



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** May 17, 2021

**TO:** Mayor Jerry L. Demings  
-AND-  
County Commissioners

**THROUGH:** Mindy T. Cummings, Manager *MTC*  
Real Estate Management Division

**FROM:** Theresa A. Avery, Sr. Acquisition Agent *At for TA*  
Real Estate Management Division

**CONTACT PERSON:** Mindy T. Cummings, Manager

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

**ACTION REQUESTED:** Approval of Purchase Agreement between City of Orlando and Orange County, City Deed from City of Orlando, Slope Easement from City of Orlando, Temporary Construction Easement between City of Orlando and Orange County, Memorandum of Understanding Between Orange County Utilities Department and Orange County Public Works Department for Real Estate Transactions related to CR 545 (Avalon Road) (Osceola County Line to Porter Road), Subordination of Encumbrance to Property Rights to Orange County and Partial Release of Unrecorded Lease between Orange County National Golf Club, LLC and Orange County; approval and execution of Notice of Reservation to the City Deed, Notice of Reservation to the Slope Easement, and Subordination of Utility Interests from Duke Energy Florida, LLC, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation to Orange County and authorization to disburse funds, pay recording fees, record instruments, and perform all actions necessary and incidental to closing

**PROJECT:** CR 545 (Avalon Rd) (Osceola County Line to Porter Road)  
  
District 1

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

**ITEMS:** Purchase Agreement

City Deed (Instrument 1046.1A)  
Cost: \$1,900.00 to City of Orlando  
Size: 0.028 acres

Slope Easement (Instrument 8046.1A)  
Cost: \$1,700.00  
Size: 2,193 square feet

Temporary Construction Easement (Instrument 7045.1/7046.1)  
Cost: \$1,450.00  
Size: 1,594 square feet  
Term: 7 years

Memorandum of Understanding Between Orange County Utilities Department  
and Orange County Public Works Department for Real Estate Transactions  
Related to CR 545 (Avalon Road) (Osceola County Line to Porter Road)  
(Instrument 1046/8046/7046/7045)  
Cost: \$1,900.00 to Orange County Utilities Department

Subordination of Encumbrance to Property Rights to Orange County and Partial  
Release of Unrecorded Lease (Instrument 1046.2/7045.2/8046.2/7046.2)

Notice of Reservation (Instrument 1046.1B)  
Cost: None  
Size: 0.028 acres

Notice of Reservation (Instrument 8046.1B)  
Cost: None  
Size: 2,193 square feet

Subordination of Utility Interest (Instrument 1046.3/8046.3/7045.3/7046.3)

**BUDGET:** Account No.: 1331-072-5006-6110

**REVENUE:** Account No.: 4420-038-1300-6450

**FUNDS:** \$5,050.00 Payable to City of Orlando

\$1,900.00 Payable to Orange County Utilities Department  
(Deposit into Account Code 4420-038-1300-6450)

\$520.50 Payable to Orange County Comptroller  
(recording fees)

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Utilities Department

**REMARKS:** The CR 545 (Avalon Rd) (Osceola County Line to Porter Road) road widening project parcels are subject to the Memorandum of Understanding between Orange County Utilities Department (OCU) and the Public Works Department. The Notice of Reservation for the City Deed reserves the interest rights for the road right way in favor of Public Works in Parcel 1046 and the Notice of Reservation for the Slope Easement reserves the utility rights to OCU in Parcel 8046 which are both adjacent to Avalon Road and needed for the project.

County to pay recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: March 31, 2021  
Project: CR 545 (Avalon Rd)  
(Osceola County Line to Porter Road)  
Charge to Account No.: 1331-072-5006-6110

Total Amount: \$7,470.50  
Parcels: 1046/8046/7045/7046  
DEC 05/26/21

Deposit into Account No.: 4420-038-1300-6450  
(Transfer Funds \$1,900.00)

Shulam A. Radie 05/26/2021  
Controlling Agency Approval Signature Date

Shulam Radie

Pat Davis 5-26-21  
Fiscal Approval Signature Date

Printed Name

TYPE TRANSACTION (Check appropriate block(s))  
 Pre-Condemnation  Post-Condemnation

N/A District # 1

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

City of Orlando (Purchase Price)	\$5,050.00
Orange County Utilities Dept. (Purchase Price for Parcel 1046)	\$1,900.00
Orange County Comptroller (Recording Fees)	\$520.50

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract/ Agreement and MOU
- Copy of Executed Instrument
- Certificate of Value
- Settlement Analysis

Payable to: City of Orlando \$5,050.00  
Payable to: Orange County Utilities Department \$1,900.00 (Deposit into Account 4420-038-1300-6450)  
Payable to: Orange County Comptroller \$520.50

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

Recommended by Theresa A. Avery Digitally signed by Theresa A. Avery  
Theresa A. Avery, Sr. Acquisition Agent, Real Estate Management Division Date: 2021.04.15 10:16:33 -04'00'

Date

Payment Approved Mindy T. Cummings, Manager, Real Estate Management Division

Date

or Payment Approved Alex Feinman Digitally signed by Alex Feinman  
Alex Feinman, Asst. Mgr. Real Estate Management Div. Date: 2021.04.15 11:59:09 -04'00'

Date

Certified Craig Stopynka  
Approved by BCC for Deputy Clerk to the Board

JUN 08 2021

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS: Anticipated Closing Date: As soon as checks are available.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 08 2021

Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)  
Parcel: 1046.1/8046.1/7045.1/7046.1

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JUN 08 2021

**PURCHASE AGREEMENT**

**COUNTY OF ORANGE  
STATE OF FLORIDA**

THIS AGREEMENT made between City of Orlando, a municipal corporation organized and existing under the laws of the state of Florida, as to its undivided 50% interest, hereinafter referred to as SELLER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

**WITNESSETH:**

WHEREAS, BUYER requires the land described on Schedule "A" attached hereto for the above referenced project and said SELLER agrees to furnish said land for such purpose.

**Property Appraiser's Parcel Identification Number  
a portion of  
32-23-27-0000-00-006 and 32-23-27-0000-00-010**

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), each to the other paid, the parties hereto agree as follows:

1. SELLER agrees to sell and convey said land, known as Parcel 1046 of the above referenced project, unto BUYER by Warranty Deed, free of all liens and encumbrances, for the total sum of \$ 1,900.00.
2. SELLER agrees to execute a permanent Slope Easement on Parcel 8046, as more particularly described on the attached Schedule "B-1" conveying said Easement unto BUYER free of all liens and encumbrances for the total sum of \$1,700.00.
3. SELLER agrees to execute a Temporary Construction Easement on Parcel 7045, as more particularly described on the attached Schedule "B-2" for the total sum of \$150.00.
4. SELLER agrees to execute a Temporary Construction Easement on Parcel 7046, as more particularly described on the attached Schedule "B-3" for the total sum of \$1,300.00.

Total \$ 5,050.00

5. This transaction shall be closed and the deed and easements and other closing papers delivered on or before 90 days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by BUYER and SELLER.
6. Ad valorem property taxes for the year of closing shall be prorated as of the closing date and said prorated amount shall be paid by BUYER, if any amount is due.

1 City Council Meeting: 9-16-19  
Item: B-13 Documentary: 190916B13

Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)  
Parcel: 1046.1/8046.1/7045.1/7046.1

7. SELLER agrees to remove personal property and paraphernalia from said property affected by the acquisition before construction begins. BUYER shall assume the responsibility for removal and shall not be liable for any damages resulting from said removal.
8. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division, as may be appropriate.

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between SELLER and BUYER, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between SELLER and BUYER. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)  
Parcel: 1046.1/8046.1/7045.1/7046.1

The parties hereto have executed this AGREEMENT on the date(s) written below.

**SELLER**

CITY OF ORLANDO

By: Laurie J. Botts  
Laurie J. Botts, Real Estate Manager

DATE: SEPTEMBER 17, 2019

**BUYER**

Orange County, Florida

BY: Theresa Avery  
Theresa Avery, Its Agent

DATE: MARCH 1, 2021

K11/8.21.19

S:\Forms & Master Docs\Project Document Files\CR 545 (Avalon Road) (Osceola County Line to Porter Road) PA 1046-8046-7045-7046; 8.21.19kh

SCHEDULE "A"  
 AVALON ROAD (O.R. 545)  
 PARCEL No. 1046

LEGAL DESCRIPTION

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

That part of Section 32, Township 23 South, Range 27 East, Orange County, Florida, described as follows:

Commence at West 1/4 corner of said Section 32; thence N89°34'21"E along the North line of the Southwest 1/4 of said Section 32, a distance of 1310.43 feet to the East right-of-way line of Avalon Road (County Road No. 545) per Orange County Bond Project No.7A and Florida Department of Transportation Right-of-Way Map of State Road 545 Section 75110; thence departing said North line, run S09°09'08"W along said East right-of-way line 60.85 feet to the POINT OF BEGINNING; thence continue S09°09'08"W along said East right-of-way line, 49.14 feet; thence departing said East right-of-way line N80°00'00"E, 78.08 feet to the South right-of-way line of Phil Ritson Way (Scott Road), a 60.00 foot wide right-of-way recorded in Deed Book 750, Page 27, of the Public Records of Orange County, Florida; thence S89°34'21"W along said South right-of-way line, 50.45 feet to the POINT OF BEGINNING.



Containing 0.028 acres more or less, and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

SEC 32--23--27	SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
DB	DEED BOOK
ORB	OFFICIAL RECORDS BOOK
SRPB	STATE ROAD PLAT BOOK
S.R.	STATE ROAD
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
Nb.	NUMBER
N/A	NOT APPLICABLE

SURVEYORS NOTES:

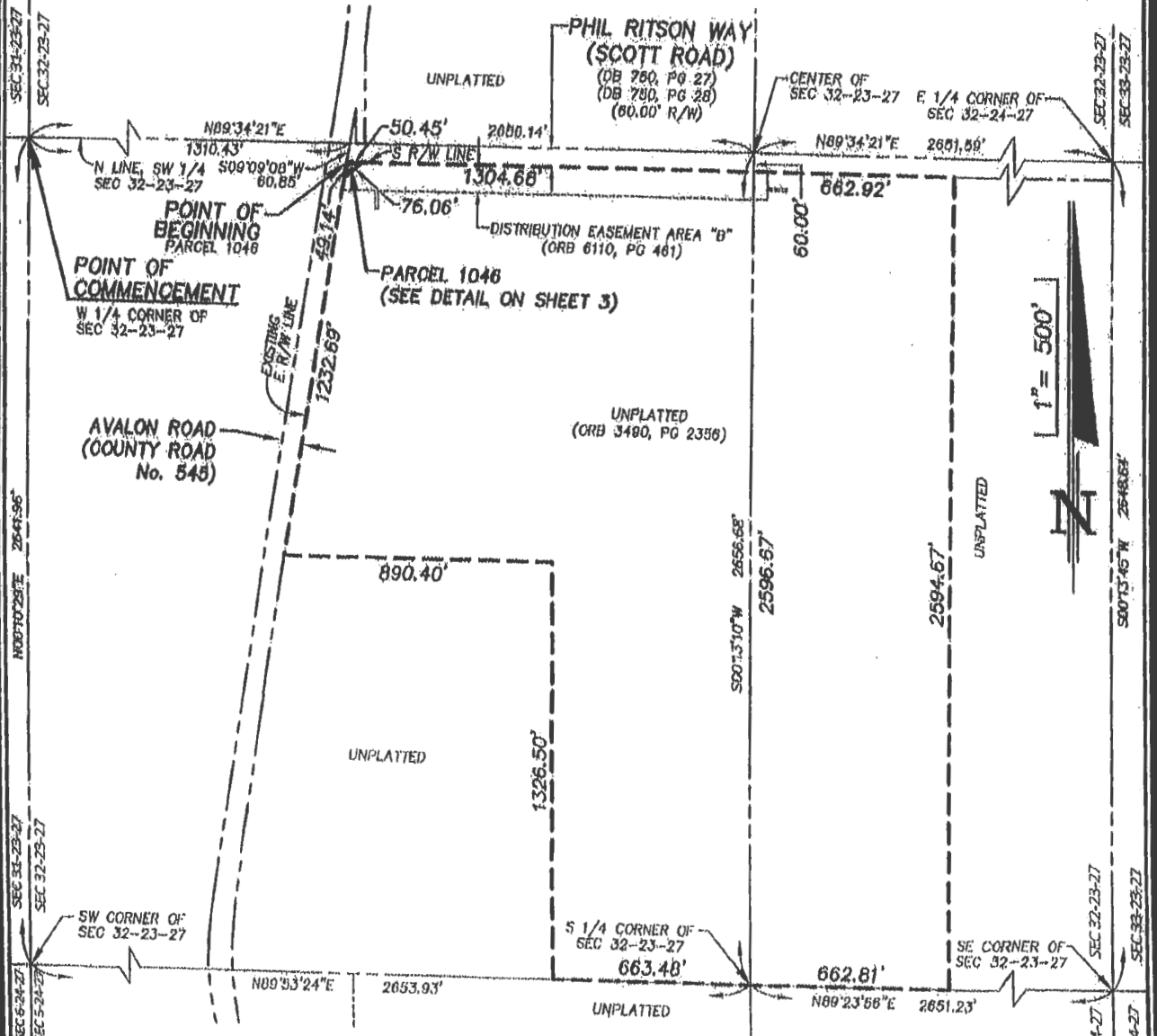
1. This is not a Survey.
2. Bearings are based on the North Line of the Southwest 1/4 of Section 32, Township 23 South, and Range 27 East, being N89°34'21"E, an assumed meridian.
3. This sketch does not reflect or determine ownership.
4. Legal Description shown hereon was prepared by Donald W. McIntosh Associates, Inc. based on information provided by client.
5. A Title Search Report prepared by First American Title Insurance Company, File No. 2037-3024633/00.00208, dated August 30, 2013 was reviewed by the surveyor. Exceptions listed therein (if any) which can be delineated or noted, are shown hereon.

PREPARED FOR: <b>D.R. Horton, Inc.</b>		PROJECT NUMBER		10/13/14	JP	REVISED SHEET 2 OF 3 ONLY
PARCEL 1046				DATE	BY	DESCRIPTION
		<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b>		 DONALD W. MCINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 1868 Rick L. Gresh September 23, 2018 Florida Registered Surveyor and Mapper Certificate No. 4285 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		
ENGINEERS		PLANNERS				
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 CERTIFICATE OF AUTHORIZATION NO. 1868						
DRAWN BY: <b>BMW</b>	CHECKED BY: <b>R.L.G.</b>	JOB NO. <b>12187.002</b>	SCALE <b>N/A</b>	SHEET <b>1</b>	OF <b>3</b>	
DATE: <b>9/19/14</b>						



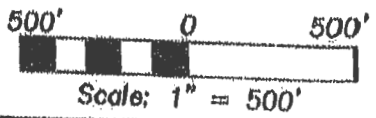
**SCHEDULE "A"**  
**AVALON ROAD (C.R. 545)**  
**PARCEL No. 1046**

**SKETCH OF DESCRIPTION**



PREPARED FOR:  
**D.R. Horton, Inc.**  
 PARCEL 1046

PROJECT NUMBER

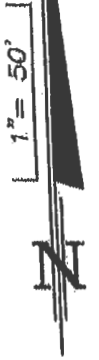
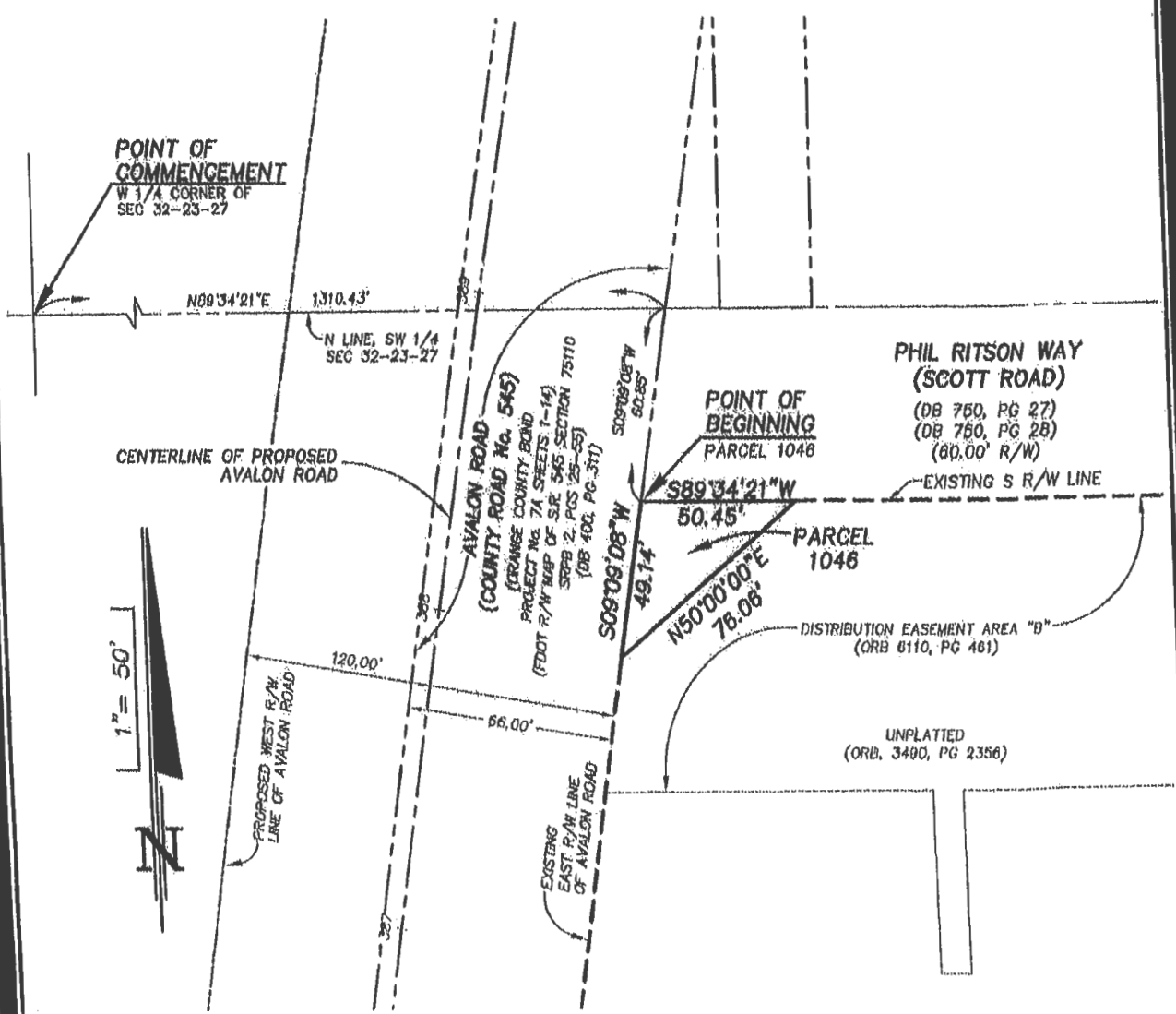


**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4008  
 CERTIFICATE OF AUTHORIZATION NO. LD08

DRAWN BY: <b>DMW</b>	CHECKED BY: <b>BLC</b>	JOB NO. <b>12167,002</b>	SCALE <b>1"=500'</b>	SHEET <b>2</b> OF <b>3</b>
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**SCHEDULE "A"**  
**AVALON ROAD (C.R. 545)**  
**PARCEL No. 1048**

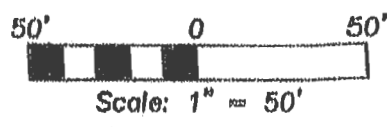
SKETCH OF DESCRIPTION -- DETAIL



PREPARED FOR:  
**D.R. Horton, Inc.**

PARCEL 1048

PROJECT NUMBER



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088  
 CERTIFICATE OF AUTHORIZATION NO. 1000

DRAWN BY: BMW  
 DATE: 9/18/14

CHECKED BY: RLC

JOB NO.  
12167.002

SCALE  
1"=50'

SHEET 3  
 OF 3

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

SLOPE EASEMENT NUMBER: 8046

LEGAL DESCRIPTION

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet to the POINT OF BEGINNING; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet; thence South 09° 09' 08" West, 278.76 feet; thence North 80° 50' 52" West, 8.00 feet to the aforesaid existing easterly Right of Way Line; thence along said existing easterly Right of Way Line, North 09° 09' 08" East, 269.50 feet to the POINT OF BEGINNING.

