



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 11

DATE: June 25, 2019

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

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

FROM: Kim Heim, Senior Title Examiner *KH*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility Easement from Carlsbad Orlando, LLC to Orange County with Joinder and Consent to Utility Easement from Beachline South Residential, LLC and Temporary Construction Easement from Carlsbad Orlando, LLC to Orange County with Joinder and Consent to Temporary Construction Easement from Beachline South Residential, LLC and authorization to record instruments

PROJECT: Starwood MUP Permit #16-U-037 OCU File # 85426

District 4

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

ITEMS: Utility Easement
Cost: Donation
Size: 2.503 acres

Temporary Construction Easement
Cost: Donation
Size: 2.503 acres
Term: Six years, or until completion of construction

Real Estate Management Division

Agenda Item 11

June 25, 2019

Page 2

APPROVALS: Real Estate Management Division
County Attorney's Office
Utilities Department
Risk Management Division

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 16 2019

THIS IS A DONATION

Project: Starwood MUP Permit #16-U-037 OCU File # 85426

UTILITY EASEMENT

THIS UTILITY EASEMENT, Made this 4th day of June, A.D. 2019, between Carlsbad Orlando, LLC, a Florida limited liability company, whose address is 125 N.E. 1st Avenue, Suite 1, Ocala, Florida, 34470, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a non-exclusive easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, a 24" reclaimed water line and any other related reclaimed water facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit (the "Easement Area"):

SEE ATTACHED EXHIBIT "A"

A portion of Property Appraiser's Parcel Identification Number 32-23-31-0000-00-002

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever. GRANTOR's conveyance of said easement, and GRANTEE's acceptance and use of same, is made subject to any and all matters of record; provided, however, reference thereto shall not serve to reimpose the same.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the Easement Area, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the Easement Area.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

GRANTOR reserves the right to (i) construct utilities, paved areas (such as roads, trails and sidewalks) and landscaping within the Easement Area, to the extent that such improvements do not materially interfere with GRANTEE's rights hereunder, and (ii) use the Easement Area at any and all times

for any and all other purposes which do not unreasonably interfere with the easement rights granted herein. Utilities constructed by the GRANTOR shall run perpendicular to any reclaimed water lines within the Easement Area.

Nothing contained in this Utility Easement shall create or shall be deemed to create any easements or use rights in the general public or constitute a public dedication for any public use whatsoever.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered
in the presence of:

Carlsbad Orlando, LLC,
a Florida limited liability company

Beverly J. Hernandez
Witness

BY: Steven H. Gray
Steven H. Gray, as Manager

Beverly J. Hernandez
Printed Name

Amanda Durham
Witness

Amanda Durham
Printed Name

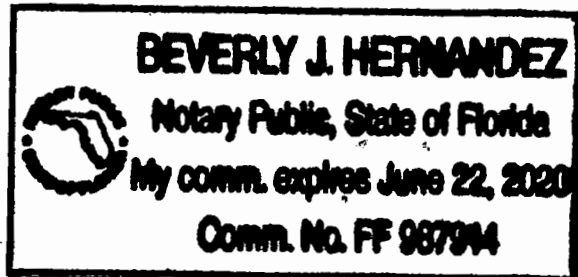
(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 4th of June, 20 , by Steven H. Gray, as manager, of Carlsbad Orlando, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced _____ as identification.

(Notary Seal)

Beverly J. Hernandez
Notary Signature



Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

JOINDER AND CONSENT TO UTILITY EASEMENT

The undersigned hereby acknowledges that it holds certain interest in the described Utility Easement, as attached herewith, as Buyer, by virtue of that certain Second Amended and Restated Real Estate Purchase Agreement dated effective as of September 2, 2014, as reflected in the Memorandum of Agreement recorded April 14, 2016 in Document Number 20160186802 and in the Memorandum of Agreement recorded April 14, 2016 in Document Number 20160186803, and that the undersigned hereby joins in and consents to the execution and recording of the Utility Easement such that, for all purposes, in the event the undersigned shall hereafter take title to all or any portion of the Utility Easement area, the rights and privileges of the parties thereto shall not be disturbed or impaired.

Signed, sealed and delivered in the presence of:

[Signature]

Print Name: Lee Smith

Beachline South Residential, LLC, a Florida limited liability company f/k/a Starwood Central Florida, LLC, a Florida limited liability company

BY: Land Innovations, LLC, a Florida limited liability company as Manager

[Signature]

Print Name: Kathleen Foley Barry

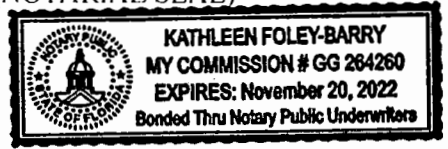
BY: Primo Land LLC, a Florida limited liability company as Manager

BY: [Signature] Print Name: JAY A. THOMPSON Title: Manager

STATE OF Florida COUNTY OF Orange

The foregoing instrument was acknowledged before me this 2nd day of June, 2019, by Jay A. Thompson, as manager of Primo Land LLC, a Florida limited liability company, as manager of Land Innovations, LLC, a Florida limited liability company, as manager of Beachline South Residential, LLC, a Florida limited liability company f/k/a Starwood Central Florida, LLC, a Florida limited liability company, on behalf of said limited liability company. He/she [X] is personally known to me, or [] has produced _____ as identification.

