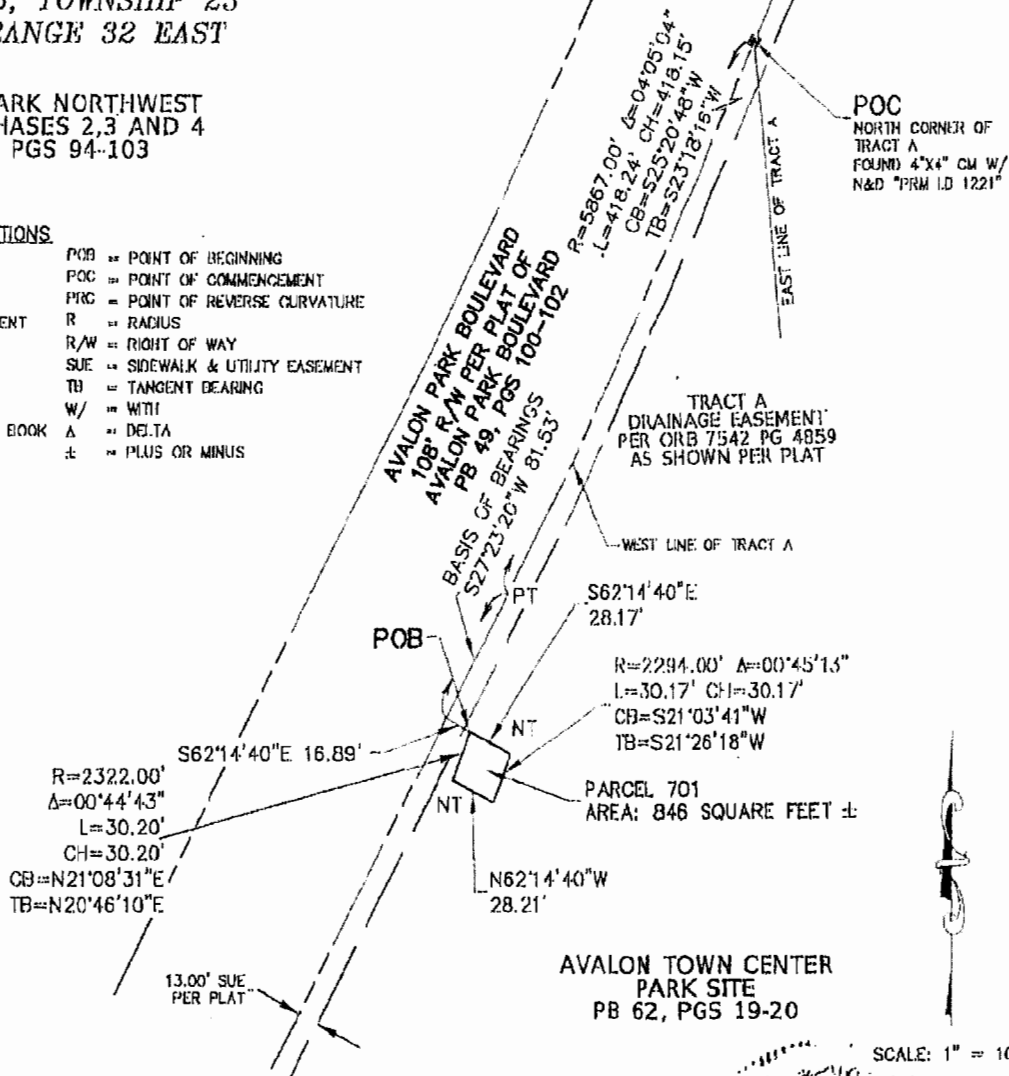
PURPOSE: TEMPORARY CONSTRUCTION

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

**AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103**

LEGEND & ABBREVIATIONS

Chkd. = CHECKED	POB = POINT OF BEGINNING
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No. = NUMBER	TB = TANGENT BEARING
NT = NON TANGENT	W/ = WITH
ORB = OFFICIAL RECORDS BOOK	Δ = DELTA
PB = PLAT BOOK	± = PLUS OR MINUS
PG = PAGE	
PGS = PAGES	



**AVALON TOWN CENTER
PARK SITE
PB 62, PGS 19-20**

SCALE: 1" = 100'

SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, AND, SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 46-17, FLORIDA ADMINISTRATIVE CODE, SUBSISTANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO RULES AND NOTATIONS SHOWN HEREON.