Said lands contain 2193 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°34'21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*eli donaldson* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

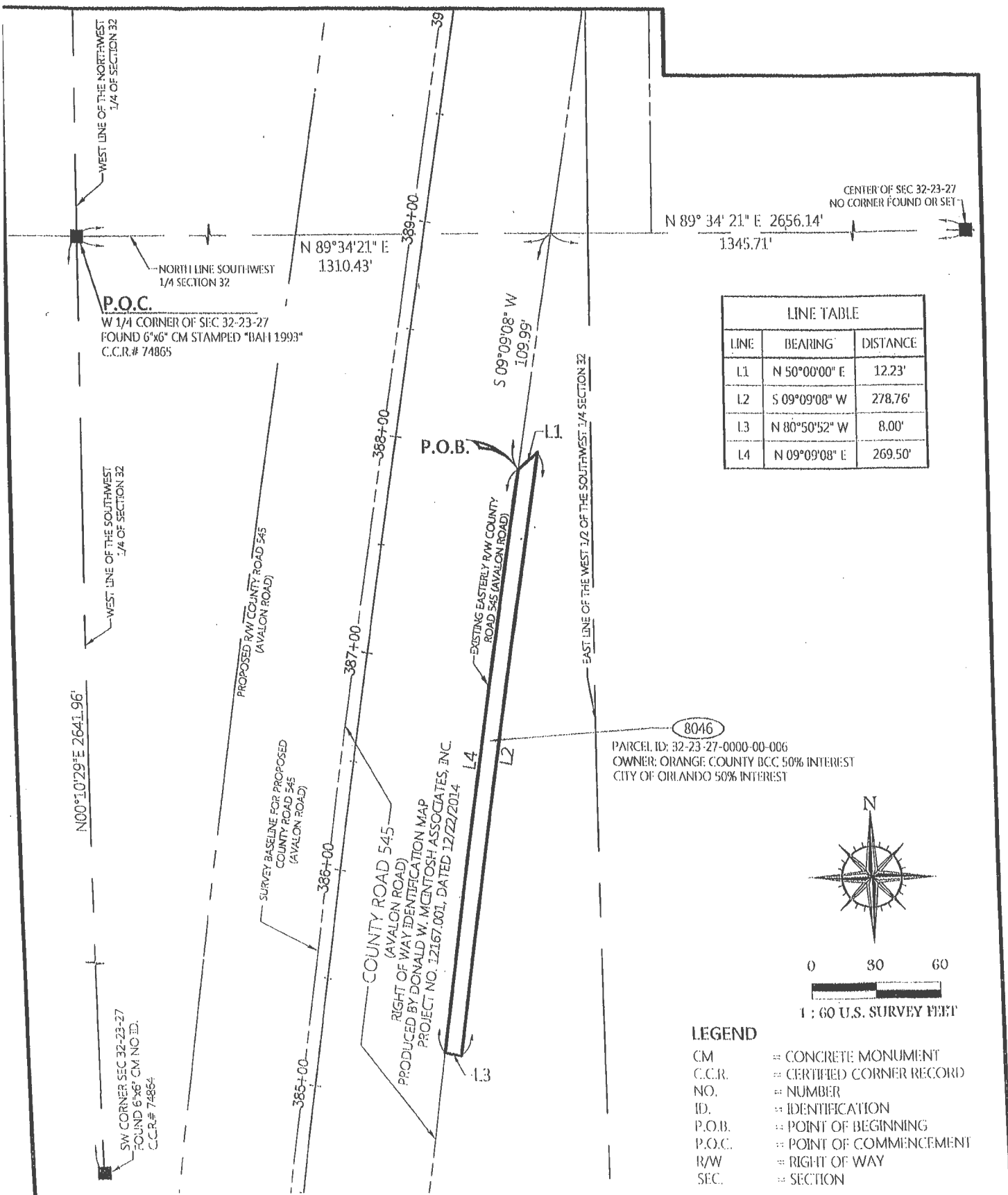
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: SE PARCEL 8046.DWG	
DRAWING DATE: 07/26/2017	
	SHEET 1 OF 2

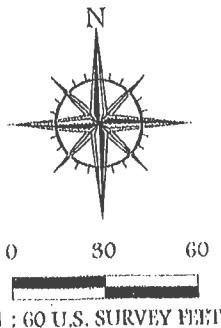
**SKETCH & DESCRIPTION**  
**SLOPE EASEMENT 8046**  
 ISSUED FOR:  
 ORANGE COUNTY BCC/CITY OF ORLANDO



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 50°00'00" E	12.23'
L2	S 09°09'08" W	278.76'
L3	N 80°50'52" W	8.00'
L4	N 09°09'08" E	269.50'

8046  
 PARCEL ID: 32-23-27-0000-00-006  
 OWNER: ORANGE COUNTY BCC 50% INTEREST  
 CITY OF ORLANDO 50% INTEREST



- LEGEND**
- CM = CONCRETE MONUMENT
  - C.C.R. = CERTIFIED CORNER RECORD
  - NO. = NUMBER
  - ID. = IDENTIFICATION
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R/W = RIGHT OF WAY
  - SEC. = SECTION

**SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES**

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

<p><b>Vanasse Hangen Brustlin, Inc.</b></p>	Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153	DRAWN BY: C.A.P.    CHECKED: E.J.D. PROJECT # 61992.00 DRAWING: SE PARCEL 8046.DWG	<p><b>SKETCH &amp; DESCRIPTION</b></p> <p><b>SLOPE EASEMENT 8046</b></p> <p>ISSUED FOR:</p> <p><b>ORANGE COUNTY BCC/CITY OF ORLANDO</b></p>
	DRAWING DATE: 07/26/2017 SCALE: 1" = 60'    SHEET 2 OF 2		

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7045

LEGAL DESCRIPTION

A portion of land located in the northwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence along the West line of the northwest quarter of said Section 32, North 00° 01' 36" East, 537.07 feet; thence leaving said West line of the northwest quarter, run South 89° 58' 24" East, 1377.13 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014, being the POINT OF BEGINNING, also being a point on a non-tangent curve concave westerly, having a radius of 3307.12 feet, a delta angle of 0° 33' 16", a chord bearing of North 02° 57' 16" East and a chord distance of 32.00 feet; thence along the arc of said curve and existing easterly Right of Way Line a distance of 32.00 feet; thence leaving said existing easterly Right of Way Line, run South 87° 08' 58" East, 5.00 feet to a point on a non-tangent curve concave westerly, having a radius of 3312.12 feet, a delta angle of 0° 33' 14", a chord bearing of South 02° 57' 16" West and a chord distance of 32.02 feet; thence along the arc of said curve a distance of 32.02 feet; thence North 86° 56' 30" West, 5.00 feet to the POINT OF BEGINNING.

Said lands contain 160 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 00°01'36" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Eli Donaldson* 10/24/2017  
ELI DONALDSON DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



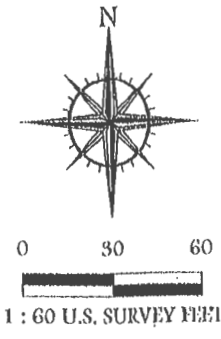
Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7045.DWG	
DRAWING DATE: 07/26/2017	
SHEET 1 OF 2	

**SKETCH & DESCRIPTION**  
 TEMPORARY CONSTRUCTION EASEMENT 7045  
 ISSUED FOR:  
 ORANGE COUNTY BCC/CITY OF ORLANDO

NW CORNER OF SEC 32-23-27  
 FOUND 4"x4" CM NO ID.  
 C.C.R.# 74860



**LEGEND**

- CM = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC = SECTION
- P.N.T. = POINT OF NON-TANGENCY

7045  
 PARCEL ID: 32-23-27-0000-00-006  
 OWNER: ORANGE COUNTY BCC 50% INTEREST  
 CITY OF ORLANDO 50% INTEREST

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°08'58" E	5.00'
L2	N 86°56'30" W	5.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3307.12'	0°33'16"	N 02°57'16" E	32.00'	32.00'
C2	3312.12'	0°33'14"	S 02°57'16" W	32.02'	32.02'

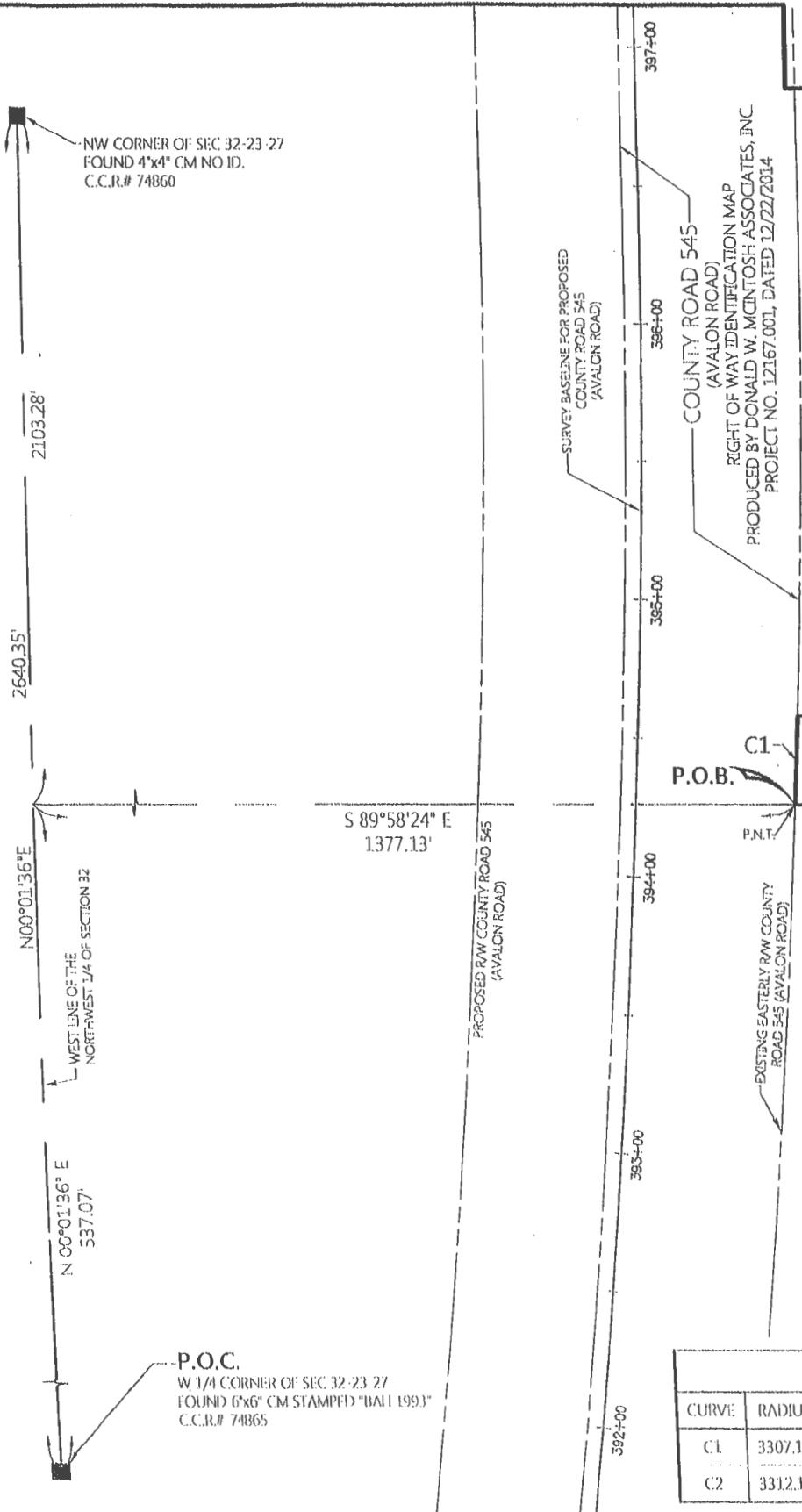
SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7045.DWG	
DRAWING DATE: 07/26/2017	
SCALE: 1" = 60'	SHEET 2 OF 2

**SKETCH & DESCRIPTION**  
 TEMPORARY CONSTRUCTION EASEMENT 7045  
 ISSUED FOR:  
 ORANGE COUNTY BCC/CITY OF ORLANDO



SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7046

LEGAL DESCRIPTION

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet to the POINT OF BEGINNING; thence North 50° 00' 00" East, 7.64 feet; thence South 09° 09' 08" West, 286.54 feet; thence North 80° 50' 52" West, 13.00 feet to the aforementioned easterly Right of Way line; thence run along said easterly Right of Way line, North 09° 09' 08" East, 2.00 feet; thence leaving said Right of Way line run, South 80° 50' 52" East, 8.00 feet; thence North 09° 09' 08" East, 278.76 feet to the POINT OF BEGINNING.

Said lands contain 1434 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°34'21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Eli Donaldson* 10/20/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

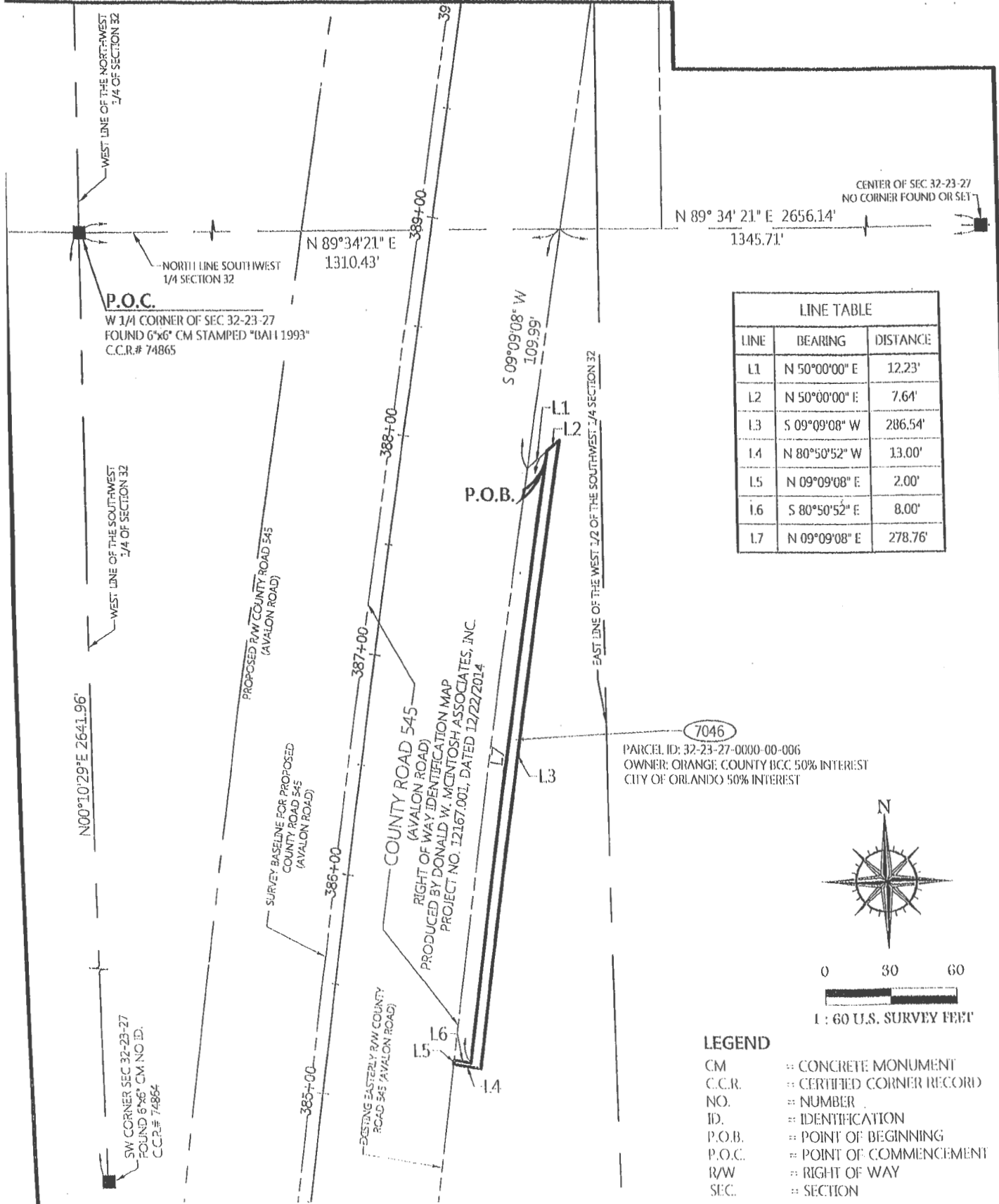
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7046.DWG	
DRAWING DATE: 07/27/2017	
SHEET 1 OF 2	

<b>SKETCH &amp; DESCRIPTION</b>
TEMPORARY CONSTRUCTION EASEMENT 7046
ISSUED FOR:
ORANGE COUNTY BCC/CITY OF ORLANDO



CENTER OF SEC. 32-23-27  
NO CORNER FOUND OR SET

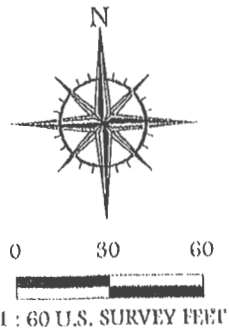
N 89° 34' 21" E 2656.14'  
1345.71'

**P.O.C.**  
W 1/4 CORNER OF SEC. 32-23-27  
FOUND 6"x6" CM STAMPED "BAH 1993"  
C.C.R.# 74865

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°00'00" E	12.23'
L2	N 50°00'00" E	7.64'
L3	S 09°09'08" W	286.54'
L4	N 80°50'52" W	13.00'
L5	N 09°09'08" E	2.00'
L6	S 80°50'52" E	8.00'
L7	N 09°09'08" E	278.76'

**P.O.B.**

7046  
PARCEL ID: 32-23-27-0000-00-006  
OWNER: ORANGE COUNTY BCC 50% INTEREST  
CITY OF ORLANDO 50% INTEREST



- LEGEND**
- CM :: CONCRETE MONUMENT
  - C.C.R. :: CERTIFIED CORNER RECORD
  - NO. :: NUMBER
  - ID. :: IDENTIFICATION
  - P.O.B. :: POINT OF BEGINNING
  - P.O.C. :: POINT OF COMMENCEMENT
  - R/W :: RIGHT OF WAY
  - SEC. :: SECTION

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

DRAWN BY: C.A.P.      CHECKED: E.J.D.  
PROJECT # 61992.00  
DRAWING: TCE PARCEL 7046.DWG  
DRAWING DATE: 07/21/2017  
SCALE: 1" = 60'      SHEET 2 OF 2

**SKETCH & DESCRIPTION**  
TEMPORARY CONSTRUCTION EASEMENT 7046  
ISSUED FOR:  
ORANGE COUNTY BCC/CITY OF ORLANDO

Vanasse Hangen Brustlin, Inc.



**Schedule "B-1"**

## **SCHEDULE "B"**

### **AVALON ROAD (C.R. 545) PARCEL 8046**

#### **SLOPE EASEMENT**

Parcel 8046 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE'S specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, adding fill material, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

**Schedule "B-2"**

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 7045**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7045 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

**Schedule "B-3"**

## **SCHEDULE "B"**

### **AVALON ROAD (C.R. 545) PARCEL 7046**

#### **TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7046 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing an in-kind replacement fence for GRANTOR. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 08 2021

Instrument: 1046.1A

Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.