(NOTARIAL SEAL)



[Signature] Notary Public Print Name: My Commission Expires:

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

PROJECT NAME: STARWOOD MUP
ORANGE COUNTY
PROJECT NUMBER: 16-U-037

EXHIBIT "A"

LEGAL DESCRIPTION:

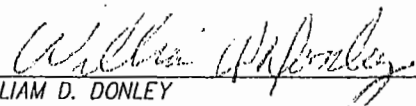
A PORTION OF LAND LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST; THENCE S01°30'57"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 45.29 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, N60°00'00"E, A DISTANCE OF 71.76 FEET; THENCE S63°21'50"E, A DISTANCE OF 289.52 FEET; THENCE N87°12'24"E, A DISTANCE OF 675.44 FEET; THENCE S13°11'33"E, A DISTANCE OF 121.75 FEET; THENCE N88°38'45"E, A DISTANCE OF 3704.00 FEET; THENCE N45°33'45"E, A DISTANCE OF 48.37 FEET; THENCE S87°31'03"E, A DISTANCE OF 48.69 FEET; THENCE S40°28'39"E, A DISTANCE OF 48.54 FEET; THENCE S83°26'30"E, A DISTANCE OF 443.88 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE S01°53'43"E ALONG SAID EAST LINE, A DISTANCE OF 20.22 FEET; THENCE DEPARTING SAID EAST LINE, N83°26'30"W, A DISTANCE OF 454.72 FEET; THENCE N40°28'39"W, A DISTANCE OF 47.71 FEET; THENCE N87°31'03"W, A DISTANCE OF 31.31 FEET; THENCE S45°33'45"W, A DISTANCE OF 47.58 FEET; THENCE S88°38'45"W, A DISTANCE OF 3728.13 FEET; THENCE N13°11'33"W, A DISTANCE OF 121.33 FEET; THENCE S87°12'24"W, A DISTANCE OF 664.02 FEET; THENCE N63°21'50"W, A DISTANCE OF 283.99 FEET; THENCE S60°00'00"W, A DISTANCE OF 71.84 FEET TO A POINT ON AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2; THENCE N01°30'57"W ALONG SAID WEST LINE, A DISTANCE OF 22.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.503 ACRES, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST, AS BEING N01°53'43"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. SECTION TIES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY DONALD W. MACINTOSH AND ASSOCIATES UNDER JOB #14153.002, DATED MARCH 16, 2015, PROVIDED TO THIS FIRM BY THE CLIENT.

 07/03/2018
WILLIAM D. DONLEY DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5381
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 5

(SEE SHEET 2 FOR VICINITY MAP)
(SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

20' UTILITY EASEMENT

SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 Fax: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

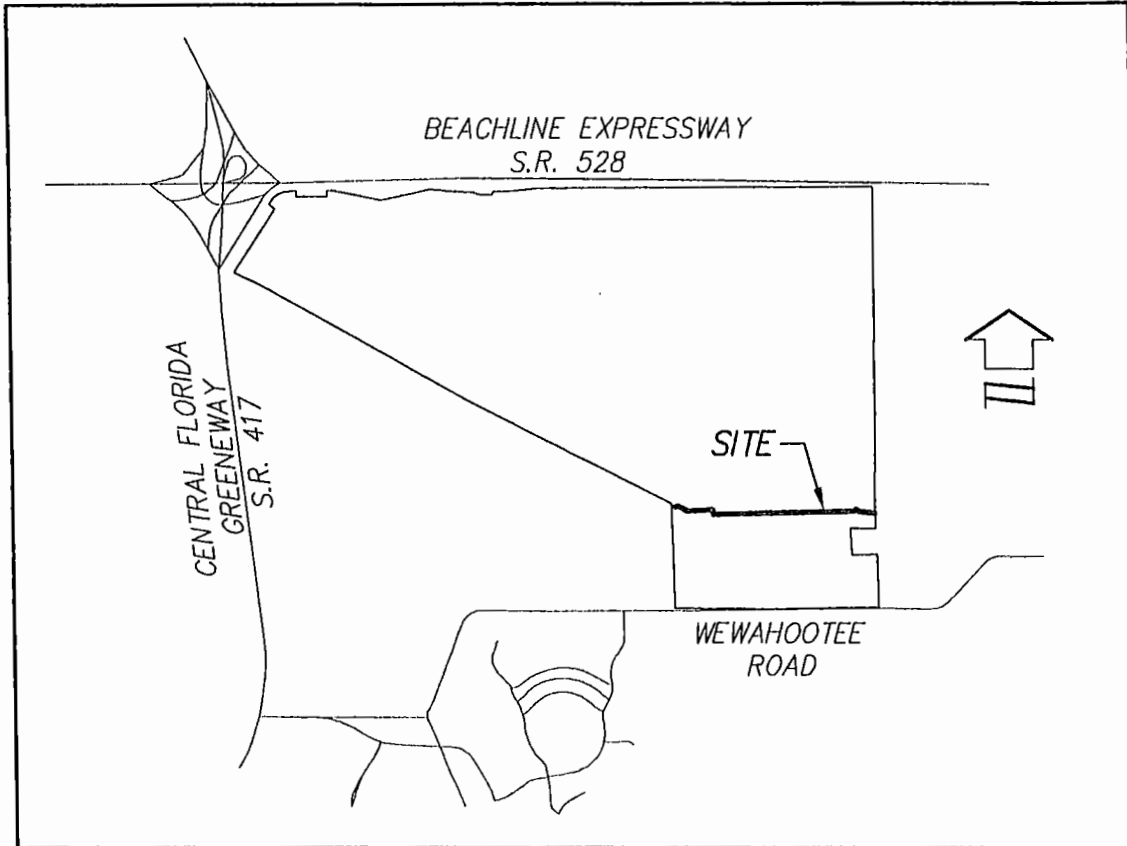
BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 01/19/17
REV DATE: 07/03/18
SCALE 1" = N/A