11-21-16
11. Paul Downard, Professional Land Surveyor No. 4300 DATE

REVISION BY DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GEORATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 752-6966 FAX: (407) 570-0841

Land Surveyor Number License No. 6356

SCHEDULE "A"

PARCEL: 801
ESTATE: PERPETUAL EASEMENT
PURPOSE: SIDEWALK, SLOPE & UTILITY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 241.97 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 02°21'47", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 24°29'09" WEST AND A CHORD LENGTH OF 241.95 FEET TO A POINT; THENCE SOUTH 64°19'58" EAST, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°18'16" WEST, A DISTANCE OF 185.57 FEET TO A POINT OF CURVATURE; THENCE RUN 323.87 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 08°02'12", A RADIUS OF 2309.00 FEET, A CHORD BEARING OF SOUTH 19°17'10" WEST AND A CHORD LENGTH OF 323.81 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 16°19'33" WEST, A DISTANCE OF 99.85 FEET TO A POINT ON A NON TANGENT CURVE AND THE EAST LINE OF A 13 FEET SIDEWALK AND UTILITY EASEMENT PER SAID PLAT OF AVALON TOWN CENTER PARK SITE; THENCE FROM A TANGENT BEARING OF NORTH 12°58'32" EAST, RUN 53.67 FEET IN A NORTHERLY DIRECTION, ALONG THE EAST LINE OF SAID EASEMENT, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 21°30'08", A RADIUS OF 143.00 FEET, A CHORD BEARING OF NORTH 02°13'27" EAST AND A CHORD LENGTH OF 53.35 FEET TO A POINT; THENCE NORTH 16°19'38" EAST, A DISTANCE OF 47.87 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 15°16'04" EAST, RUN 294.82 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 07°16'29", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF NORTH 18°54'19" EAST AND A CHORD LENGTH OF 294.63 FEET TO A POINT ON THE EAST LINE OF SAID EASEMENT; THENCE THE FOLLOWING TWO COURSES ALONG THE EAST LINE OF SAID EASEMENT; THENCE NORTH 27°23'20" EAST, A DISTANCE OF 40.16 FEET TO A POINT OF CURVATURE; THENCE RUN 176.69 FEET IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 01°43'18", A RADIUS OF 5880.00 FEET, A CHORD BEARING OF NORTH 26°31'41" EAST AND A CHORD LENGTH OF 176.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,947 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1340 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKH MARY, FLORIDA 32748

VOICE: (407) 792-6985 FAX: (407) 870-0841

Land Surveyor Licensee License No. 8556

PARCEL: 801
ESTATE: PERPETUAL EASEMENT
PURPOSE: SIDEWALK, SLOPE & UTILITY

SECTION 6, TOWNSHIP 23
SOUTH, RANGE 32 EAST

CHKD	=	CHECKED	PGB	=	POINT OF BEGINNING
CB	=	CHORD BEARING	PGC	=	POINT OF COMMENCEMENT
CH	=	CHORD DISTANCE	PRC	=	POINT OF REVERSE CURVATURE
CM	=	CONCRETE MONUMENT	R	=	RADIUS
L	=	LENGTH	R/W	=	RIGHT OF WAY
N&D	=	NAIL AND DISK	SUE	=	SIDEWALK & UTILITY EASEMENT
No.	=	NUMBER	TD	=	TANGENT BEARING
NT	=	NON TANGENT	W/	=	WITH
ORB	=	OFFICIAL RECORDS BOOK	Δ	=	DELTA
PB	=	PLAT BOOK	±	=	PLUS OR MINUS
PC	=	POINT OF CURVATURE			
PG	=	PAGE			
PGS	=	PAGES			

R=2322.00'
A=07°16'29"
L=294.82'
CH=294.63'
CB=N18°54'19"E
TB=N15°16'04"E

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

R=5867.00' A=02°21'47"
 L=241.9' CH=241.95'
 CB=S24°29'09"W
 TB=S23°18'16"W
 S64°19'58"E 13.00'
 =5880.00' A=01°43'18"
 L=176.69' CH=176.66' -
 CB=N26°31'41"E

POC
NORTH CORNER OF TRACT A
FOUND 4"x4" CM W/
N&D "PRM L13 1221"

AVALON TOWN CENTER
 PARK SITE
 PB 62, PGS 19--20

PARCEL 801
AREA: 5.947 SQUARE FEET ±

R=2309.00'
A=08°02'12"
L=323.87'
CH=323.61'
CB=S19°17'10"W

N16°19'38"E
47.87'
R=143.00'
Δ=21°30'08"
L=53.67'
CH=53.35'
CB=N02°13'27"E
TB=N12°58'32"E

TRACT A
DRAINAGE EASEMENT
PER ORB 7542 PG 4859
AS SHOWN PER PLAT

SCALE: 1" = 100'

SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, SUBJECT TO CHAPTER 472 OF THE FLORIDA STATUTES SUBJECT TO LIES & FALSIFICATIONS SHOWN HEREON.

01/31/2017

Il Paul desverre, P. 100

REVISED TANGENT BEARING

JMS 01/30/2017

REVISION

BY	DATE
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Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK
BOULEVARD

THE STATE OF CALIFORNIA
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