**CITY DEED**

THIS DEED, Made and executed the 16 day of SEPTEMBER, A.D. 20 19, by City of Orlando, a municipal corporation organized and existing under the laws of the state of Florida, as to its undivided 50% interest, whose address is 400 South Orange Avenue, Orlando, Florida 32801, 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, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

**SEE ATTACHED SCHEDULE "A"**

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**32-23-27-0000-00-006**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

City Council Meeting: 9-16-19  
Item: B-13 Documentary: 19091613

Instrument: 1046.1A  
Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

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

Signed, sealed, and delivered  
in the presence of:

CITY OF ORLANDO

Witnesses:

Denise Holdridge  
DENISE HOLDRIDGE  
Printed Name

By: Buddy Dyer  
Buddy Dyer, Mayor

ATTEST: Denise Aldridge  
Denise Aldridge City Clerk  
Print Name

Candace Cardillo  
Candace Cardillo  
Printed Name

APPROVED AS TO FORM AND  
LEGALITY for the use and reliance  
of the City of Orlando, Florida only.

9/16, 2019

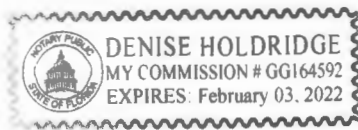
Chad [Signature]  
City Attorney, Orlando, Florida  
Roy Payne  
Printed Name

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16 day of SEPTEMBER, A.D. 2019, by Buddy Dyer, Mayor, and DENISE HOLDRIDGE, City Clerk, of the City of Orlando, a Florida municipal corporation. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_ as identification.

Witness my hand and official seal this 16 day of SEPTEMBER, 2019.

(Notary Seal)



Denise Holdridge  
Notary Signature

DENISE HOLDRIDGE  
Printed Notary Name

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

Notary Public in and for the  
county and state aforesaid

My commission expires: 2-3-22



SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

LEGAL DESCRIPTION

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

That part of Section 32, Township 23 South, Range 27 East, Orange County, Florida, described as follows:

Commence at West 1/4 corner of said Section 32; thence N89°34'21"E along the North line of the Southwest 1/4 of said Section 32, a distance of 1310.43 feet to the East right-of-way line of Avalon Road (County Road No. 545) per Orange County Bond Project No.7A and Florida Department of Transportation Right-of-Way Map of State Road 545 Section 75110; thence departing said North line, run S09°09'08"W along said East right-of-way line 60.85 feet to the POINT OF BEGINNING; thence continue S09°09'08"W along said East right-of-way line, 49.14 feet; thence departing said East right-of-way line N50°00'00"E, 76.06 feet to the South right-of-way line of Phil Ritson Way (Scott Road), a 60.00 foot wide right-of-way recorded in Deed Book 750, Page 27, of the Public Records of Orange County, Florida; thence S89°34'21"W along said South right-of-way line, 50.45 feet to the POINT OF BEGINNING.

Containing 0.028 acres more or less, and being subject to any rights-of-way, restrictions and easements of record.

**LEGEND**


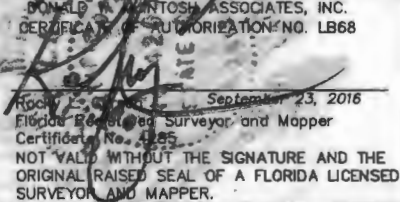
SEC 32-23-27	SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
DB	DEED BOOK
ORB	OFFICIAL RECORDS BOOK
SRPB	STATE ROAD PLAT BOOK
S.R.	STATE ROAD
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
No.	NUMBER
N/A	NOT APPLICABLE

SURVEYORS NOTES:

1. This is not a Survey.
2. Bearings are based on the North Line of the Southwest 1/4 of Section 32, Township 23 South, and Range 27 East, being N89°34'21"E, an assumed meridian.
3. This sketch does not reflect or determine ownership.
4. Legal Description shown hereon was prepared by Donald W. McIntosh Associates, Inc. based on information provided by client.
5. A Title Search Report prepared by First American Title Insurance Company, File No. 2037-3024833/06.00209, dated August 30, 2013 was reviewed by the surveyor. Exceptions listed therein (if any) which can be delineated or noted, are shown hereon.

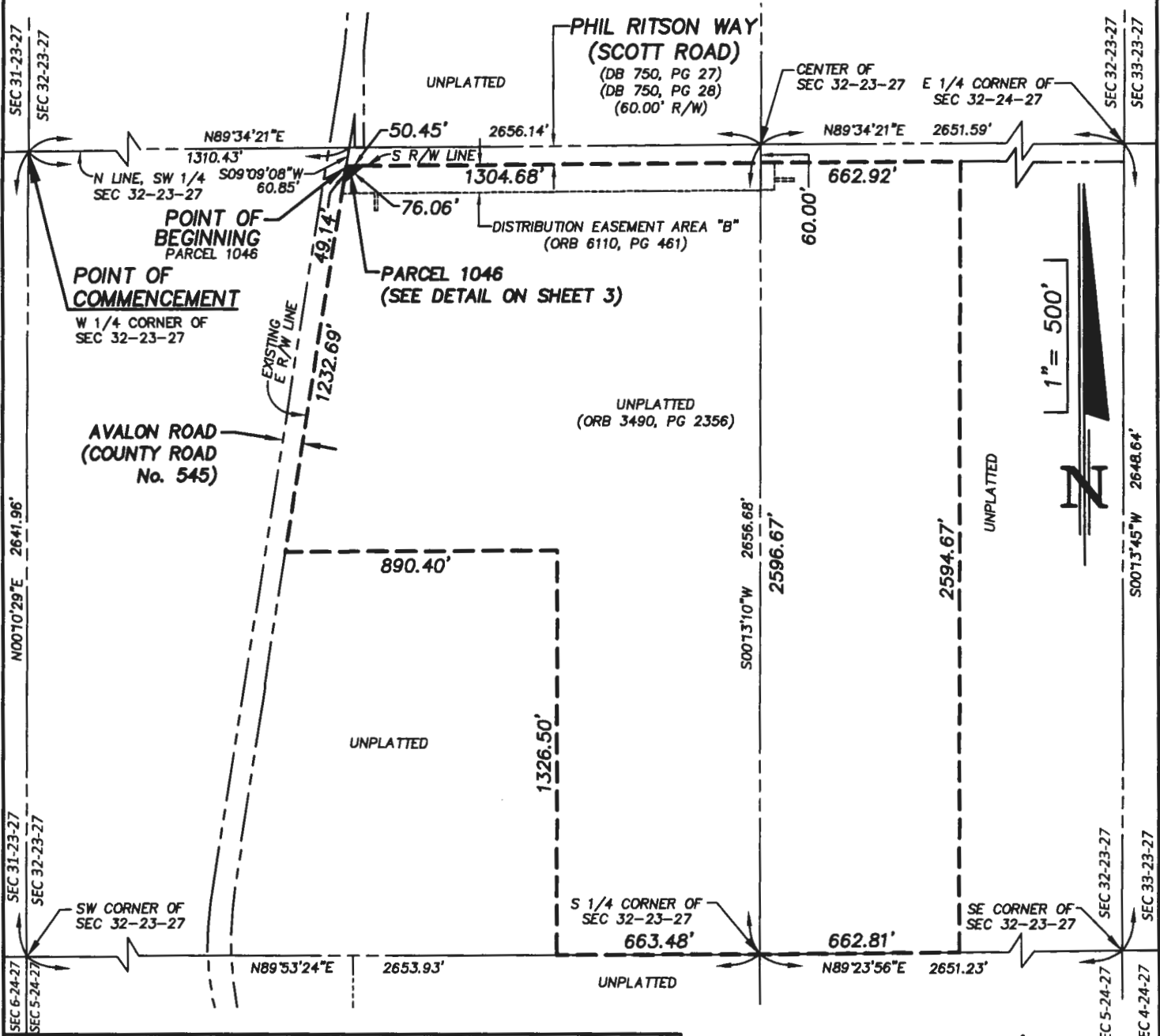
PREPARED FOR: <b>D.R. Horton, Inc.</b>	PROJECT NUMBER	10/13/14	JP	REVISED SHEET 2 OF 3 ONLY
		DATE	BY	DESCRIPTION

PARCEL 1046

	<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS                      PLANNERS                      SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 CERTIFICATE OF AUTHORIZATION NO. LB68			
	DRAWN BY: <u>BMW</u> DATE: <u>9/19/14</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>12167.002</u> SCALE <u>N/A</u>	

**SCHEDULE "A"**  
**AVALON ROAD (C.R. 545)**  
**PARCEL No. 1046**

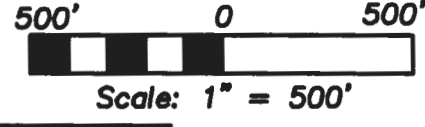
**SKETCH OF DESCRIPTION**



PREPARED FOR:  
**D.R. Horton, Inc.**

PARCEL 1046

PROJECT NUMBER

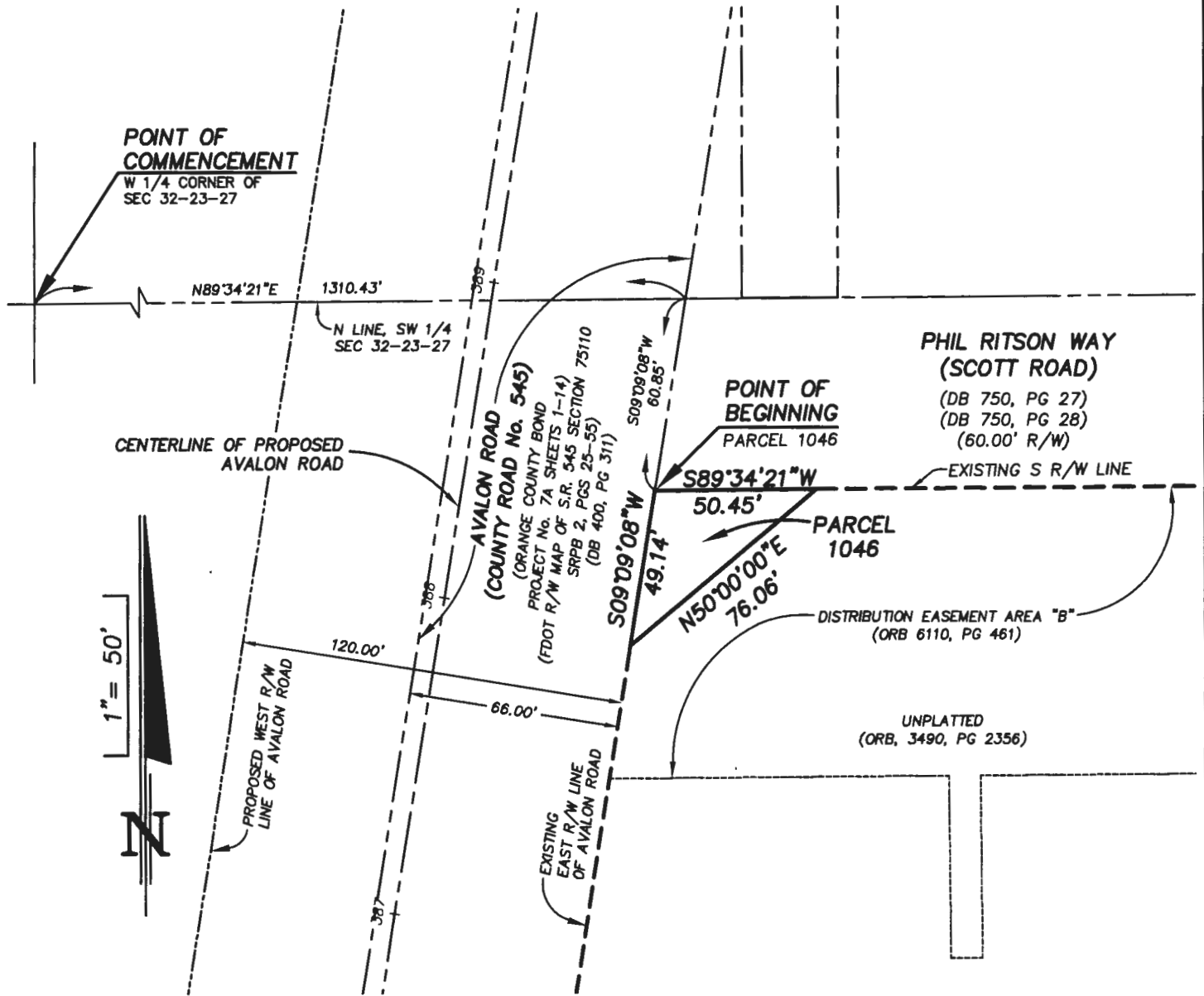


**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BMW</u>	JOB NO. <u>12167.002</u>	SCALE <u>1"=500'</u>	SHEET <u>2</u>
DATE: <u>9/19/14</u>	CHECKED BY: <u>RLC</u>		OF <u>3</u>

SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

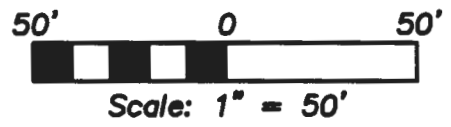
SKETCH OF DESCRIPTION - DETAIL



PREPARED FOR:  
**D.R. Horton, Inc.**

PARCEL 1046

PROJECT NUMBER



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

DRAWN BY: <b>BMW</b>	CHECKED BY: <b>RLC</b>	JOB NO. <b>12167.002</b>	SCALE <b>1"=50'</b>	SHEET <b>3</b> OF <b>3</b>
----------------------	------------------------	-----------------------------	------------------------	-------------------------------

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 08 2021

Instrument: 8046.1A

Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.

### SLOPE EASEMENT

THIS INDENTURE, made and executed the 16 day of SEPTEMBER, A.D. 2019, by City of Orlando, a municipal corporation under the laws of the state of Florida, as to its undivided 50% interest whose address is 400 South Orange Avenue, Orlando, Florida 32801, 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 GRANTORS, 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, its successors and assigns, a slope easement more particularly defined in Schedule "B" attached over and upon the following described lands of the GRANTORS situate in Orange County aforesaid, to-wit:

### SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

32-23-27-0000-00-006

TO HAVE AND TO HOLD said easement unto said GRANTEE and its successors and assigns forever.

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

City Council Meeting: 9-16-19  
Item: 15-13 Documentary: 190916013

Instrument: 8046.1A  
Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

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

Signed, sealed, and delivered  
in the presence of:

CITY OF ORLANDO

Witnesses:

By: *Buddy Dyer*  
Buddy Dyer, Mayor

*Denise Holdridge*  
DENISE HOLDRIDGE  
Printed Name

ATTEST: *Denise Aldridge*  
Denise Aldridge City Clerk  
Print Name

*Candace Cardillo*  
Candace Cardillo  
Printed Name

APPROVED AS TO FORM AND  
LEGALITY for the use and reliance  
of the City of Orlando, Florida only.

9/16, 20 19

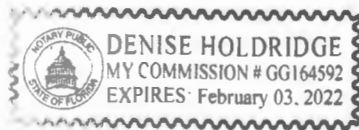
*Chy...*  
City Attorney, Orlando, Florida  
*Ray...*  
Printed Name

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16 day of SEPTEMBER, A.D. 20 19, by Buddy Dyer, Mayor, and DENISE ALDRIDGE, City Clerk, of the City of Orlando, a Florida municipal corporation. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_ as identification.

Witness my hand and official seal this 16 day of SEPTEMBER, 20 19.

(Notary Seal)



*Denise Holdridge*  
Notary Signature

DENISE HOLDRIDGE  
Printed Notary Name

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

Notary Public in and for the  
county and state aforesaid

My commission expires: 2-3-22

City Council Meeting: 9-16-19  
Item: B-13 Documentary: 190916513

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

SLOPE EASEMENT NUMBER: 8046

LEGAL DESCRIPTION

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet to the POINT OF BEGINNING; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet; thence South 09° 09' 08" West, 278.76 feet; thence North 80° 50' 52" West, 8.00 feet to the aforesaid existing easterly Right of Way Line; thence along said existing easterly Right of Way Line, North 09° 09' 08" East, 269.50 feet to the POINT OF BEGINNING.

Said lands contain 2193 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°34'21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*ELI DONALDSON* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



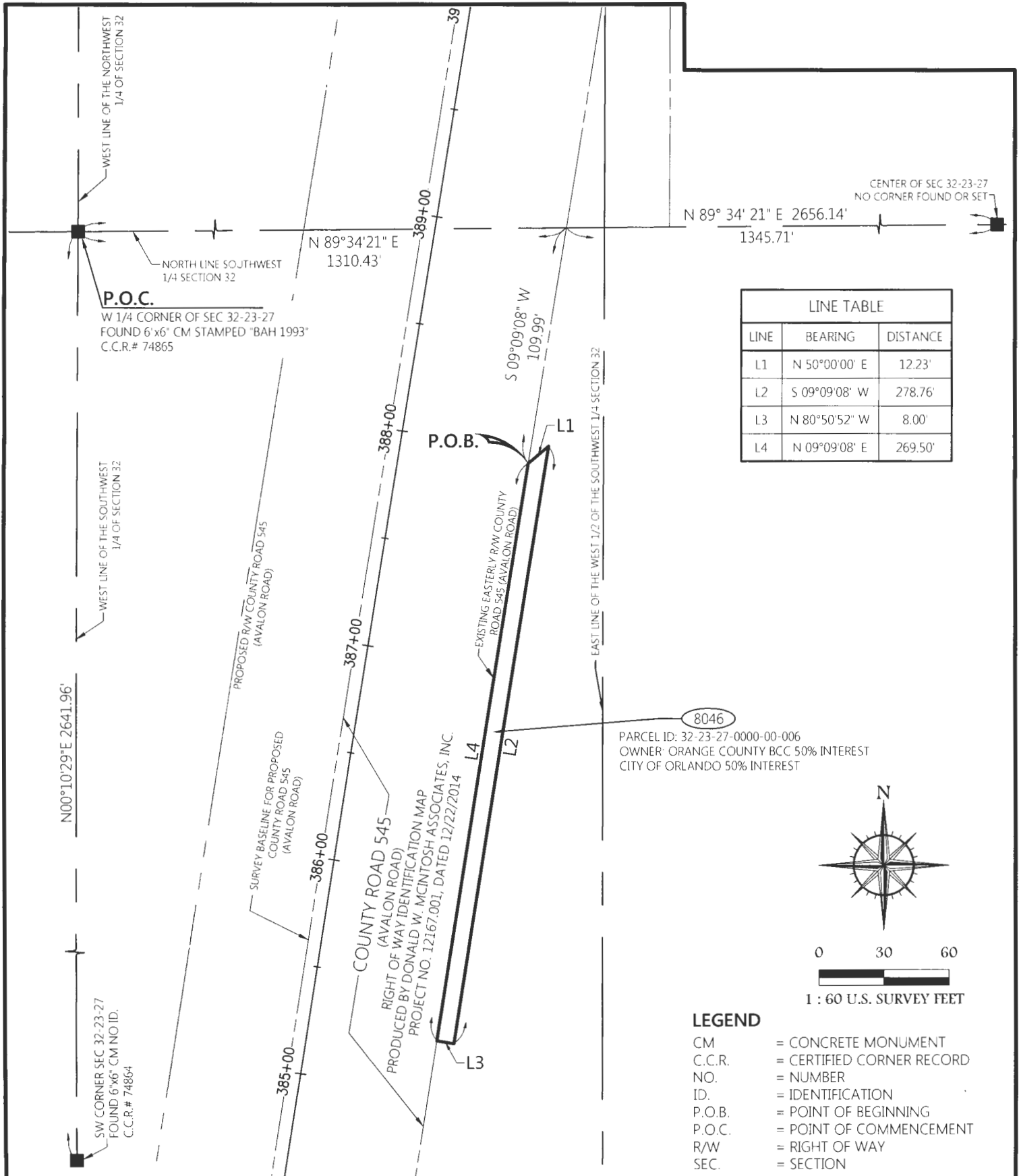
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 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: SE PARCEL 8046.DWG	
DRAWING DATE: 07/26/2017	
SHEET 1 OF 2	

**SKETCH & DESCRIPTION**  
**SLOPE EASEMENT 8046**

ISSUED FOR:  
**ORANGE COUNTY BCC/CITY OF ORLANDO**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°00'00" E	12.23'
L2	S 09°09'08" W	278.76'
L3	N 80°50'52" W	8.00'
L4	N 09°09'08" E	269.50'

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
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DRAWING: SE PARCEL 8046.DWG	
DRAWING DATE: 07/26/2017	
SCALE: 1" = 60'	SHEET 2 OF 2

**SKETCH & DESCRIPTION**  
**SLOPE EASEMENT 8046**

ISSUED FOR:  
**ORANGE COUNTY BCC/CITY OF ORLANDO**

## **SCHEDULE "B"**

### **AVALON ROAD (C.R. 545) PARCEL 8046**

#### **SLOPE EASEMENT**

Parcel 8046 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE'S specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, adding fill material, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 0 8 2021

Instrument: 7045.1/7046.1

Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.