PROJ: 50077005
DRAWN BY: MLR
CHECKED BY: TAT

Drawing name: J:\Orlando Survey\Alpha_Brunetti\DWG-Civil\30\Project Alpha_sursketch_Utility_Easmt.dwg Legal 1 Jul 03, 2018 12:40pm by: mralins

PROJECT NAME: STARWOOD MUP
 ORANGE COUNTY
 PROJECT NUMBER: 16-U-037



VICINITY MAP
 (NOT TO SCALE)

SHEET 2 OF 5

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)
 (SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION)

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SKETCH OF DESCRIPTION

-OF-

20' UTILITY EASEMENT

SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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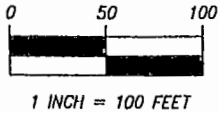
PREPARED FOR:

BEACHLINE SOUTH
 RESIDENTIAL, LLC

DATE: 01/19/17
 REV DATE: 07/03/18
 SCALE 1" = N/A

PROJ: 50077005
 DRAWN BY: MLR
 CHECKED BY: TAT

Drawing name: d:_Orlando Survey\Alpha_Brunetti\DWG-Civil\3D\Project Alpha_sursketch_UTILITY_Easmt.dwg Sketch 2 Jul 03, 2018 12:41PM DJF mcmans

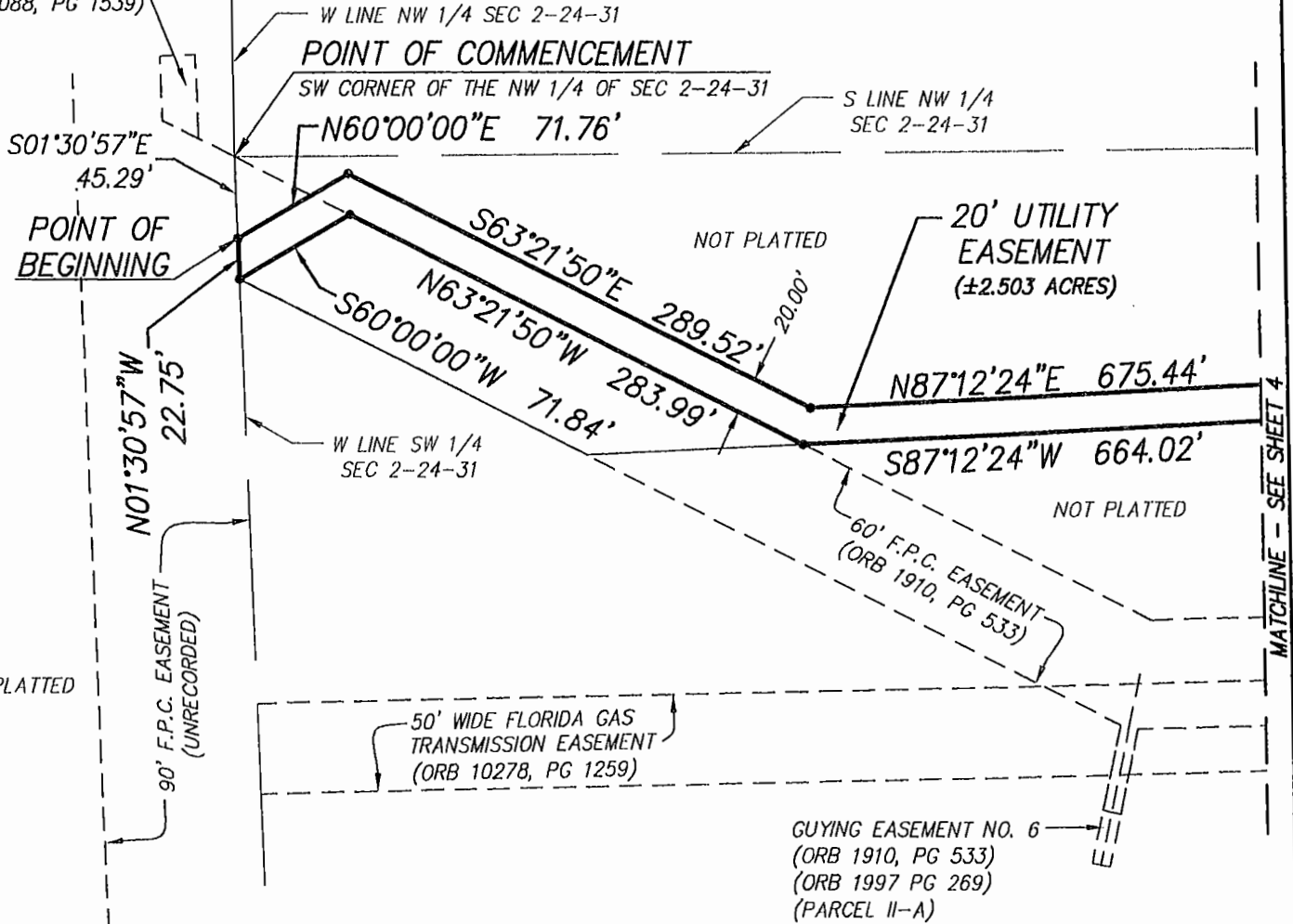


LEGEND:

- LINE BREAK
- POC POINT ON A CURVE
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- TAN BRG TANGENT BEARING
- F.P.C. FLORIDA POWER CORPORATION
- ± MORE OR LESS
- SEC SECTION
- CHANGE IN DIRECTION

PROJECT NAME: STARWOOD MUP
 ORANGE COUNTY
 PROJECT NUMBER: 16-U-037

GUYING EASEMENT
 (ORB 4088, PG 1539)



SHEET 3 OF 5

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 2 FOR VICINITY MAP)

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SKETCH OF DESCRIPTION

-OF-

20' UTILITY EASEMENT

SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

BEACHLINE SOUTH
 RESIDENTIAL, LLC

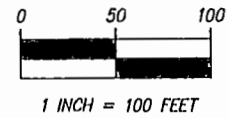
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 REV DATE: 07/03/18
 SCALE 1" = 100'

PROJ: 50077005
 DRAWN BY: MLR
 CHECKED BY: TAT

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PROJECT NAME: STARWOOD MUP
 ORANGE COUNTY
 PROJECT NUMBER: 16-U-037

S LINE NW 1/4
 SEC 2-24-31



NOT PLATTED

NOT PLATTED

NOT PLATTED

LEGEND:

	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
TAN BRG	TANGENT BEARING
F.P.C.	FLORIDA POWER CORPORATION
±	MORE OR LESS
SEC	SECTION
●	CHANGE IN DIRECTION

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 2 FOR VICINITY MAP)

SHEET 4 OF 5

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

20' UTILITY EASEMENT

SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

BEACHLINE SOUTH
 RESIDENTIAL, LLC

DATE: 01/19/17
 REV DATE: 07/03/18
 SCALE 1" = 100'

PROJ: 50077005
 DRAWN BY: MLR
 CHECKED BY: TAT

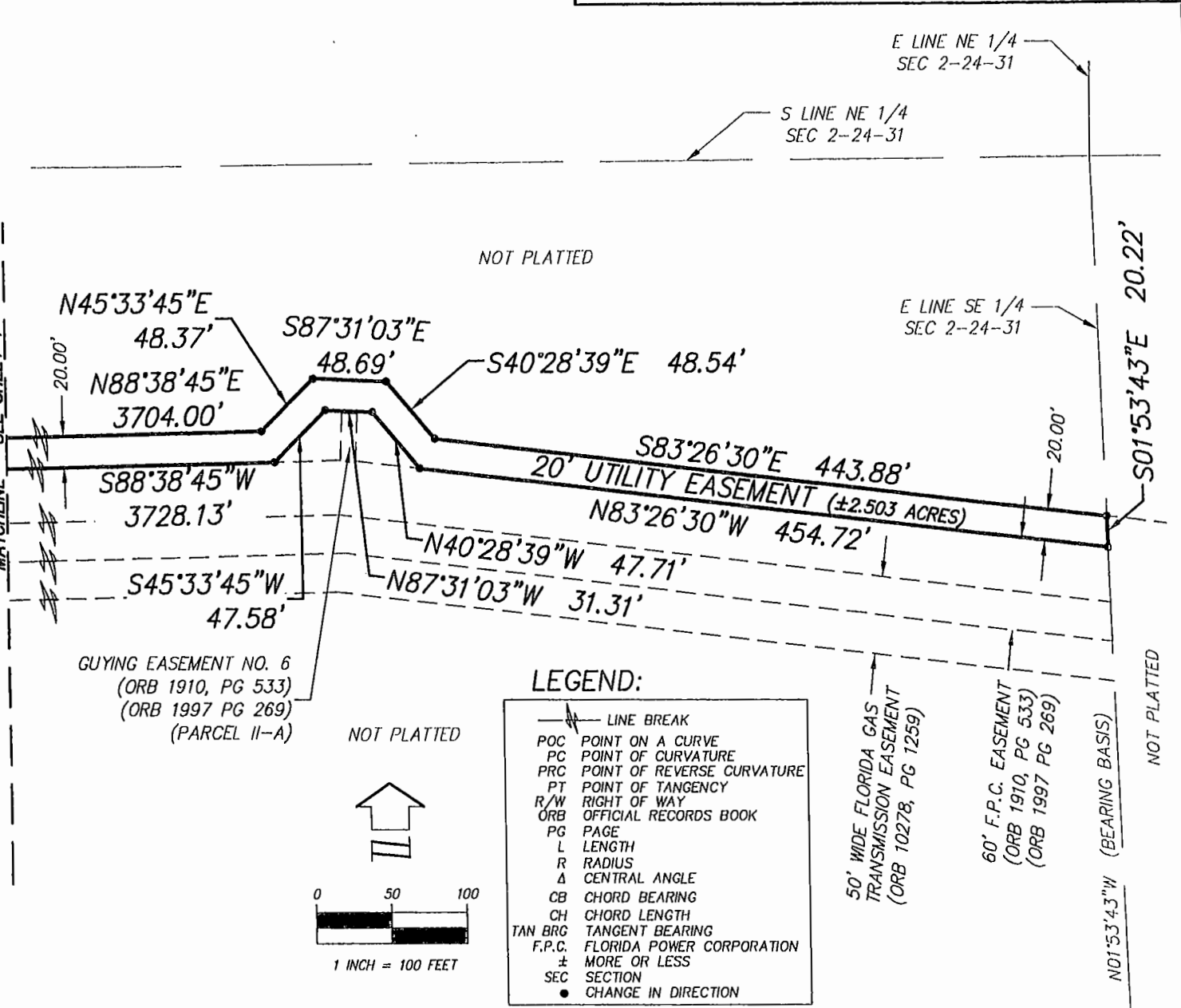
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MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