**TEMPORARY CONSTRUCTION EASEMENT**

THIS INDENTURE, made and executed the 16 day of SEPTEMBER, A.D. 2019, by City of Orlando, a municipal corporation under the laws of the state of Florida, as to its undivided 50% whose address is 400 South Orange Avenue, Orlando, Florida 32801 GRANTORS, 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 GRANTORS, 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, its successors and assigns, a Temporary Construction Easement more particularly defined in Schedule "B" attached over and upon the following described lands of the GRANTORS situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

**Property Appraiser's Parcel Identification Number(s):**

**a portion of**

**32-23-27-0000-00-006 & 32-23-27-0000-00-010**

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

City Council Meeting: 9-16-19  
Item: B-13 Documentary: 19091613

Instrument: 7045.1/7046.1

Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

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

Signed, sealed, and delivered in the presence of:

CITY OF ORLANDO

Witnesses:

Denise Holdridge

DENISE HOLDRIDGE  
Printed Name

By: Buddy Dyer  
Buddy Dyer, Mayor

ATTEST: Denise Aldridge  
Denise Aldridge, City Clerk

Candace Cardillo

Candace Cardillo  
Print Name

APPROVED AS TO FORM AND LEGALITY for the use and reliance of the City of Orlando, Florida only.

9/16, 20 19

[Signature]  
City Attorney, Orlando, Florida

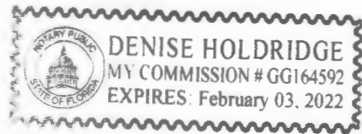
[Signature]  
Printed Name

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16 day of SEPTEMBER, A.D. 20 19, by Buddy Dyer, Mayor, and DENISE HOLDRIDGE, City Clerk, of the City of Orlando, a Florida municipal corporation. They are personally known to me or have produced \_\_\_\_\_ and \_\_\_\_\_ as identification.

Witness my hand and official seal this 16 day of SEPTEMBER, 20 19.

(Notary Seal)



Denise Holdridge  
Notary Signature

DENISE HOLDRIDGE  
Printed Notary Name

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

Notary Public in and for the county and state aforesaid

My commission expires: 2-3-22

S:\Forms & Master Docs\Project Document Files\CR 545 (Avalon Road)\Osceola County Line to Porter Road\1045.1-1046.1 TCE.doc 5.29.19kh

City Council Meeting: 9-16-19

Item: B-13 Documentary: 19091613

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7045

LEGAL DESCRIPTION

A portion of land located in the northwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence along the West line of the northwest quarter of said Section 32, North 00° 01' 36" East, 537.07 feet; thence leaving said West line of the northwest quarter, run South 89° 58' 24" East, 1377.13 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014, being the POINT OF BEGINNING, also being a point on a non-tangent curve concave westerly, having a radius of 3307.12 feet, a delta angle of 0° 33' 16", a chord bearing of North 02° 57' 16" East and a chord distance of 32.00 feet; thence along the arc of said curve and existing easterly Right of Way Line a distance of 32.00 feet; thence leaving said existing easterly Right of Way Line, run South 87° 08' 58" East, 5.00 feet to a point on a non-tangent curve concave westerly, having a radius of 3312.12 feet, a delta angle of 0° 33' 14", a chord bearing of South 02° 57' 16" West and a chord distance of 32.02 feet; thence along the arc of said curve a distance of 32.02 feet; thence North 86° 56' 30" West, 5.00 feet to the POINT OF BEGINNING.

Said lands contain 160 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 00°01'36" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*El Donaldson* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA  
 FLORIDA LICENSE NO. 6984

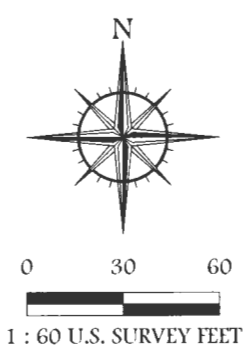
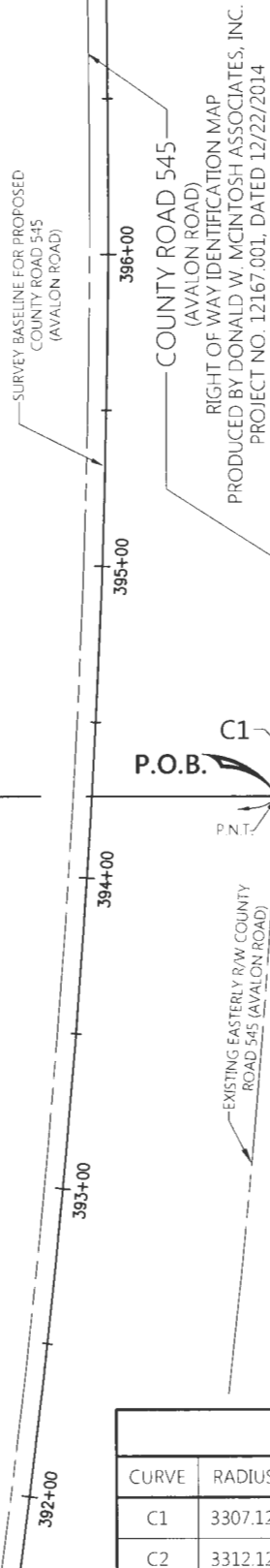
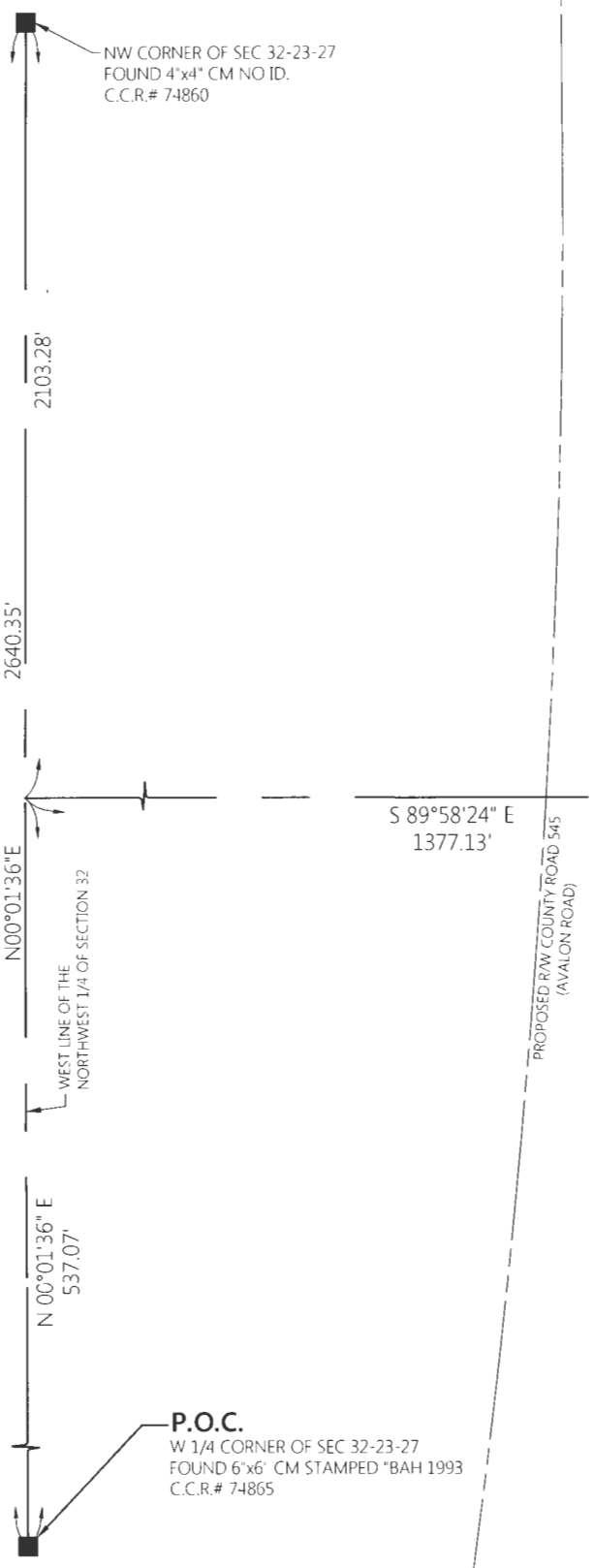
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7045.DWG	
DRAWING DATE: 07/26/2017	
SHEET 1 OF 2	

<b>SKETCH &amp; DESCRIPTION</b>
TEMPORARY CONSTRUCTION EASEMENT 7045
ISSUED FOR:
ORANGE COUNTY BCC/CITY OF ORLANDO



**LEGEND**

- CM = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC = SECTION
- P.N.T. = POINT OF NON-TANGENCY

7045  
 PARCEL ID: 32-23-27-0000-00-006  
 OWNER: ORANGE COUNTY BCC 50% INTEREST  
 CITY OF ORLANDO 50% INTEREST

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°08'58" E	5.00
L2	N 86°56'30" W	5.00

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3307.12'	0°33'16"	N 02°57'16" E	32.00	32.00
C2	3312.12	0°33'14"	S 02°57'16" W	32.02	32.02

**SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES**

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7045.DWG	
DRAWING DATE: 07/26/2017	
SCALE: 1" = 60'	SHEET 2 OF 2

**SKETCH & DESCRIPTION**  
 TEMPORARY CONSTRUCTION EASEMENT 7045  
 ISSUED FOR:  
**ORANGE COUNTY BCC/CITY OF ORLANDO**

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 7045**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7045 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7046

LEGAL DESCRIPTION

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet to the POINT OF BEGINNING; thence North 50° 00' 00" East, 7.64 feet; thence South 09° 09' 08" West, 286.54 feet; thence North 80° 50' 52" West, 13.00 feet to the aforementioned easterly Right of Way line; thence run along said easterly Right of Way line, North 09° 09' 08" East, 2.00 feet; thence leaving said Right of Way line run, South 80° 50' 52" East, 8.00 feet; thence North 09° 09' 08" East, 278.76 feet to the POINT OF BEGINNING.

Said lands contain 1434 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°34'21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*ELI DONALDSON* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984  
 STATE OF FLORIDA

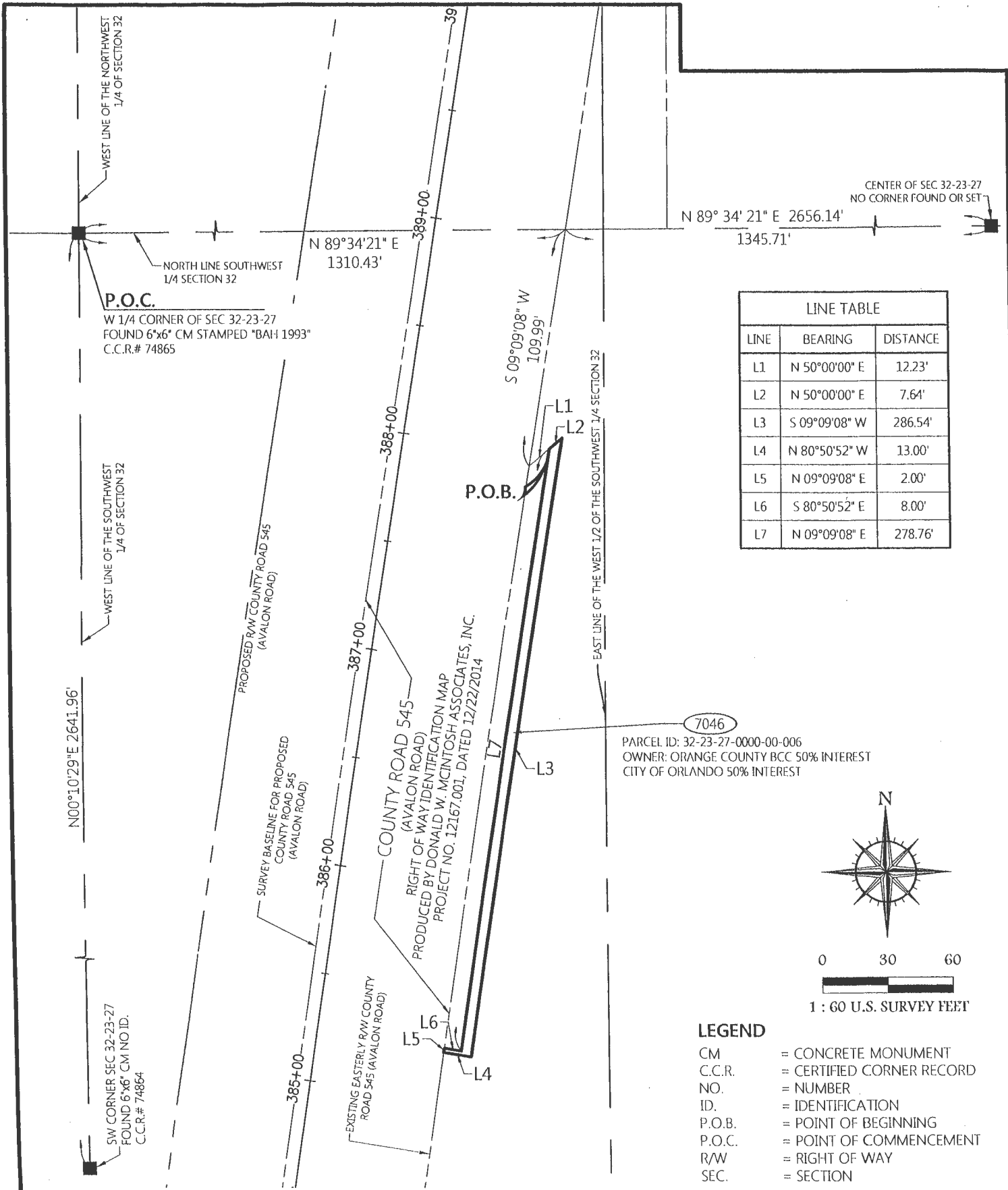
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7046.DWG	
DRAWING DATE: 07/27/2017	
SHEET 1 OF 2	

**SKETCH & DESCRIPTION**  
 TEMPORARY CONSTRUCTION EASEMENT 7046  
 ISSUED FOR:  
 ORANGE COUNTY BCC/CITY OF ORLANDO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°00'00" E	12.23'
L2	N 50°00'00" E	7.64'
L3	S 09°09'08" W	286.54'
L4	N 80°50'52" W	13.00'
L5	N 09°09'08" E	2.00'
L6	S 80°50'52" E	8.00'
L7	N 09°09'08" E	278.76'

**LEGEND**

- CM = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- NO. = NUMBER
- ID. = IDENTIFICATION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7046.DWG	
DRAWING DATE: 07/27/2017	
SCALE: 1" = 60'	SHEET 2 OF 2

**SKETCH & DESCRIPTION**

TEMPORARY CONSTRUCTION EASEMENT 7046

ISSUED FOR:

ORANGE COUNTY BCC/CITY OF ORLANDO

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 7046**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7046 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing an in-kind replacement fence for GRANTOR. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.



JUN 08 2021

**MEMORANDUM OF UNDERSTANDING  
BETWEEN ORANGE COUNTY UTILITIES DEPARTMENT  
AND ORANGE COUNTY PUBLIC WORKS DEPARTMENT  
FOR REAL ESTATE TRANSACTIONS RELATED TO  
CR 545 (AVALON ROAD) (OSCEOLA COUNTY LINE TO PORTER ROAD)**

THIS MEMORANDUM OF UNDERSTANDING (this “MOU”), effective as of the latest date of execution, is made and entered into by and between ORANGE COUNTY UTILITIES DEPARTMENT (“OCU”) and ORANGE COUNTY PUBLIC WORKS DEPARTMENT (“OCPW”).

RECITALS

A. City of Orlando, a municipal corporation organized and existing under the laws of the State of Florida (“City”), and Orange County, Florida, a charter county and political subdivision of the State of Florida, (“County”) each own an undivided fifty percent (50%) interest in those certain parcels of real property bearing Orange County Property Appraiser’s Parcel Identification Numbers 32-23-27-0000-00-006 and 32-23-27-0000-00-010 (the “Property”).

B. As of the date hereof, OCU is the controlling agency for County’s interest in the Property.

C. OCPW is currently undertaking a project known as CR 545 (Avalon Road) (Osceola County Line to Porter Road) to widen and make other improvements to Avalon Road, also known as County Road 545 (the “Project”).

D. In connection with the Project, OCPW requires a fee simple interest in that certain portion of the Property more particularly described on Exhibit “A-1” attached hereto and incorporated herein by this reference (“Parcel 1046”).

E. In connection with the Project, OCPW also requires the use of a strip of the Property on the northwest side of Parcel 1046 for the purpose of grading to maintain the elevation of the roadway facility over that certain portion of the Property more particularly described on Exhibit “A-2” attached hereto and incorporated herein by this reference (“Parcel 8046”).

F. In connection with the Project, OCPW also requires temporarily the use of a strip of the Property on the northwest side of the Parcel 1046 for the purpose of constructing an in kind replacement fence over that certain portion of the Property more particularly described on Exhibit “A-3” attached hereto and incorporated herein by this reference (“Parcel 7046”).

G. In connection with the Project, OCPW also requires temporarily the use of a strip of the Property on the west side of Parcel Identification Number 32-23-27-0000-00-010 for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway over that certain portion of the Property more particularly described on Exhibit "A-4" attached hereto and incorporated herein by this reference ("**Parcel 7045**").

H. Upon request from OCPW, and upon the terms and conditions set forth herein, OCU has agreed to: (i) transfer the controlling rights of County's interest in Parcel 1046 to OCPW; and (ii) grant OCPW the use over County's interest in Parcel 8046 and Parcels 7045 & 7046.

I. As compensation for its 50% fee simple interest in Parcel 1046, OCPW will deposit \$1,900.00 into an account designated by OCU.

J. OCPW and OCU (the "**Parties**") agree that the above described real estate transactions – including the transfer of the controlling rights for County's interest in Parcel 1046 from OCU to OCPW and the grant of the above described use over County's interest in Parcel 8046 and Parcels 7045 & 7046 – are necessary and appropriate to provide for access, construction, operation, and maintenance of the Project by OCPW and are in the best interest of the County and of the public.

NOW, THEREFORE, in consideration of the foregoing recitals, the funds to be remitted by OCPW to OCU, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.

2. Transfer of Controlling Agency. OCPW shall have up to ninety (90) days from the date of this MOU to deposit the total sum of One Thousand Nine Hundred and No/100 U.S. Dollars (\$1,900.00) (the "**Transfer Funds**") into Accounting Line No. 4420-038-1300-6450, Sale of Easement, will be for the transfer of the controlling rights of County's interest in Parcel 1046 to OCPW in the amount of \$1,900.00. Once OCPW has deposited such Transfer Funds into such accounting lines, then:

a. The controlling agency for County's interest in Parcel 1046 shall transfer from OCU to OCPW; and

b. OCU will allow OCPW the use of Parcel 8046, 7046 and 7045 to construct the roadway improvements depicted on Exhibits "A-2", "A-3" and "A-4" at no cost.

In the event that OCPW shall fail to deposit such Transfer Funds into such accounting line within such period, then this MOU shall terminate, whereupon this MOU shall be deemed null and void and of no force and effect, and neither Party shall have any further rights, obligations, or liability hereunder.

3. Notice of Reservation.

a. The Parties acknowledge that a Notice of Reservation shall be executed by the Orange County Board of County Commissioners (the “**Board**”) and recorded by County in the Public Records of Orange County, Florida, (the “**Public Records**”) to reflect and provide public notice of the transfer of control of Parcel 1046 from OCU to OCPW as described herein.

b. The Parties acknowledge that a second Notice of Reservation shall be executed by the Board and recorded by County in the Public Records to reflect and provide public notice of the slope easement grant of Parcel 8046 in favor of OCPW as described herein.