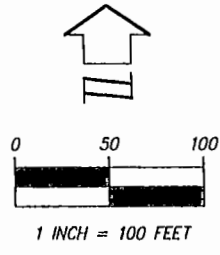
PROJECT NAME: STARWOOD MUP
 ORANGE COUNTY
 PROJECT NUMBER: 16-U-037

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 MATCHLINE - SEE SHEET 4



LEGEND:

	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
TAN BRG	TANGENT BEARING
F.P.C.	FLORIDA POWER CORPORATION
±	MORE OR LESS
SEC	SECTION
●	CHANGE IN DIRECTION



SHEET 5 OF 5

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 2 FOR VICINITY MAP)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
 20' UTILITY EASEMENT
 SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA

Dewberry
 131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
BEACHLINE SOUTH RESIDENTIAL, LLC
 DATE: 01/19/17
 REV DATE: 07/03/18
 SCALE: 1" = 100'
 PROJ: 50077005
 DRAWN BY: MLR
 CHECKED BY: TAT

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUL 16 2019

THIS IS A DONATION

Project: Starwood MUP Permit #16-U-037 OCU File # 85426

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to us, this ~~4th~~ day of June, A.D. 2019, Carlsbad Orlando, LLC, a Florida limited liability company, whose address is 125 N.E. 1st Avenue, Suite 1, Ocala, Florida, 34470, GRANTOR, does hereby give, grant, bargain, and release to Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE, a temporary non-exclusive construction easement to enter upon the portion of the lands of GRANTOR, for the purposes described herein, such lands being described as follows (the "Easement Area"):

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

32-23-31-0000-00-002

This EASEMENT is granted for construction purposes only, including the right to enter upon said lands for the purposes of excavating, constructing, and storage of materials and equipment, during GRANTEE's construction of a reclaimed water line upon the adjacent lands, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction and excavating activities in the Easement Area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities.

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the Easement Area, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

GRANTOR reserves the right to (i) construct utilities, paved areas (such as roads, trails, and sidewalks), and landscaping within the Easement Area to the extent that such improvements do not materially interfere with GRANTEE's rights hereunder and (ii) use the Easement Area at any and all times for any and all other purposes which do not unreasonably interfere with the easement rights granted herein. Utilities constructed by the GRANTOR shall run perpendicular to any reclaimed water lines within the Easement Area.

Nothing contained in this Temporary Construction Easement shall create or shall be deemed to create any easements or use rights in the general public or constitute a public dedication for any public use whatsoever.

THIS EASEMENT shall expire upon the completion of the construction of the said project or after six (6) years from the date of this Temporary Construction Easement, whichever occurs first.

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

Signed, sealed and delivered
in the presence of:

Carlsbad Orlando, LLC,
a Florida limited liability company

Beverly J. Hernandez
Witness

BY: Steven H. Gray
Steven H. Gray, as Manager

Beverly J. Hernandez
Printed Name

Amanda Durham
Witness

Amanda Durham
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 7th of June, 2016, by Steven H. Gray, as manager, of Carlsbad Orlando, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced _____ as identification.

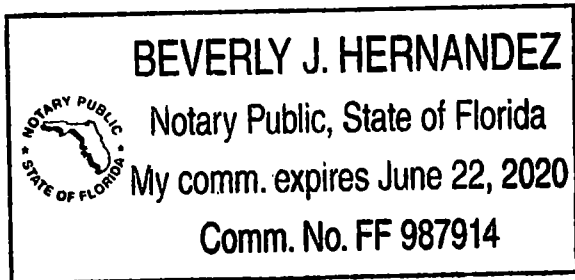
(Notary Seal)

Beverly J. Hernandez
Notary Signature

Printed Notary Name

Notary Public in and for
the county and state aforesaid.

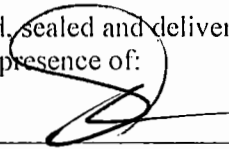
My commission expires:



JOINDER AND CONSENT TO TEMPORARY CONSTRUCTION EASEMENT

The undersigned hereby acknowledges that it holds certain interest in the described Temporary Construction Easement ("Easement"), as attached herewith, as Buyer, by virtue of that certain Second Amended and Restated Real Estate Purchase Agreement dated effective as of September 2, 2014, as reflected in the Memorandum of Agreement recorded April 14, 2016 in Document Number 20160186802 and in the Memorandum of Agreement recorded April 14, 2016 in Document Number 20160186803, and that the undersigned hereby joins in and consents to the execution and recording of the Easement such that, for all purposes, in the event the undersigned shall hereafter take title to all or any portion of the Temporary Construction Easement area, the rights and privileges of the parties thereto shall not be disturbed or impaired.

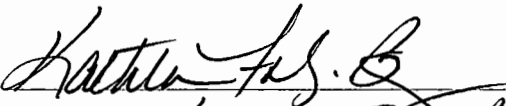
Signed, sealed and delivered
in the presence of:



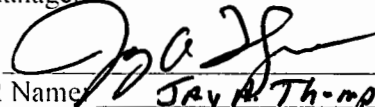
Print Name: Lee Smith

Beachline South Residential, LLC,
a Florida limited liability company
f/k/a Starwood Central Florida, LLC,
a Florida limited liability company

BY: Land Innovations, LLC,
a Florida limited liability company
as Manager


Print Name: Kathleen Foley Barry

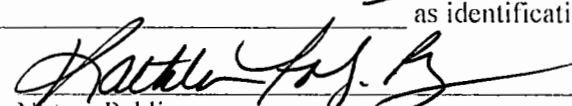
BY: Primo Land LLC,
a Florida limited liability company
as Manager

BY: 
Print Name: Jay A. Thompson
Title: Manager

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 2nd day of June, 2019, by Jay A. Thompson, as manager of Primo Land LLC, a Florida limited liability company, as manager of Land Innovations, LLC, a Florida limited liability company, as manager of Beachline South Residential, LLC, a Florida limited liability company f/k/a Starwood Central Florida, LLC, a Florida limited liability company, on behalf of said limited liability company. He/she is personally known to me, or has produced _____ as identification.