IN WITNESS WHEREOF, the Parties have caused this MOU to be executed and delivered on the day and year last executed below.

By: \_\_\_\_\_  
Raymond E. Hanson, P.E.  
Director  
Orange County Utilities Department

By: Joseph C Kunkel  
Joseph C. Kunkel, P.E.  
Director  
Orange County Public Works Department

Dated: \_\_\_\_\_

Dated: 12-4-20

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

IN WITNESS WHEREOF, the Parties have caused this MOU to be executed and delivered on the day and year last executed below.

By: Andres Salcedo  
Andres J. Salcedo, P.E.  
Deputy Director  
Orange County Utilities Department

By: \_\_\_\_\_  
Joseph C. Kunkel, P.E.  
Director  
Orange County Public Works Department

Dated: 2/18/2021

Dated: \_\_\_\_\_

**[PLEASE NOTE THAT THE ORIGINAL SIGNATURES OF THE DIRECTORS ARE ON SEPARATE SIGNATURE PAGES DUE TO RAYMOND E. HANSON, P. E., DIRECTOR IS NO LONGER A SIGNATORY TO THE MOU AND IS REPLACED WITH ANDRES J. SALCEDO, P. E., DEPUTY DIRECTOR.]**

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

# EXHIBIT "A-1"

**SCHEDULE "A"**  
**AVALON ROAD (C.R. 545)**  
**PARCEL No. 1046**

**LEGAL DESCRIPTION**

*DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):*

*That part of Section 32, Township 23 South, Range 27 East, Orange County, Florida, described as follows:*

*Commence at West 1/4 corner of said Section 32; thence N89°34'21"E along the North line of the Southwest 1/4 of said Section 32, a distance of 1310.43 feet to the East right-of-way line of Avalon Road (County Road No. 545) per Orange County Bond Project No.7A and Florida Department of Transportation Right-of-Way Map of State Road 545 Section 75110; thence departing said North line, run S09°09'08"W along said East right-of-way line 60.85 feet to the POINT OF BEGINNING; thence continue S09°09'08"W along said East right-of-way line, 49.14 feet; thence departing said East right-of-way line N50°00'00"E, 76.06 feet to the South right-of-way line of Phil Ritson Way (Scott Road), a 60.00 foot wide right-of-way recorded in Deed Book 750, Page 27, of the Public Records of Orange County, Florida; thence S89°34'21"W along said South right-of-way line, 50.45 feet to the POINT OF BEGINNING.*

*Containing 0.028 acres more or less, and being subject to any rights-of-way, restrictions and easements of record.*


**LEGEND**

SEC 32-23-27	SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
DB	DEED BOOK
ORB	OFFICIAL RECORDS BOOK
SRPB	STATE ROAD PLAT BOOK
S.R.	STATE ROAD
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
No.	NUMBER
N/A	NOT APPLICABLE

**SURVEYORS NOTES:**

1. *This is not a Survey.*
2. *Bearings are based on the North Line of the Southwest 1/4 of Section 32, Township 23 South, and Range 27 East, being N89°34'21"E, an assumed meridian.*
3. *This sketch does not reflect or determine ownership.*
4. *Legal Description shown hereon was prepared by Donald W. McIntosh Associates, Inc. based on information provided by client.*
5. *A Title Search Report prepared by First American Title Insurance Company, File No. 2037-3024833/06.00288, dated August 30, 2013 was reviewed by the surveyor. Exceptions listed therein (if any) which can be delineated or noted, are shown hereon.*

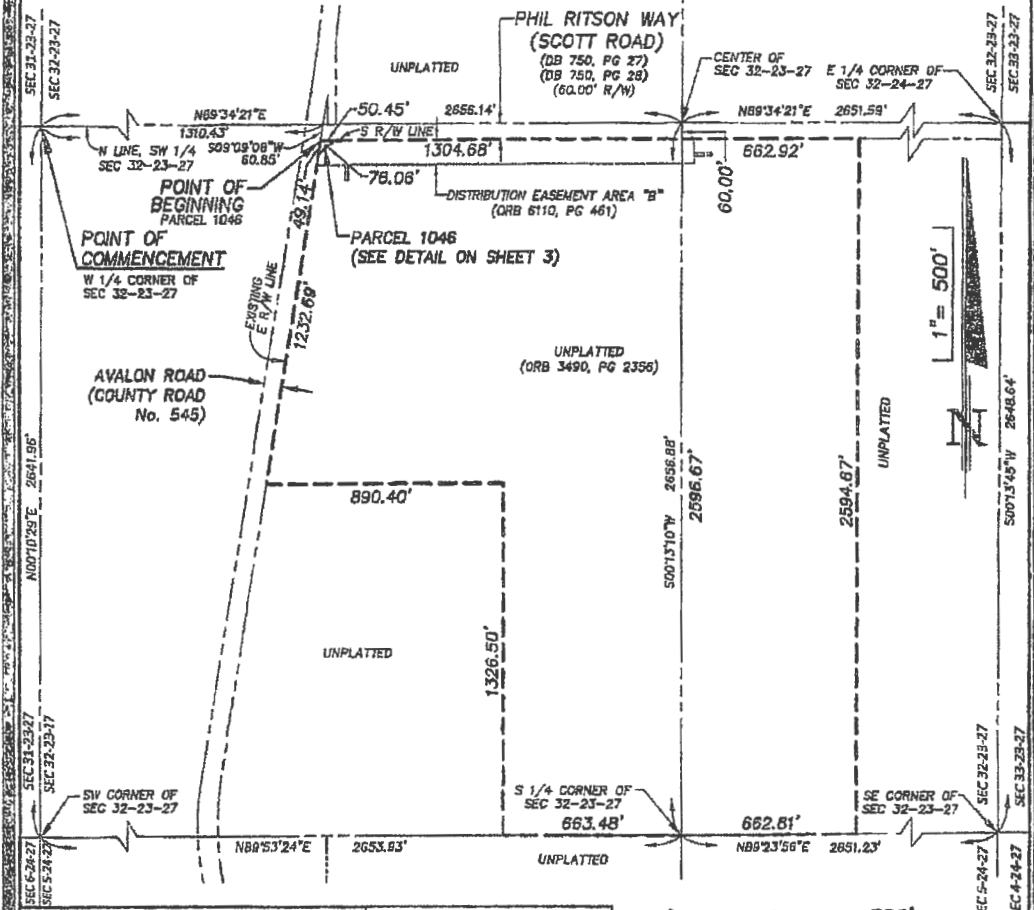
<b>PREPARED FOR:</b> D.R. Horton, Inc.	<b>PROJECT NUMBER</b>	<b>DATE</b>	<b>BY</b>	<b>REVISIONS</b>
PARCEL 1046		10/13/14	JP	REVISED SHEET 2 OF 3 ONLY
				DESCRIPTION

	<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b>	DONALD W. MCINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. LB66
	ENGINEERS                      PLANNERS                      SURVEYORS	ROBBY L. GUNDEL                      December 13, 2014 Florida Registered Surveyor and Mapper Certificate No. 4285
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
CERTIFICATE OF AUTHORIZATION NO. LB66		

DRAWN BY: <u>BMW</u>	JOB NO. <u>12167.002</u>	SCALE <u>N/A</u>	SHEET <u>1</u>
DATE: <u>9/19/14</u>	CHECKED BY: <u>RLG</u>		OF <u>3</u>

SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

SKETCH OF DESCRIPTION

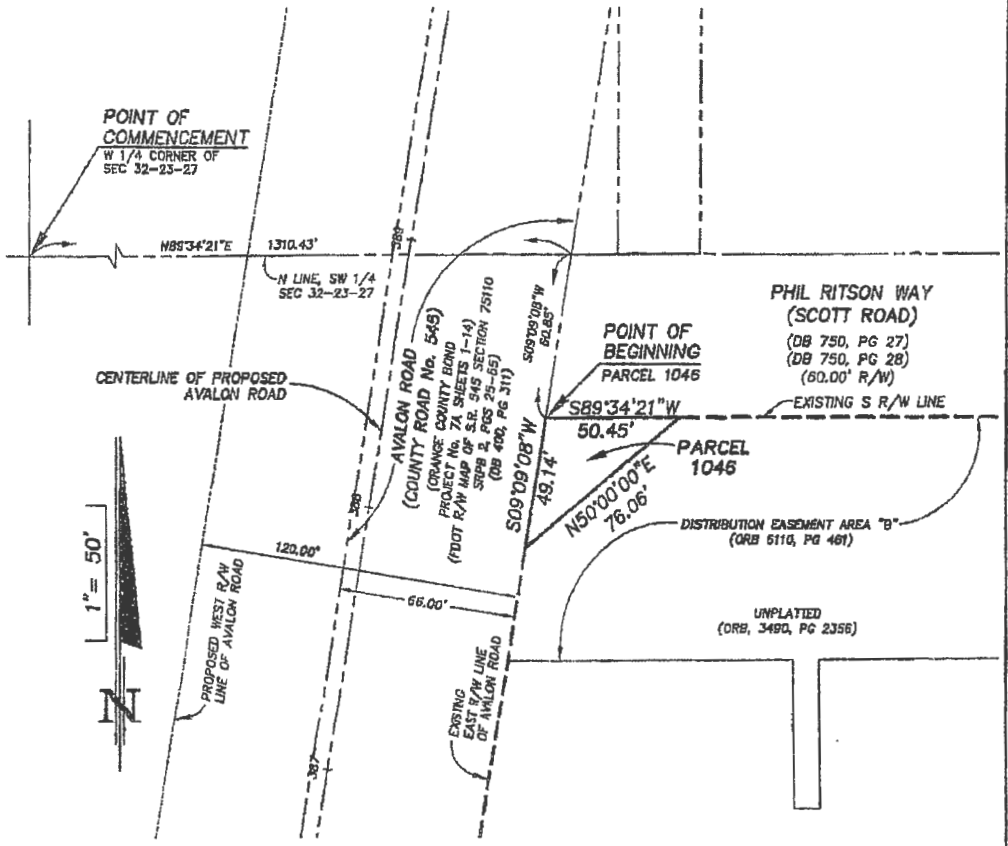


PREPARED FOR: **D.R. Horton, Inc.** PROJECT NUMBER: **500' 0 500'**  
 SCALE: 1" = 500'

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. 1558

DRAWN BY: <b>BMW</b>	JOB NO. <b>12157.032</b>	SCALE <b>1"=500'</b>	SHEET <b>2</b>
DATE: <b>9/19/14</b>	CHECKED BY: <b>BLC</b>		OF <b>3</b>

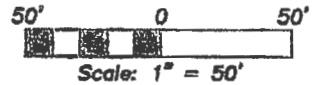
SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046  
 SKETCH OF DESCRIPTION - DETAIL




PREPARED FOR:  
**D.R. Horton, Inc.**

PROJECT NUMBER

PARCEL 1046



	<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 <small>CERTIFICATE OF AUTHORIZATION NO. LB58</small>			
	DRAWN BY: <u>BMW</u> DATE: <u>9/19/14</u>	CHECKED BY: <u>BLC</u>	JOB NO. <u>12167.002</u>	SCALE <u>1"=50'</u>

Printed: Mon 13-Oct-2014 - 10:25AM  
 F:\Pro\2012\12167\Sdwg\NOV029\prod\Parcel 1046 Taking (OC and Orlando South Parcel).dwg

CS# 14-211(PARCEL 1046)

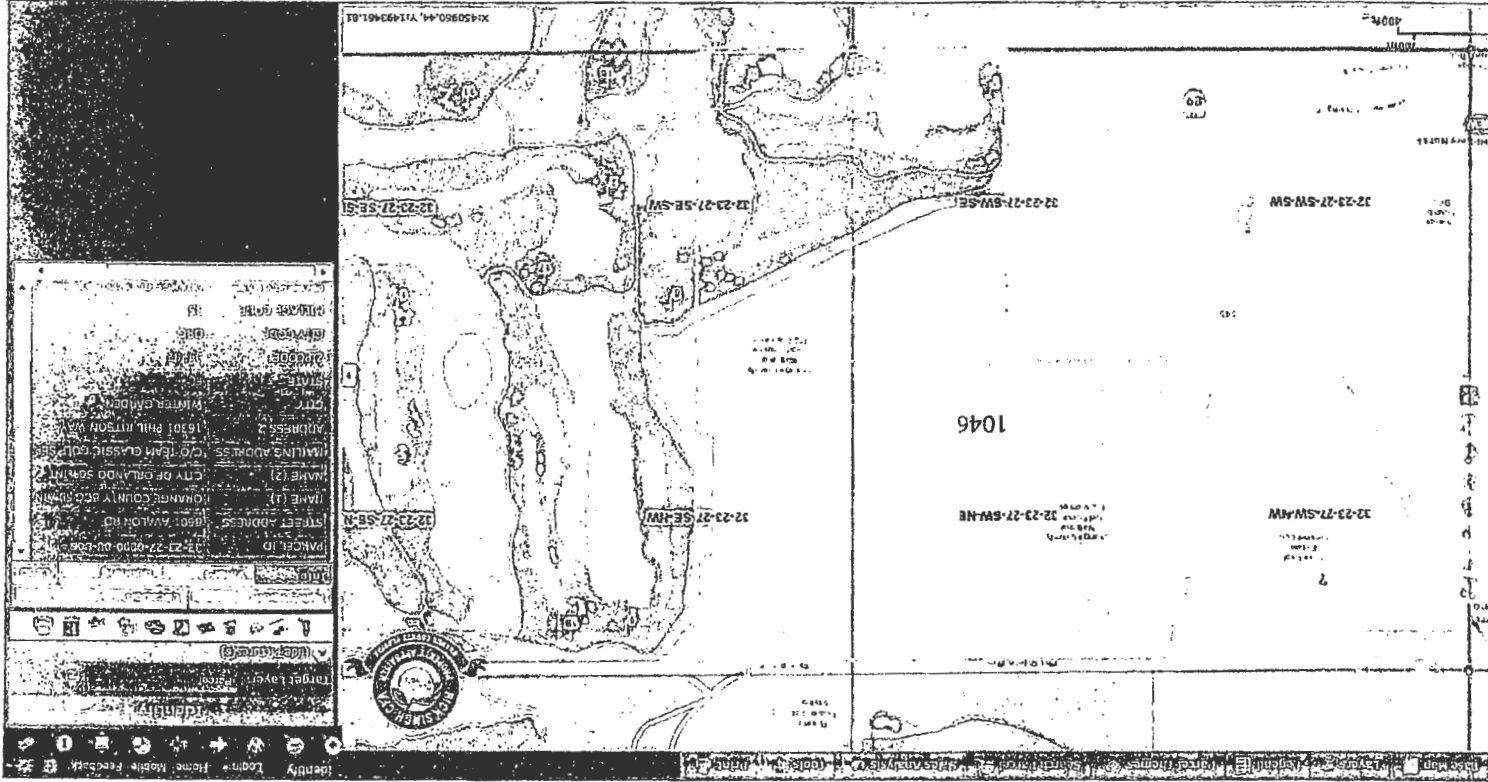


**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 1046**

**FEE SIMPLE**

Parcel 1046: the interest being acquired is fee simple.





**Property Record - 32-23-27-0000-00-006**

Orange County Property Appraiser • <http://www.ocpafl.org>

**Property Summary**

**Property Name**  
Orange County National Golf Course

**Names**  
Orange County BCC 50%Int  
City Of Orlando 50%Int

**Municipality**  
ORG - Un-Incorporated

**Property Use**  
8900 - Municipal

**Mailing Address**  
C/O Team Classic Golf Services Inc  
16301 Phil Ritson Way  
Winter Garden, FL 34787-6200

**Physical Address**  
8601 Avalon Rd  
Winter Garden, FL 34787



QR Code For Mobile Phone



**Value and Taxes**

**Historical Value and Tax Benefits**

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2016	\$753,250	+ \$0	+ \$39,932 = \$793,182 (0%)	\$793,182 (0%)	\$793,182 (0%)
2015	\$753,250	+ \$0	+ \$39,932 = \$793,182 (0%)	\$793,182 (0%)	\$793,182 (0%)
2014	\$753,250	+ \$0	+ \$39,932 = \$793,182 (0%)	\$793,182 (0%)	\$793,182 (0%)
2013	\$753,250	+ \$0	+ \$39,932 = \$793,182 (5.3%)	\$793,182 (5.3%)	\$793,182 (5.3%)
2012	\$753,250	+ \$0	+ \$0 = \$753,250	\$753,250	\$753,250

**Tax Year Benefits**

Tax Year Benefits	Other Exemptions	Tax Savings
2016	\$449,125	\$7,635
2015	\$449,125	\$7,829
2014	\$449,125	\$7,957
2013	\$449,125	\$7,918
2012	\$449,125	\$7,978

**2016 Taxable Value and Estimate of Proposed Taxes**

# EXHIBIT "A-2"

**SCHEDULE "A"**

VILLAGE H (AVALON ROAD - C.R. 545) RAC

SLOPE EASEMENT NUMBER: 8046

**LEGAL DESCRIPTION**

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet to the POINT OF BEGINNING; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet; thence South 09° 09' 08" West, 278.76 feet; thence North 80° 50' 52" West, 8.00 feet to the aforesaid existing easterly Right of Way Line; thence along said existing easterly Right of Way Line, North 09° 09' 08" East, 269.50 feet to the POINT OF BEGINNING.


Said lands contain 2193 Square Feet, more or less.

**NOTES**

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89° 34' 21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.


**CERTIFICATION**

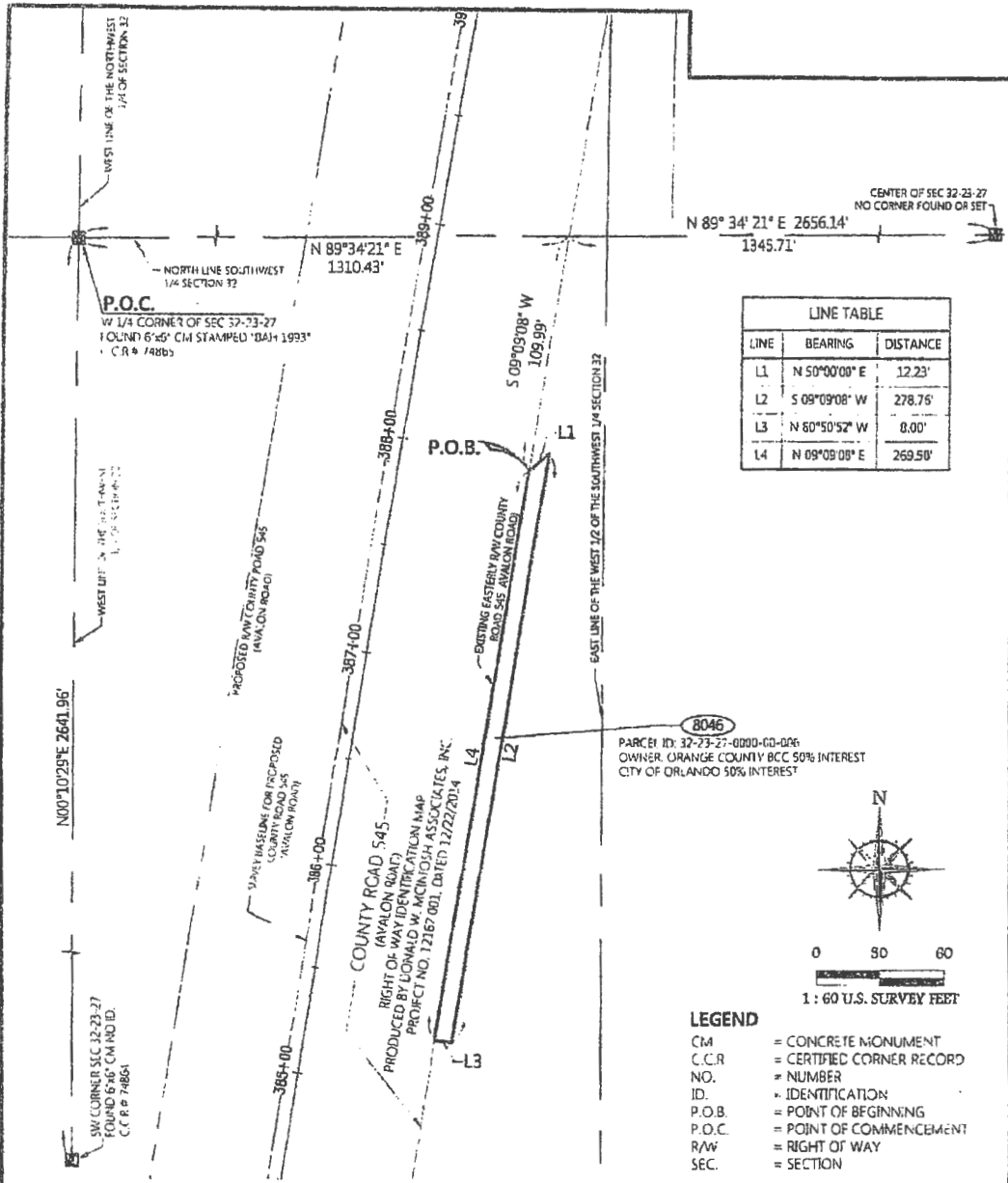
I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.


12/24/2017  
DATE

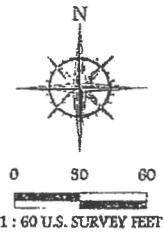
ELI DONALD  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

 <b>Vhb</b> Vanasse Hangen Brustlin, Inc.	Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153	DRAWN BY: C.A.P. PROJECT # 61992.00 DRAWING: SE PARCEL 8046.DWG DRAWING DATE: 07/26/2017	CHECKED: E.J.D. SHEET 1 OF 2	<b>SKETCH &amp; DESCRIPTION</b> <b>SLOPE EASEMENT 8046</b> ISSUED FOR: ORANGE COUNTY BCC/CITY OF ORLANDO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°00'00\" E	12.23'
L2	S 09°09'08\" W	278.75'
L3	N 60°50'52\" W	8.00'
L4	N 09°09'08\" E	269.50'



- LEGEND**
- CM = CONCRETE MONUMENT
  - C.C.R = CERTIFIED CORNER RECORD
  - NO. = NUMBER
  - ID. = IDENTIFICATION
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R/W = RIGHT OF WAY
  - SEC. = SECTION

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA		
<b>Vanasse Hangen Brustlin, Inc.</b> Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153	DRAWN BY: C.A.P.      CHECKED: E.J.D. PROJECT # 61992.00 DRAWING: SE PARCE: 8046 DWG	<b>SKETCH &amp; DESCRIPTION</b> <b>SLOPE EASEMENT 8046</b>
	DRAWING DATE: 07/26/2017 SCALE: 1" = 60'      SHEET 2 OF 2	ISSUED FOR: <b>ORANGE COUNTY BCC/CITY OF ORLANDO</b>

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 8046**

**SLOPE EASEMENT**

Parcel 8046 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, adding fill material, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

# EXHIBIT "A-3"

**SCHEDULE "A"**

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7046

**LEGAL DESCRIPTION**

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet to the POINT OF BEGINNING; thence North 50° 00' 00" East, 7.64 feet; thence South 09° 09' 08" West, 286.54 feet; thence North 80° 50' 52" West, 13.00 feet to the aforementioned easterly Right of Way line; thence run along said easterly Right of Way line, North 09° 09' 08" East, 2.00 feet; thence leaving said Right of Way line run, South 80° 50' 52" East, 8.00 feet; thence North 09° 09' 08" East, 278.76 feet to the POINT OF BEGINNING.

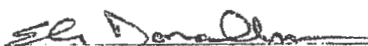
Said lands contain 1434 Square Feet, more or less.

**NOTES**


1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH-WEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89° 34' 21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

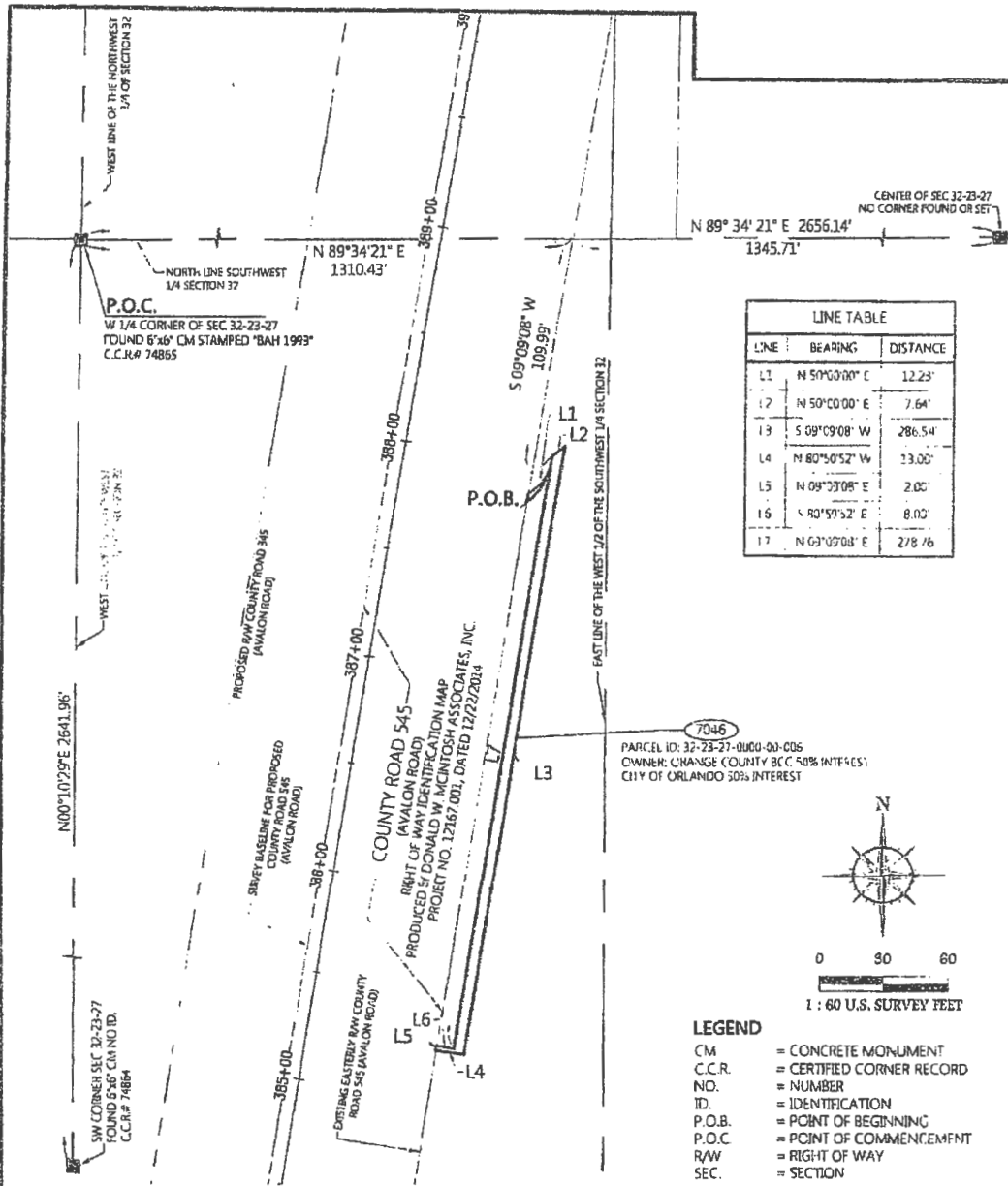
**CERTIFICATION**

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 53-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.


10/25/2017  
 ELI DONALDS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

 <p>Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153 Vanasse Hangen Brustlin, Inc.</p>	DRAWN BY: C.A.P.	CHECKED: E.J.D.	<p><b>SKETCH &amp; DESCRIPTION</b></p> <p>TEMPORARY CONSTRUCTION EASEMENT 7046</p> <p>ISSUED FOR:</p> <p>ORANGE COUNTY BCC/CITY OF ORLANDO</p>
	PROJECT # 61992.00		
	DRAWING: TCE PARCEL 7046.DWG		
	DRAWING DATE: 07/27/2017		
	SHEET 1 OF 2		



SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

<p>Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153 Vanasse Hangen Brustlin, Inc.</p>	<p>DRAWN BY: C.A.P.   CHECKED: E.J.D.</p>	<p><b>SKETCH &amp; DESCRIPTION</b></p> <p>TEMPORARY CONSTRUCTION EASEMENT 7046</p> <p>ISSUED FOR:</p> <p>ORANGE COUNTY BCC/CITY OF ORLANDO</p>
	<p>PROJECT # 61992.00</p>	
	<p>DRAWING: TCE PARCEL 7046.DWG</p>	
	<p>DRAWING DATE: 01/27/2017</p>	
<p>SCALE: 1" = 60'</p>	<p>SHEET 2 OF 2</p>	



**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 7046**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7046 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing an in-kind replacement fence for GRANTOR. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

# EXHIBIT "A-4"

**SCHEDULE "A"**

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7045

**LEGAL DESCRIPTION**

A portion of land located in the northwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence along the West line of the northwest quarter of said Section 32, North 00° 01' 36" East, 537.07 feet; thence leaving said West line of the northwest quarter, run South 89° 58' 24" East, 1377.13 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014, being the POINT OF BEGINNING, also being a point on a non-tangent curve concave westerly, having a radius of 3307.12 feet, a delta angle of 0° 33' 16", a chord bearing of North 02° 57' 16" East and a chord distance of 32.00 feet; thence along the arc of said curve and existing easterly Right of Way Line a distance of 32.00 feet; thence leaving said existing easterly Right of Way Line, run South 87° 08' 58" East, 5.00 feet to a point on a non-tangent curve concave westerly, having a radius of 3312.12 feet, a delta angle of 0° 33' 14", a chord bearing of South 02° 57' 16" West and a chord distance of 32.02 feet; thence along the arc of said curve a distance of 32.02 feet; thence North 86° 56' 30" West, 5.00 feet to the POINT OF BEGINNING.


Said lands contain 160 Square Feet, more or less.

**NOTES**


1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 00°01'36" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

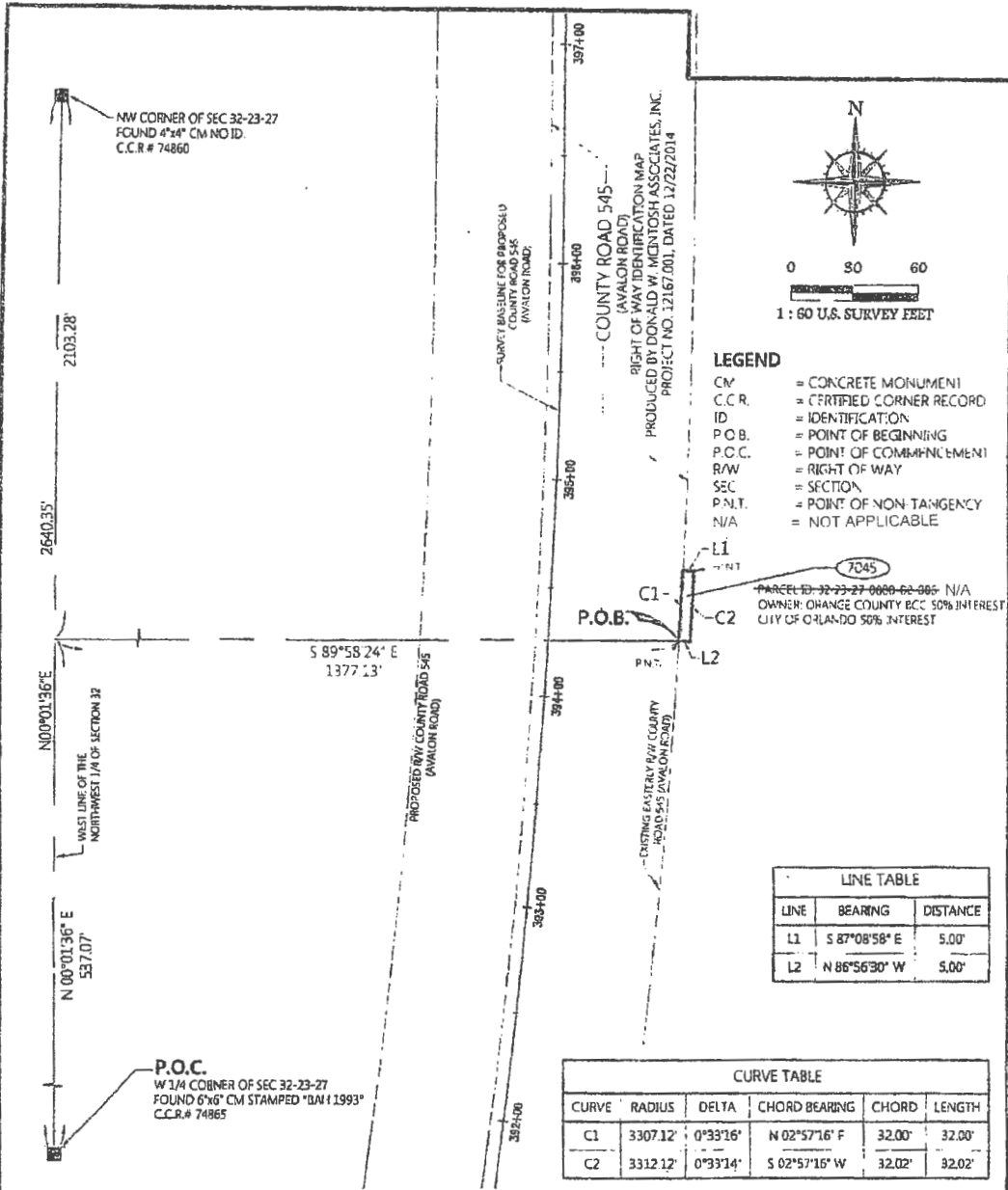
**CERTIFICATION**

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.


10/24/2017  
DATE  
 E.J. DONALDSON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

 <b>whb</b> Vanasse Hangen Brustlin, Inc.	Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153	DRAWN BY: C.A.P.    CHECKED: E.J.D. PROJECT # 61992.00 DRAWING: TCE PARCEL 7045.DWG DRAWING DATE: 07/26/2017	<b>SKETCH &amp; DESCRIPTION</b> TEMPORARY CONSTRUCTION EASEMENT 7045 ISSUED FOR: ORANGE COUNTY BCC/CITY OF ORLANDO
	SHEET 1 OF 2		




- LEGEND**
- CM = CONCRETE MONUMENT
  - C.C.R. = CERTIFIED CORNER RECORD
  - ID = IDENTIFICATION
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R/W = RIGHT OF WAY
  - SEC = SECTION
  - P.N.T. = POINT OF NON-TANGENCY
  - N/A = NOT APPLICABLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°08'58" E	5.00'
L2	N 86°56'30" W	5.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3307.12'	0°33'16"	N 02°57'16" F	32.00'	32.00'
C2	3312.12'	0°33'14"	S 02°57'16" W	32.02'	32.02'

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

 <p>Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153 Vanasse Hangen Brustlin, Inc.</p>		DRAWN BY: C.A.P.	CHECKED: E.J.D.	<p><b>SKETCH &amp; DESCRIPTION</b></p> <p>TEMPORARY CONSTRUCTION EASEMENT 7045</p> <p>ISSUED FOR:</p> <p>ORANGE COUNTY BCC/CITY OF ORLANDO</p>
		PROJECT # 61992.00	DRAWING: TCE PARCEL 7045.DWG	
		SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA		
		SHEET 2 OF 2		

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 7045**

**TEMPORARY CONSTRUCTION EASEMENT**


Parcel 7045 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

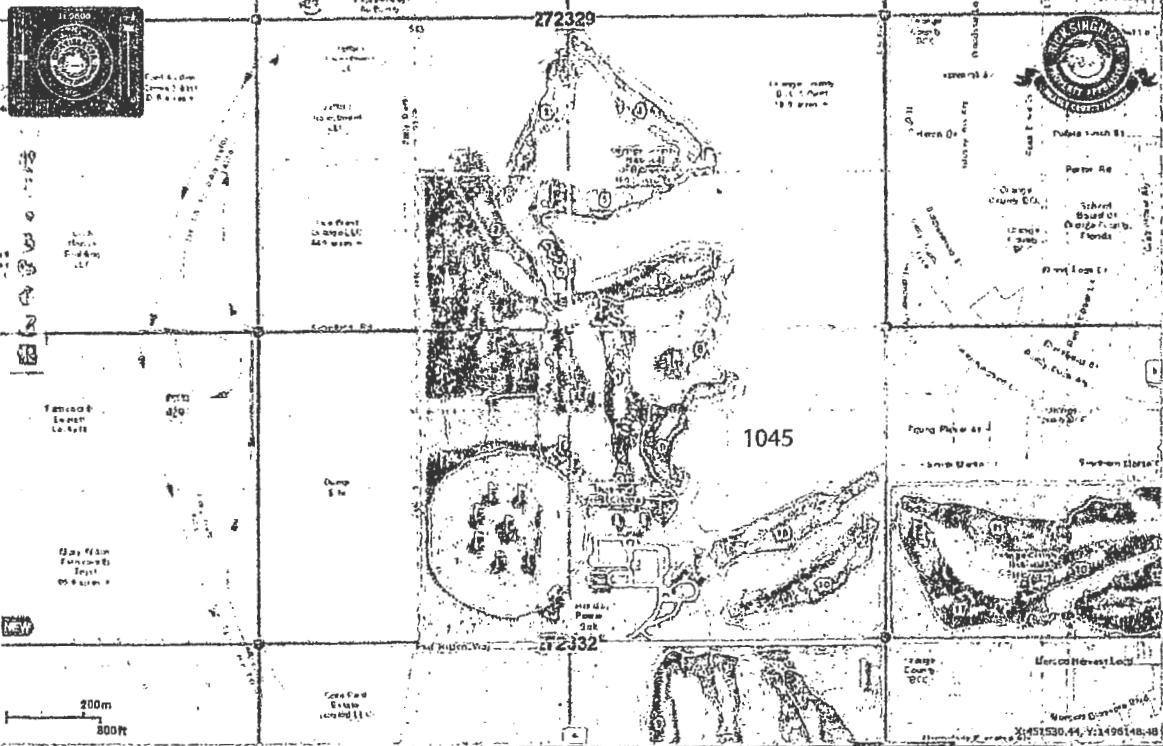
[Home](#) [Layers](#) [Parcel Information](#) [Search Parcel](#) [Site Analysis](#) [Print](#)


Pan Login Home Mobile Feedback



272329  
 1045  
 272332

200m  
 800ft





Orange County  
 Planning Department

**Identity**

Target Layers: Parcel

27233200000010 05/02/2005

**Location**

FIELD	VALUES	UNITS	COUNT
PARCEL ID	27-23-27-0000-00-030		1
STREET ADDRESS	16101 PHIL RITSON WAY		1
NAME (1)	ORANGE COUNTY BOE SOA314		1
NAME (2)	CITY OF ORLANDO 595147		1
MAILING ADDRESS	C/O TEAM CLASSIC GOLF SER		1
ADDRESS 2	16101 PHIL RITSON WAY		1
CITY	WINTER GARDEN		1
STATE	FL		1
ZIP CODE	32787		1
CENSUS CODE	00000		1
ZIP+4 CODE	32787-0000		1



# Property Record - 32-23-27-0000-00-010

Orange County Property Appraiser  
<http://www.ocpsfl.org>

## Property Summary

**Property Name**  
Orange County National Golf Course  
**Names**  
Orange County BCC 60%Int  
City Of Orlando 50%Int  
**Municipality**  
ORG - Un-Incorporated  
**Property Use**  
8800 - County

**Mailing Address**  
C/O Team Classic Golf Services Inc  
16301 Phil Ritson Way  
Winter Garden, FL 34787-6200  
**Physical Address**  
16100 Phil Ritson Way  
Winter Garden, FL 34787