Notary Public
Print Name: _____
My Commission Expires: _____

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

PROJECT NAME: STARWOOD MUP
ORANGE COUNTY
PROJECT NUMBER: 16-U-037

EXHIBIT "A"

LEGAL DESCRIPTION:

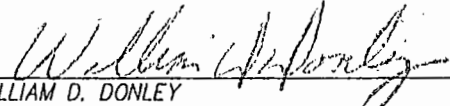
A PORTION OF LAND LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST; THENCE S01°30'57"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 22.54 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, N60°00'00"E, A DISTANCE OF 71.69 FEET; THENCE S63°21'50"E, A DISTANCE OF 295.04 FEET; THENCE N87°12'24"E, A DISTANCE OF 686.85 FEET; THENCE S13°11'33"E, A DISTANCE OF 122.17 FEET; THENCE N88°38'45"E, A DISTANCE OF 3679.86 FEET; THENCE N45°33'45"E, A DISTANCE OF 49.15 FEET; THENCE S87°31'03"E, A DISTANCE OF 66.08 FEET; THENCE S40°28'39"E, A DISTANCE OF 49.38 FEET; THENCE S83°26'30"E, A DISTANCE OF 433.03 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE S01°53'43"E ALONG SAID EAST LINE, A DISTANCE OF 20.22 FEET; THENCE DEPARTING SAID EAST LINE, N83°26'30"W, A DISTANCE OF 443.88 FEET; THENCE N40°28'39"W, A DISTANCE OF 48.54 FEET; THENCE N87°31'03"W, A DISTANCE OF 48.69 FEET; THENCE S45°33'45"W, A DISTANCE OF 48.37 FEET; THENCE S88°38'45"W, A DISTANCE OF 3704.00 FEET; THENCE N13°11'33"W, A DISTANCE OF 121.75 FEET; THENCE S87°12'24"W, A DISTANCE OF 675.44 FEET; THENCE N63°21'50"W, A DISTANCE OF 289.52 FEET; THENCE S60°00'00"W, A DISTANCE OF 71.76 FEET TO A POINT ON AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2; THENCE N01°30'57"W ALONG SAID WEST LINE, A DISTANCE OF 22.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.503 ACRES, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST, AS BEING N01°53'43"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. SECTION TIES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY DONALD W. MACINTOSH AND ASSOCIATES UNDER JOB #14153.002, DATED MARCH 16, 2015, PROVIDED TO THIS FIRM BY THE CLIENT.

 07/03/2018
 WILLIAM D. DONLEY DATE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 5381
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 5

(SEE SHEET 2 FOR VICINITY MAP)
(SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**20' TEMPORARY
CONSTRUCTION
EASEMENT**

SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

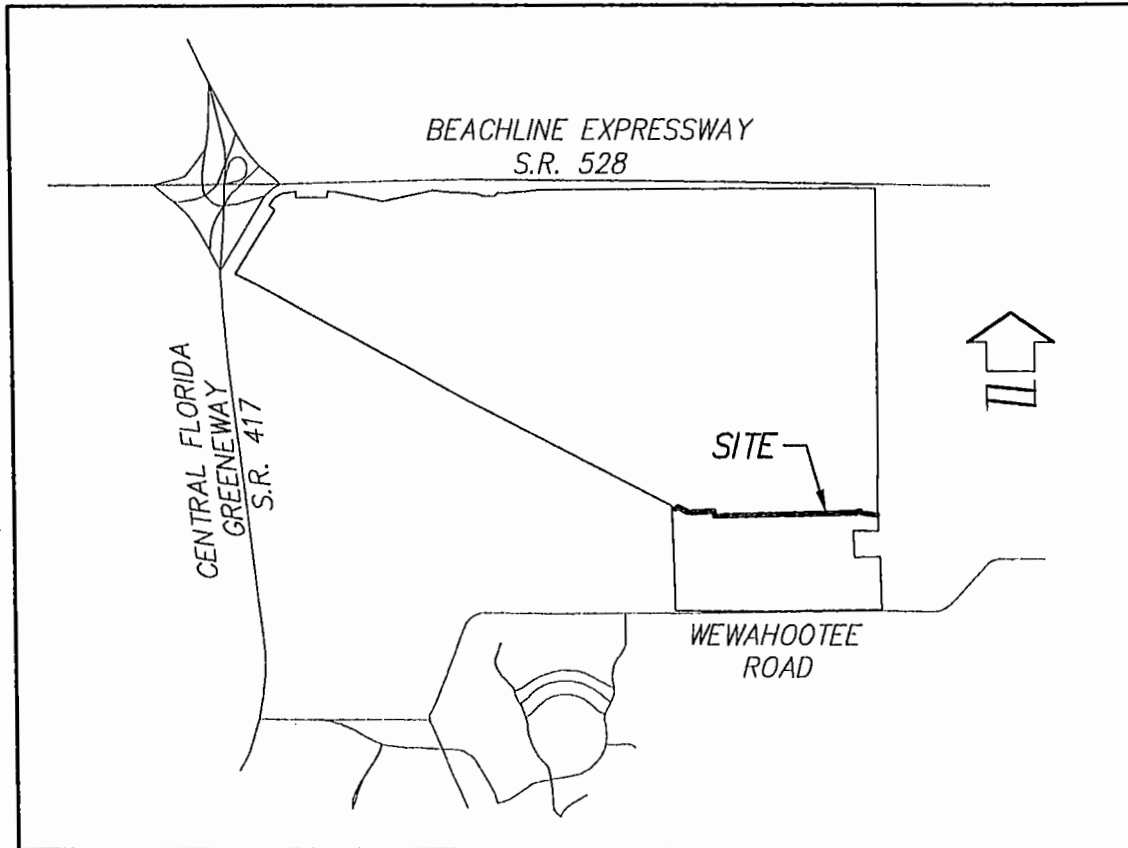
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/19/17
REV DATE: 07/03/18
SCALE 1" = N/A