QR Code For Mobile Phone



272332000000010 05/02/2008



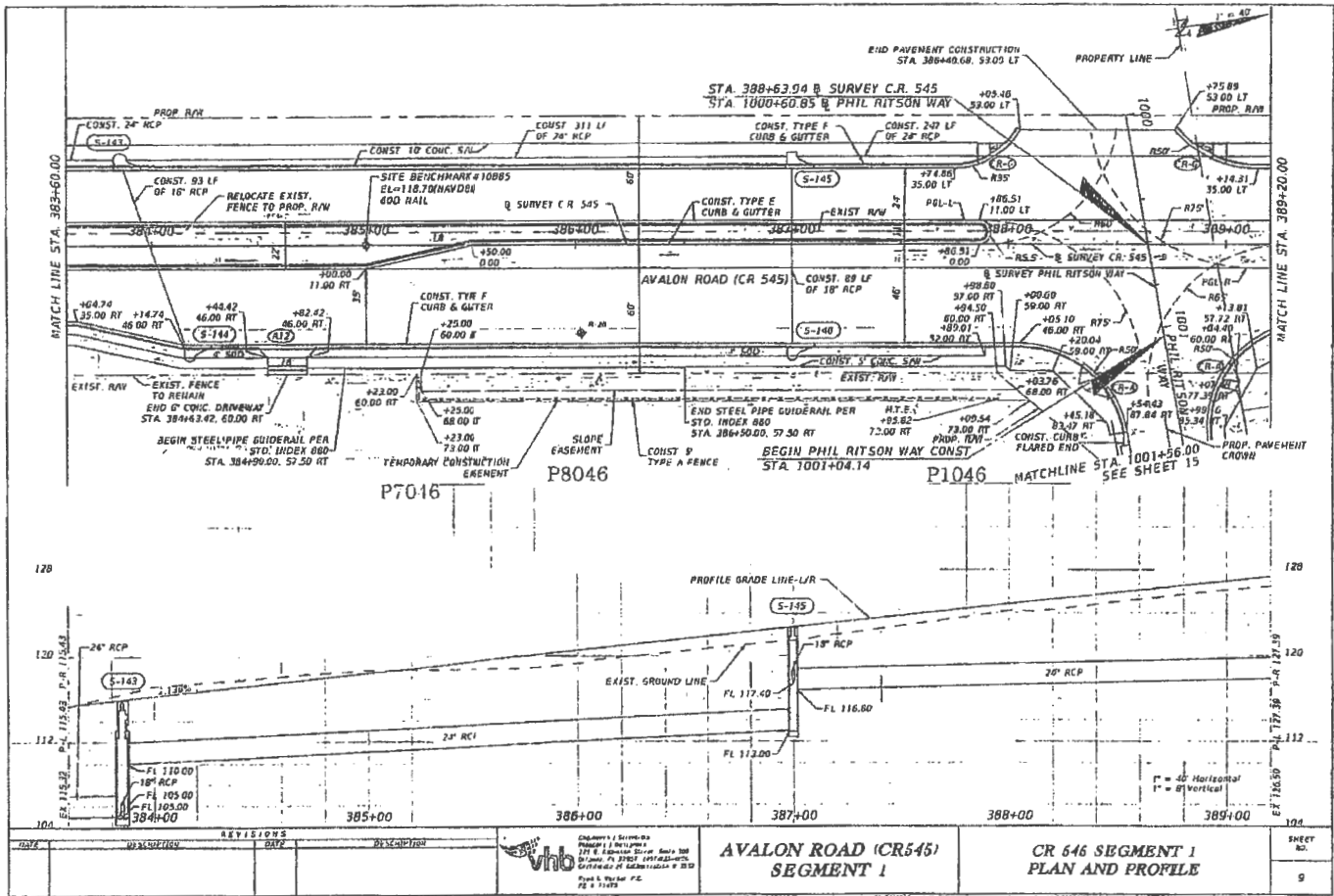
272332000000010 05/02/2006

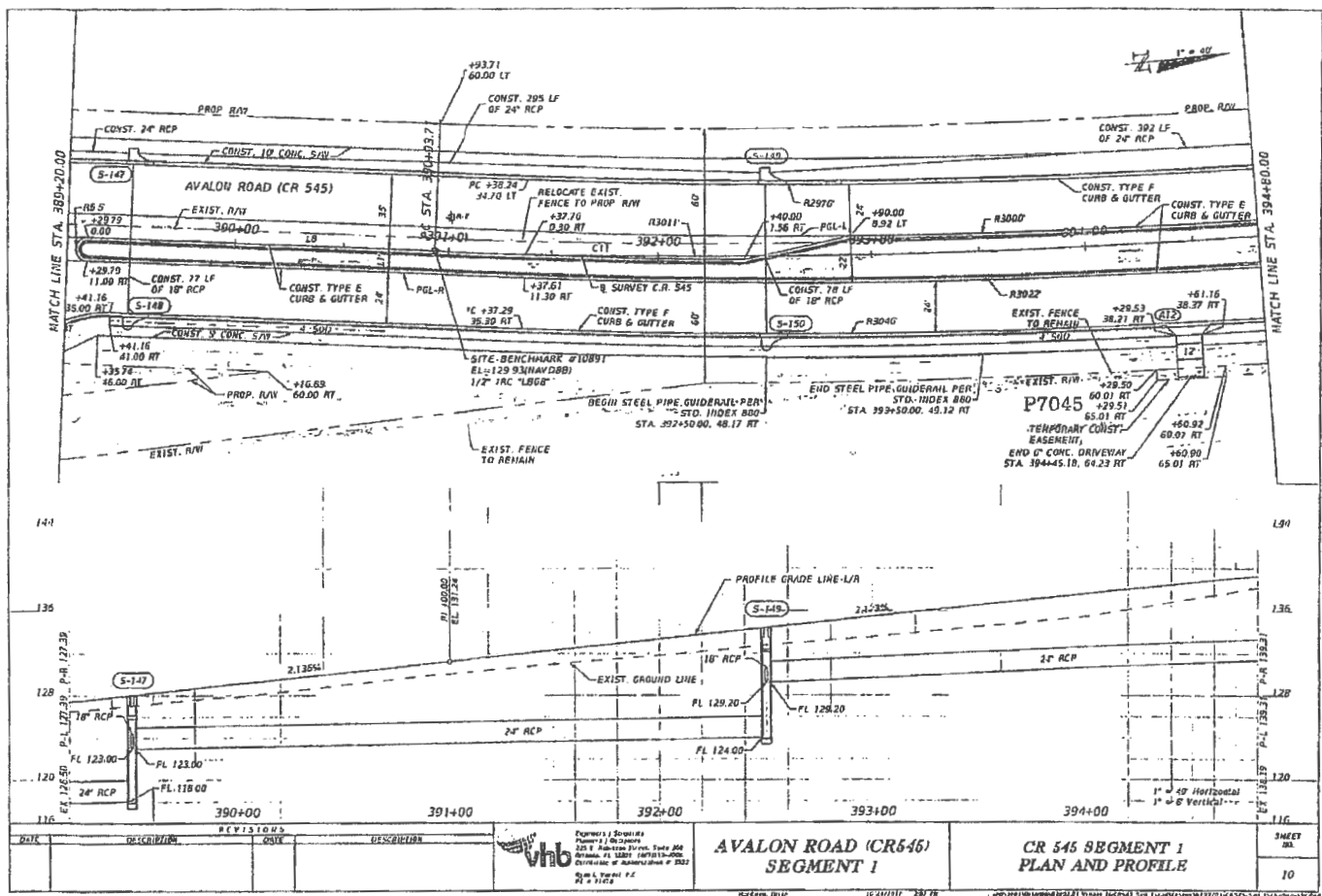


272332000000010 05/02/2006



272332000000010 05/02/2006





**AVALON ROAD (CR 545)  
SEGMENT 1**

**CR 545 SEGMENT 1  
PLAN AND PROFILE**

SHEET  
10

**VHD**  
 Engineers & Surveyors  
 125 E. Highway 31, Suite 200  
 Ocala, FL 32676  
 Phone: (352) 237-1111  
 Fax: (352) 237-1112



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 08 2021

Instrument: 1046.2/7045.2/8046.2/7046.2  
Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

**SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY  
AND PARTIAL RELEASE OF UNRECORDED LEASE**

THIS SUBORDINATION AND RELEASE, is granted 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 ("County"), by Orange County National Golf Club, LLC, a Florida limited liability company ("Undersigned")

WITNESSETH:

WHEREAS, County proposes to locate, construct, maintain, and/or improve a road right-of-way in Orange County, Florida ("Project"); and,

WHEREAS, a portion of the lands involved and necessary for such Project is subject to recorded and unrecorded lease documents held by the Undersigned; and,

WHEREAS, the proposed use of that portion of such lands for a County road right-of-way requires subordination of the Undersigned's leasehold interest in such land by the Undersigned to County; and

WHEREAS, COUNTY, has requested the Undersigned: (a) to subordinate said encumbrance to the property rights of ORANGE COUNTY as to County's hereinafter described EASEMENT interests and (b) to partially release from the unrecorded lease County's FEE SIMPLE portion of the premises hereinafter described.

NOW, THEREFORE, in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the Undersigned hereby (a) subordinates said encumbrance (i.e. the leasehold interest) as it has been or as may be modified and amended from time to time to the property rights of COUNTY with respect to County's hereinafter described easement interests and (b) partially releases such leasehold interest to the hereinafter described fee simple interest of County so that County shall have the right to locate, construct, maintain, and/or improve such 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"**

Encumbrances:

Orange County National Golf Club, LLC  
TO: Team Classic Golf Services, Inc., as successor by merger to Team Classic Golf Services, Inc.  
FROM: Orange County, Florida and The City of Orlando  
ASSIGNED TO: Orange County National Golf Club, LLC  
Unrecorded Lease dated February 7, 1994

Encumbrances continued:

Unrecorded First Amendment to Lease Agreement dated June 12, 1995  
Unrecorded Second Amendment to Lease Agreement dated November 7, 1995

Instrument: 1046.2/7045.2/8046.2/7046.2

Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

Unrecorded Third Amendment to Lease Agreement executed by Tenant on October 9, 1996  
Memorandum of Lease filed November 7, 1996  
Recorded in Official Record Book 5151, Page 3915  
Re-recorded Memorandum of Lease filed January 31, 1997  
Recorded in Official Record Book 5193, Page 1204  
Assignment of Ground Lease Agreement filed April 2, 2012  
Recorded in Official Record Book 10354, Page 7341  
All in the Public Records of Orange County, Florida

PROVIDED, ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance in so far as same affects the easement rights and privileges of ORANGE COUNTY, in its use of the easement areas 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 in the event said above described easement area is abandoned by COUNTY and ceases to be used for the easement purposes associated with the Project then in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned easement areas as if the subordination had never been made.

<sup>15<sup>th</sup></sup> IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 15 day of July, A.D. 2020.

Signed, sealed and delivered  
in the presence of:

Orange County National Golf Club, LLC,  
a Florida limited liability company

Instrument: 1046.2/7045.2/8046.2/7046.2  
Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

[Signature]  
Witness

John Bixler  
Print Name

[Signature]  
Witness

Rob Taylor  
Print Name

BY: [Signature]

W. Jack Davis  
Printed Name

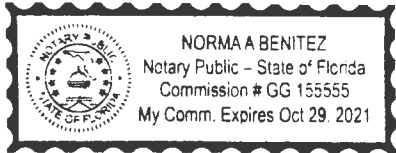
OWNER  
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2020,  
by William Jack Davis, as owner of Orange County National Golf Club, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
Notary Signature

Norma Benitez  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid

My commission expires: 10-29-21

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

SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

LEGAL DESCRIPTION

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

That part of Section 32, Township 23 South, Range 27 East, Orange County, Florida, described as follows:

Commence at West 1/4 corner of said Section 32; thence N89°34'21"E along the North line of the Southwest 1/4 of said Section 32, a distance of 1310.43 feet to the East right-of-way line of Avalon Road (County Road No. 545) per Orange County Bond Project No.7A and Florida Department of Transportation Right-of-Way Map of State Road 545 Section 75110; thence departing said North line, run S09°09'08"W along said East right-of-way line 60.85 feet to the POINT OF BEGINNING; thence continue S09°09'08"W along said East right-of-way line, 49.14 feet; thence departing said East right-of-way line N50°00'00"E, 76.06 feet to the South right-of-way line of Phil Ritson Way (Scott Road), a 60.00 foot wide right-of-way recorded in Deed Book 750, Page 27, of the Public Records of Orange County, Florida; thence S89°34'21"W along said South right-of-way line, 50.45 feet to the POINT OF BEGINNING.

Containing 0.028 acres more or less, and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

SEC 32-23-27	SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
DB	DEED BOOK
ORB	OFFICIAL RECORDS BOOK
SRPB	STATE ROAD PLAT BOOK
S.R.	STATE ROAD
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
No.	NUMBER
N/A	NOT APPLICABLE

SURVEYORS NOTES:

1. This is not a Survey.
2. Bearings are based on the North Line of the Southwest 1/4 of Section 32, Township 23 South, and Range 27 East, being N89°34'21"E, an assumed meridian.
3. This sketch does not reflect or determine ownership.
4. Legal Description shown hereon was prepared by Donald W. McIntosh Associates, Inc. based on information provided by client.
5. A Title Search Report prepared by First American Title Insurance Company, File No. 2037-3024833/08.00208, dated August 30, 2013 was reviewed by the surveyor. Exceptions listed therein (if any) which can be delineated or noted, are shown hereon.

PREPARED FOR: <b>D.R. Horton, Inc.</b>	PROJECT NUMBER	10/13/14	JP	REVISED SHEET 2 OF 3 ONLY
PARCEL 1046		DATE	BY	DESCRIPTION



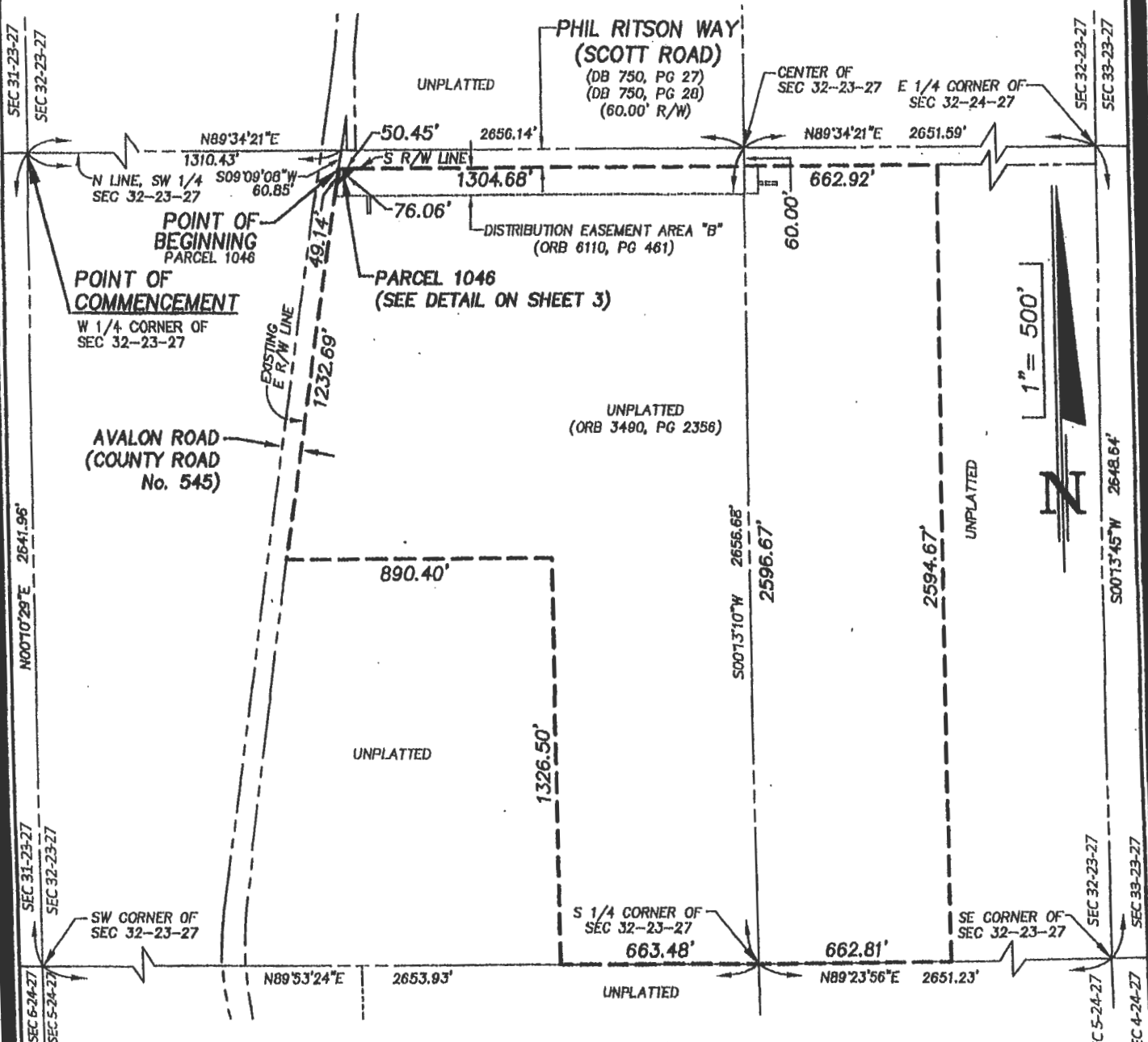
**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

McIntosh Associates, Inc.  
 Surveyors  
 License No. LB68  
 State of Florida  
 Commission on Professional Regulation  
 Surveyors and Mappers  
 Not Valid Without the Signature and the Original Raised Seal of a Florida Licensed Surveyor and Mapper.