PROJ: 50077005
DRAWN BY: MLR
CHECKED BY: TAT

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PROJECT NAME: STARWOOD MUP
 ORANGE COUNTY
 PROJECT NUMBER: 16-U-037



VICINITY MAP
 (NOT TO SCALE)

SHEET 2 OF 5

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)
 (SEE SHEETS 3-5 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**20' TEMPORARY
 CONSTRUCTION
 EASEMENT**

SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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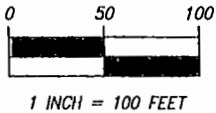
PREPARED FOR:

**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

DATE: 01/19/17
 REV DATE: 07/03/18
 SCALE 1" = N/A

PROJ: 50077005
 DRAWN BY: MLR
 CHECKED BY: TAT

Drawing name: J:\Orlando Survey\Alpha_Brunch\DWG-Civil_3D\Project_Alpha_surasketch_TCE.dwg Sketch 2 Jul 03, 2018 12:36pm by: mrollins



LEGEND:

- LINE BREAK
- POC POINT ON A CURVE
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- TAN BRG TANGENT BEARING
- F.P.C. FLORIDA POWER CORPORATION
- ± MORE OR LESS
- SEC SECTION
- CHANGE IN DIRECTION

PROJECT NAME: STARWOOD MUP
 ORANGE COUNTY
 PROJECT NUMBER: 16-U-037

GUYING EASEMENT
 (ORB 4088, PG 1539)

W LINE NW 1/4 SEC 2-24-31

POINT OF COMMENCEMENT

SW CORNER OF THE NW 1/4 OF SEC 2-24-31

N60°00'00"E 71.69'

S LINE NW 1/4
 SEC 2-24-31

S01°30'57"E
 22.54'

20' TEMPORARY
 CONSTRUCTION
 EASEMENT
 (±2.503 ACRES)

POINT OF
 BEGINNING

NOT PLATTED

S63°21'50"E 295.04'

N63°21'50"W 289.52'

N87°12'24"E 686.85'

N01°30'57"W
 22.75'

W LINE SW 1/4
 SEC 2-24-31

S87°12'24"W 675.44'

NOT PLATTED

60' F.P.C. EASEMENT
 (ORB 1910, PG 533)

NOT PLATTED

90' F.P.C. EASEMENT
 (UNRECORDED)

50' WIDE FLORIDA GAS
 TRANSMISSION EASEMENT
 (ORB 10278, PG 1259)

GUYING EASEMENT NO. 6
 (ORB 1910, PG 533)
 (ORB 1997 PG 269)
 (PARCEL II-A)

SHEET 3 OF 5

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 2 FOR VICINITY MAP)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

20' TEMPORARY
 CONSTRUCTION
 EASEMENT

SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

BEACHLINE SOUTH
 RESIDENTIAL, LLC

DATE: 01/19/17
 REV DATE: 07/03/18
 SCALE 1" = 100'

PROJ: 50077005
 DRAWN BY: MLR
 CHECKED BY: TAT

Drawing name: J:\Orlando Survey\Alpha_Branch\DWG-Civil\3D\Project\Alpha_sursketch_TCE.dwg Sketch 3 Jul 03, 2018 12:37pm by: mrollins

MATCHLINE - SEE SHEET 4

PROJECT NAME: STARWOOD MUP
 ORANGE COUNTY
 PROJECT NUMBER: 16-U-037

S LINE NW 1/4
 SEC 2-24-31

20' TEMPORARY
 CONSTRUCTION EASEMENT
 (±2.503 ACRES)

NOT PLATTED

N87°12'24"E 686.85'

S87°12'24"W 675.44'

NOT PLATTED

N13°11'33"W
 121.75'

S13°11'33"E
 122.17'

NOT PLATTED

N88°38'45"E 3679.86'

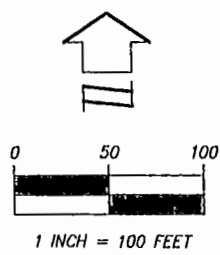
S88°38'45"W 3704.00'

60' F.P.C. EASEMENT
 (ORB 1910, PG-533)

NOT PLATTED

LEGEND:

	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
TAN BRG	TANGENT BEARING
F.P.C.	FLORIDA POWER CORPORATION
±	MORE OR LESS
SEC	SECTION
◊	CHANGE IN DIRECTION



68' ACCESS EASEMENT
 (ORB 10278, PG 1267)

50' WIDE TEMPORARY
 WORKSPACE
 (ORB 10278, PG 1267)

50' WIDE FLORIDA GAS
 TRANSMISSION EASEMENT
 (ORB 10278, PG 1259)

SHEET 4 OF 5

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 2 FOR VICINITY MAP)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

20' TEMPORARY
 CONSTRUCTION
 EASEMENT

SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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PREPARED FOR:

BEACHLINE SOUTH
 RESIDENTIAL, LLC

DATE: 01/19/17
 REV DATE: 07/03/18
 SCALE 1" = 100'

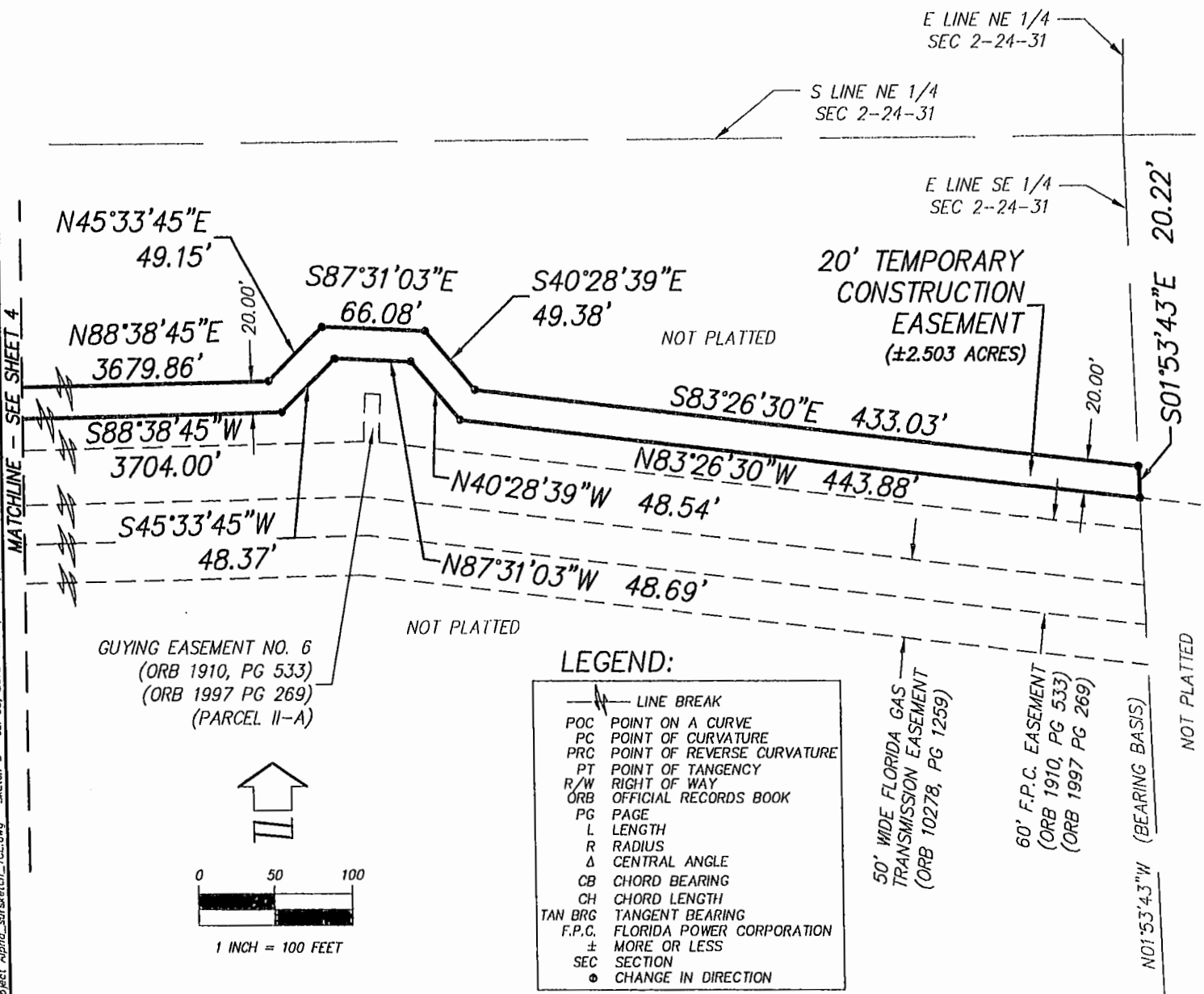
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 CHECKED BY: TAT

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MATCHLINE - SEE SHEET 3

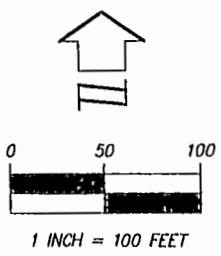
MATCHLINE - SEE SHEET 5

PROJECT NAME: STARWOOD MUP
 ORANGE COUNTY
 PROJECT NUMBER: 16-U-037



LEGEND:

- LINE BREAK
- POC POINT ON A CURVE
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
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- CH CHORD LENGTH
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- F.P.C. FLORIDA POWER CORPORATION
- ± MORE OR LESS
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SHEET 5 OF 5

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)
 (SEE SHEET 2 FOR VICINITY MAP)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

20' TEMPORARY
 CONSTRUCTION
 EASEMENT

SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



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BEACHLINE SOUTH
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DATE: 01/19/17
 REV DATE: 07/03/18
 SCALE 1" = 100'

PROJ: 50077005
 DRAWN BY: MLR
 CHECKED BY: TAT

Drawing name: J:\Orlando Survey\Alpha_Brnneth\DWG-3D\Project_Alpha_sursketch_1.ctb
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 MATCHLINE - SEE SHEET 4