DRAWN BY: <b>BMW</b>	JOB NO. <b>12167.002</b>	SCALE <b>N/A</b>	SHEET <b>1</b>
DATE: <b>9/19/14</b>	CHECKED BY: <b>RLC</b>		OF <b>3</b>

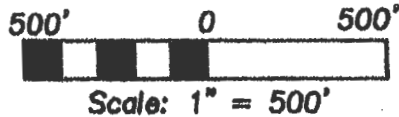
SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

SKETCH OF DESCRIPTION



PREPARED FOR:  
**D.R. Horton, Inc.**

PROJECT NUMBER



PARCEL 1046



**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4008  
 CERTIFICATE OF AUTHORIZATION NO. LB60

DRAWN BY: BMW  
 DATE: 9/19/14

CHECKED BY: RLC

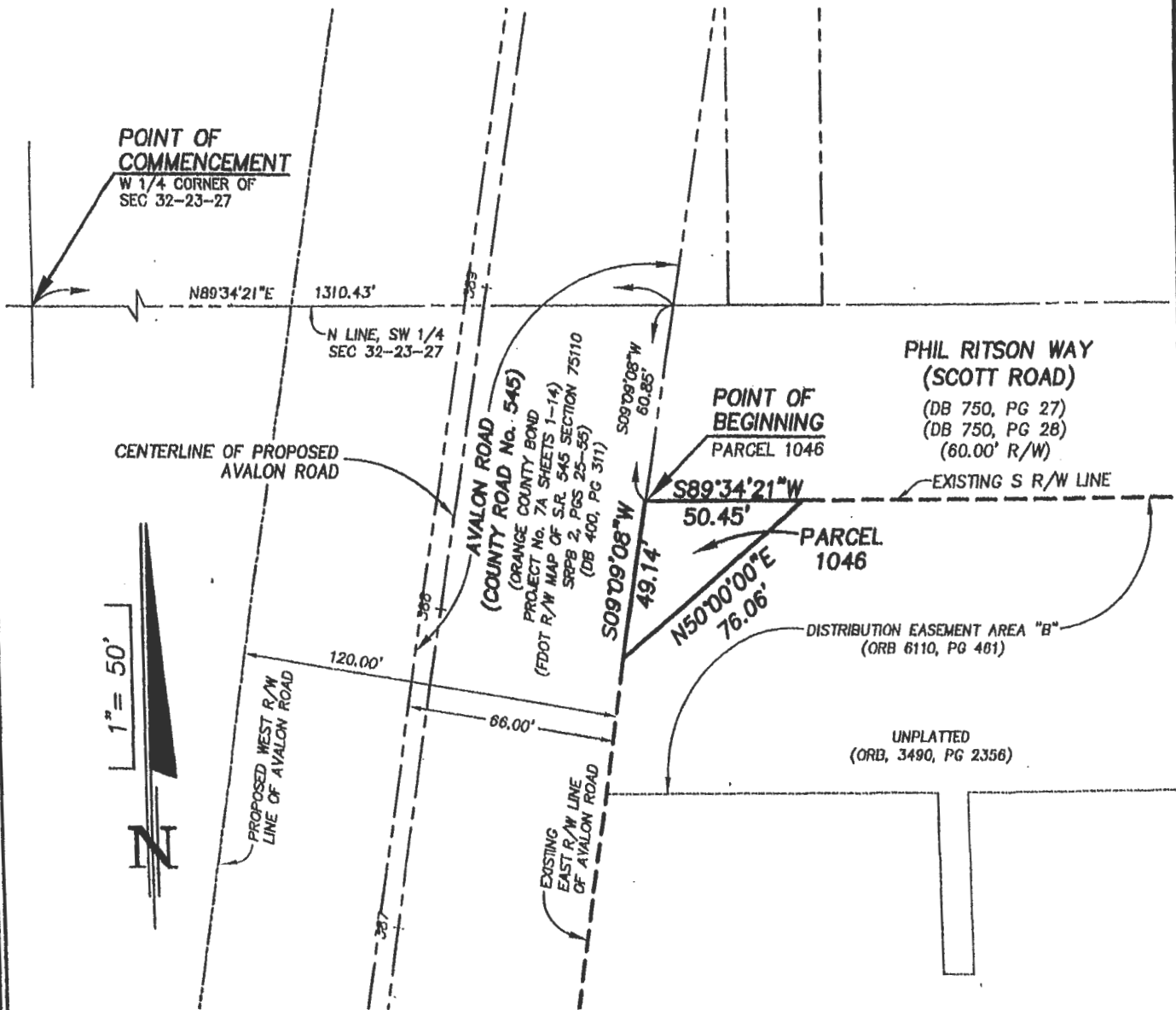
JOB NO.  
12167.002

SCALE  
1"=500'

SHEET 2  
 OF 3

SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

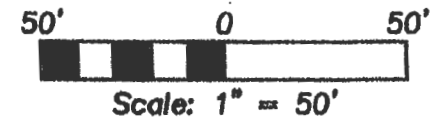
SKETCH OF DESCRIPTION - DETAIL



PREPARED FOR:  
**D.R. Horton, Inc.**

PARCEL 1046

PROJECT NUMBER



**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4060  
 CERTIFICATE OF AUTHORIZATION NO. LB08

DRAWN BY: <u>BMW</u>	JOB NO. <u>12167.002</u>	SCALE <u>1"=50'</u>	SHEET <u>3</u>
DATE: <u>9/19/14</u>	CHECKED BY: <u>BLC</u>		OF <u>3</u>

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 1046**

**FEE SIMPLE**

Parcel 1046: the interest being acquired is fee simple.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

SLOPE EASEMENT NUMBER: 8046

LEGAL DESCRIPTION

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet to the POINT OF BEGINNING; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet; thence South 09° 09' 08" West, 278.76 feet; thence North 80° 50' 52" West, 8.00 feet to the aforesaid existing easterly Right of Way Line; thence along said existing easterly Right of Way Line, North 09° 09' 08" East, 269.50 feet to the POINT OF BEGINNING.

Said lands contain 2193 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°34'21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Eli Donaldson* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, Fl. 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

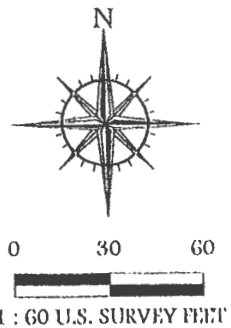
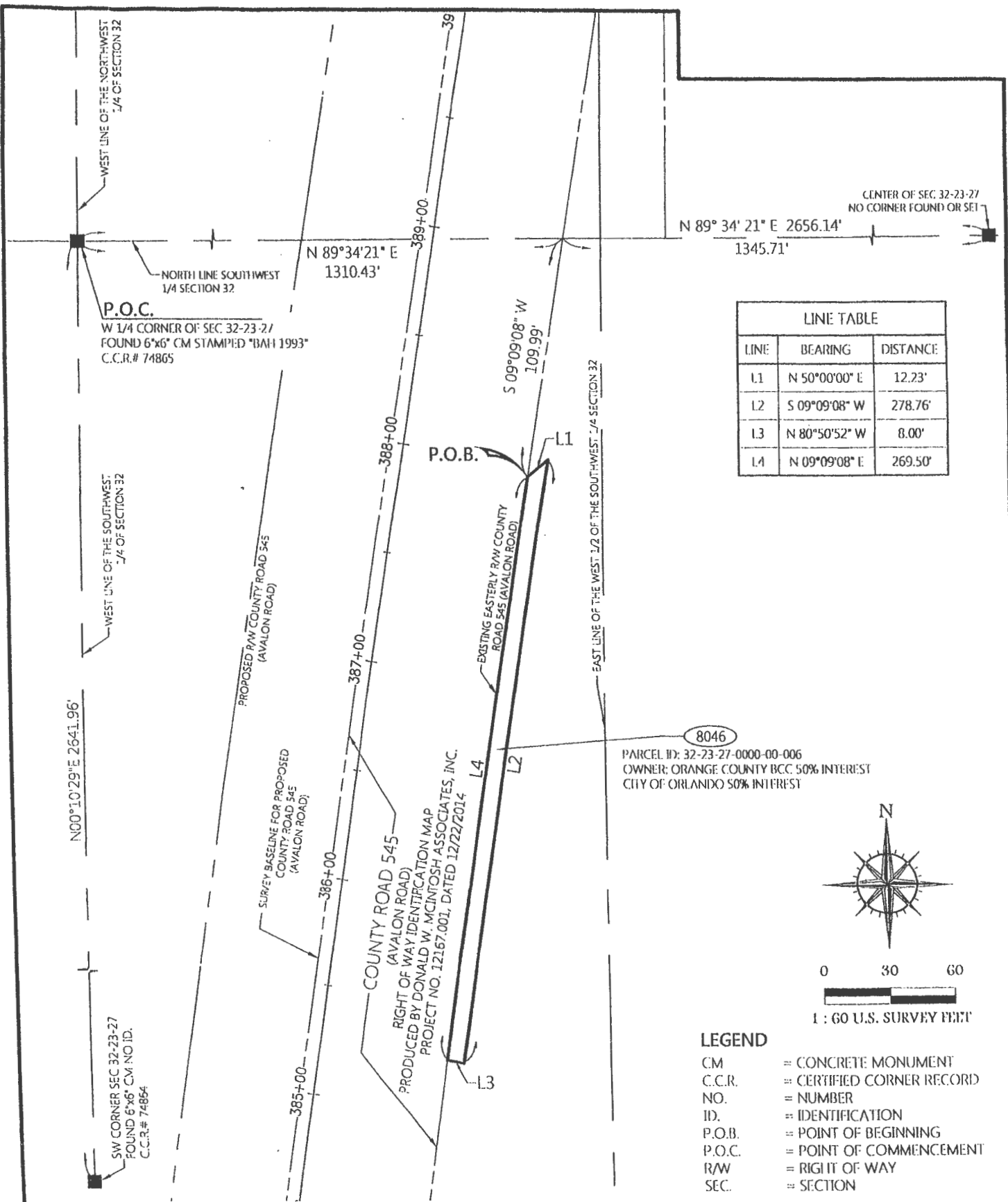
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: SE PARCEL 8046.DWG	
DRAWING DATE: 07/26/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION  
SLOPE EASEMENT 8046

ISSUED FOR:  
ORANGE COUNTY BCC/CITY OF ORLANDO






- LEGEND**
- CM = CONCRETE MONUMENT
  - C.C.R. = CERTIFIED CORNER RECORD
  - NO. = NUMBER
  - ID. = IDENTIFICATION
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R/W = RIGHT OF WAY
  - SEC. = SECTION

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

 <b>Vanasse Hangen Brustlin, Inc.</b>	Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153	DRAWN BY: C.A.P. PROJECT # 61992.00 DRAWING: SE PARCEL 8046.DWG	CHECKED: E.J.D.	<b>SKETCH &amp; DESCRIPTION</b> <b>SLOPE EASEMENT 8046</b> ISSUED FOR: <b>ORANGE COUNTY BCC/CITY OF ORLANDO</b>
	DRAWING DATE: 07/26/2017 SCALE: 1" = 60'	SHEET 2 OF 2		

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 8046**

**SLOPE EASEMENT**

Parcel 8046 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, adding fill material, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7045

LEGAL DESCRIPTION

A portion of land located in the northwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence along the West line of the northwest quarter of said Section 32, North 00° 01' 36" East, 537.07 feet; thence leaving said West line of the northwest quarter, run South 89° 58' 24" East, 1377.13 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014, being the POINT OF BEGINNING, also being a point on a non-tangent curve concave westerly, having a radius of 3307.12 feet, a delta angle of 0° 33' 16", a chord bearing of North 02° 57' 16" East and a chord distance of 32.00 feet; thence along the arc of said curve and existing easterly Right of Way Line a distance of 32.00 feet; thence leaving said existing easterly Right of Way Line, run South 87° 08' 58" East, 5.00 feet to a point on a non-tangent curve concave westerly, having a radius of 3312.12 feet, a delta angle of 0° 33' 14", a chord bearing of South 02° 57' 16" West and a chord distance of 32.02 feet; thence along the arc of said curve a distance of 32.02 feet; thence North 86° 56' 30" West, 5.00 feet to the POINT OF BEGINNING.

Said lands contain 160 Square Feet, more or less.

NOTES


1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 00°01'36" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Eli Donaldson* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

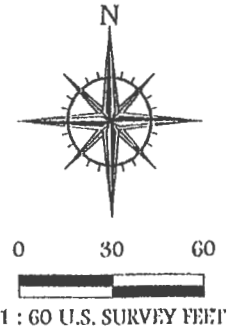


Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153  
 Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7045.DWG	
DRAWING DATE: 07/26/2017	
SHEET 1 OF 2	

**SKETCH & DESCRIPTION**  
 TEMPORARY CONSTRUCTION EASEMENT 7045  
 ISSUED FOR:  
 ORANGE COUNTY BCC/CITY OF ORLANDO

NW CORNER OF SEC. 32-23-27  
 FOUND 4"x4" CM NO. 1D.  
 C.C.R.# 74860



**LEGEND**

- CM = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC = SECTION
- P.N.T. = POINT OF NON-TANGENCY

7045  
 PARCEL ID: 32-23-27-0000-00-006  
 OWNER: ORANGE COUNTY BCC 50% INTEREST  
 CITY OF ORLANDO 50% INTEREST

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°08'58" E	5.00'
L2	N 86°56'30" W	5.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3307.12'	0°33'16"	N 02°57'16" E	32.00'	32.00'
C2	3312.12'	0°33'14"	S 02°57'16" W	32.02'	32.02'

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCF PARCEL 7045.DWG	
DRAWING DATE: 01/26/2017	
SCALE: 1" = 60'	SHEET 2 OF 2

**SKETCH & DESCRIPTION**  
 TEMPORARY CONSTRUCTION EASEMENT 7045  
 ISSUED FOR:  
 ORANGE COUNTY BCC/CITY OF ORLANDO

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 7045**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7045 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7046

LEGAL DESCRIPTION

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet to the POINT OF BEGINNING; thence North 50° 00' 00" East, 7.64 feet; thence South 09° 09' 08" West, 286.54 feet; thence North 80° 50' 52" West, 13.00 feet to the aforementioned easterly Right of Way line; thence run along said easterly Right of Way line, North 09° 09' 08" East, 2.00 feet; thence leaving said Right of Way line run, South 80° 50' 52" East, 8.00 feet; thence North 09° 09' 08" East, 278.76 feet to the POINT OF BEGINNING.

Said lands contain 1434 Square Feet, more or less.

NOTES


1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°34'21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

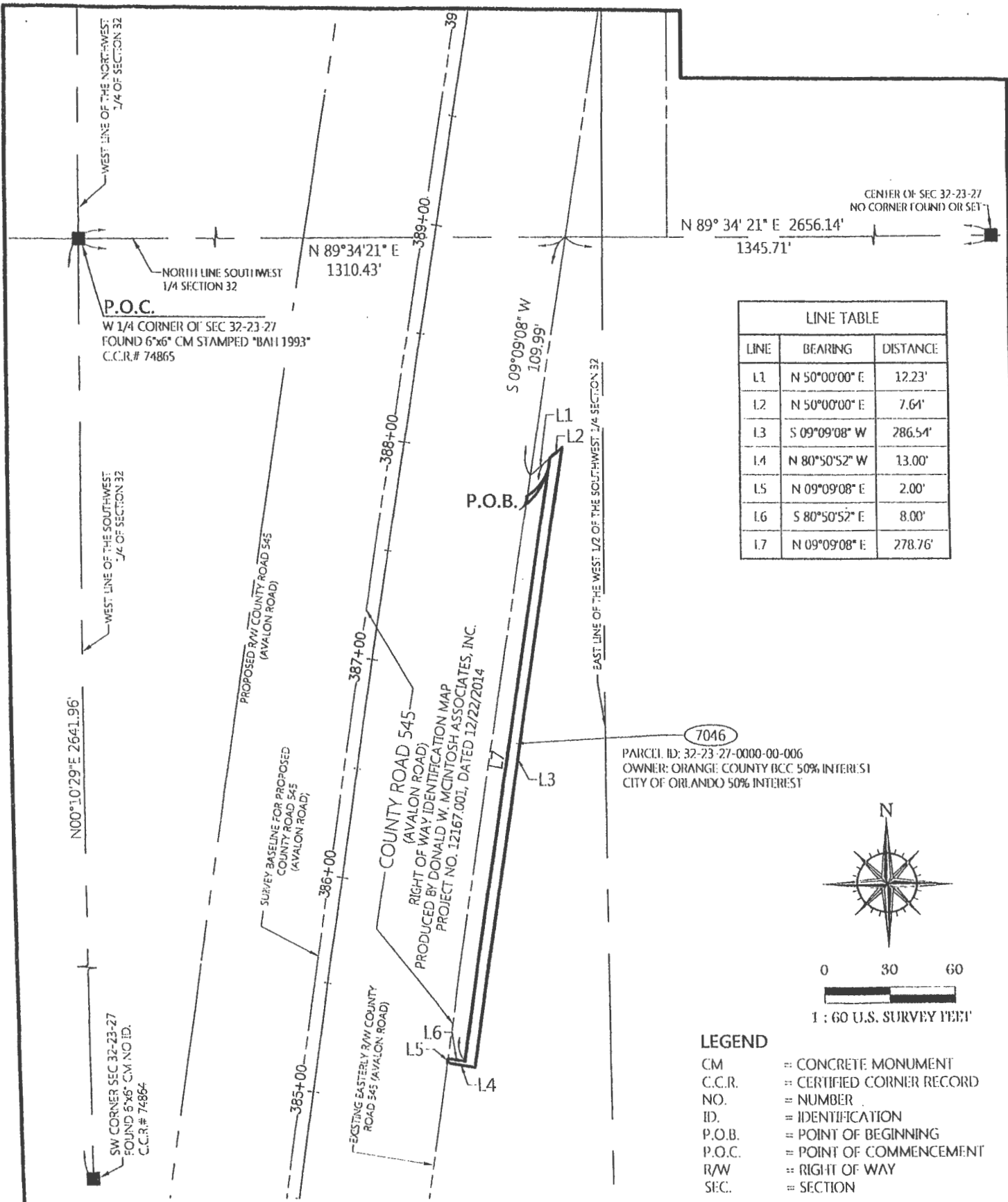
CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Eli Donaldson* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

 Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153 Vanasse Hangen Brustlin, Inc.	DRAWN BY: C.A.P. PROJECT # 61992.00	CHECKED: E.J.D.	<b>SKETCH &amp; DESCRIPTION</b> TEMPORARY CONSTRUCTION EASEMENT 7046
	DRAWING: TCE PARCEL 7046 DWG		
	DRAWING DATE: 07/27/2017		SHEET 1 OF 2



SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

DRAWN BY: C.A.P. CHECKED: E.J.D.  
PROJECT # 61992.00  
DRAWING: TCE PARCEL 7046.DWG  
DRAWING DATE: 07/27/2017  
SCALE: 1" = 60' SHEET 2 OF 2

**SKETCH & DESCRIPTION**  
TEMPORARY CONSTRUCTION EASEMENT 7046  
ISSUED FOR:  
ORANGE COUNTY BCC/CITY OF ORLANDO

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 7046**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7046 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing an in-kind replacement fence for GRANTOR. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JUN 08 2021

Instrument: 1046.1B

Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

**NOTICE OF RESERVATION**

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves a right of way for road purposes in perpetuity on the following property:

**See Attached Schedule "A"**

**Property Appraiser's Identification Number:  
a portion of**

**32-23-27-0000-00-006**

ORANGE COUNTY shall retain its right of way interest despite any transfer of fee title.

This Notice of Reservation is subject to the terms and provisions of that certain "Memorandum of Understanding between Orange County Utilities Department and Orange County Public Works Department for Real Estate Transactions related to CR 545 (Avalon Road) (Osceola County Line to Porter Road)" approved by the Orange County Board of County Commissioners on even date herewith.

Dated at Orlando, Florida this \_\_\_\_\_ day of JUN 08 2021, 20\_\_\_\_.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA  
By Board of County Commissioners

BY: Jerry L. Demings  
for Jerry L. Demings  
Orange County Mayor

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

By: Craig Stopysa  
for Deputy Clerk  
Craig Stopysa  
Printed Name



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

S:\Forms & Master Docs\Project Document Files\CR 545 (Avalon Road) (Osceola County Line to Porter Road)\1045.1B-1046.1B 5.29.19kh revised 7.1.19kh revised 011020ta

SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

LEGAL DESCRIPTION

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

That part of Section 32, Township 23 South, Range 27 East, Orange County, Florida, described as follows:

Commence at West 1/4 corner of said Section 32; thence N89°34'21"E along the North line of the Southwest 1/4 of said Section 32, a distance of 1310.43 feet to the East right-of-way line of Avalon Road (County Road No. 545) per Orange County Bond Project No.7A and Florida Department of Transportation Right-of-Way Map of State Road 545 Section 75110; thence departing said North line, run S09°09'08"W along said East right-of-way line 60.85 feet to the POINT OF BEGINNING; thence continue S09°09'08"W along said East right-of-way line, 49.14 feet; thence departing said East right-of-way line N50°00'00"E, 76.06 feet to the South right-of-way line of Phil Ritson Way (Scott Road), a 60.00 foot wide right-of-way recorded in Deed Book 750, Page 27, of the Public Records of Orange County, Florida; thence S89°34'21"W along said South right-of-way line, 50.45 feet to the POINT OF BEGINNING.

Containing 0.028 acres more or less, and being subject to any rights-of-way, restrictions and easements of record.

**LEGEND**

SEC 32-23-27	SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
DB	DEED BOOK
ORB	OFFICIAL RECORDS BOOK
SRPB	STATE ROAD PLAT BOOK
S.R.	STATE ROAD
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
No.	NUMBER
N/A	NOT APPLICABLE

SURVEYORS NOTES:

1. This is not a Survey.
2. Bearings are based on the North Line of the Southwest 1/4 of Section 32, Township 23 South, and Range 27 East, being N89°34'21"E, an assumed meridian.
3. This sketch does not reflect or determine ownership.
4. Legal Description shown hereon was prepared by Donald W. McIntosh Associates, Inc. based on information provided by client.
5. A Title Search Report prepared by First American Title Insurance Company, File No. 2037-3024833/06.00209, dated August 30, 2013 was reviewed by the surveyor. Exceptions listed therein (if any) which can be delineated or noted, are shown hereon.

PREPARED FOR: <b>D.R. Horton, Inc.</b>	PROJECT NUMBER	10/13/14	JP	REVISED SHEET OF PLAT
		DATE	BY	

PARCEL 1046



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

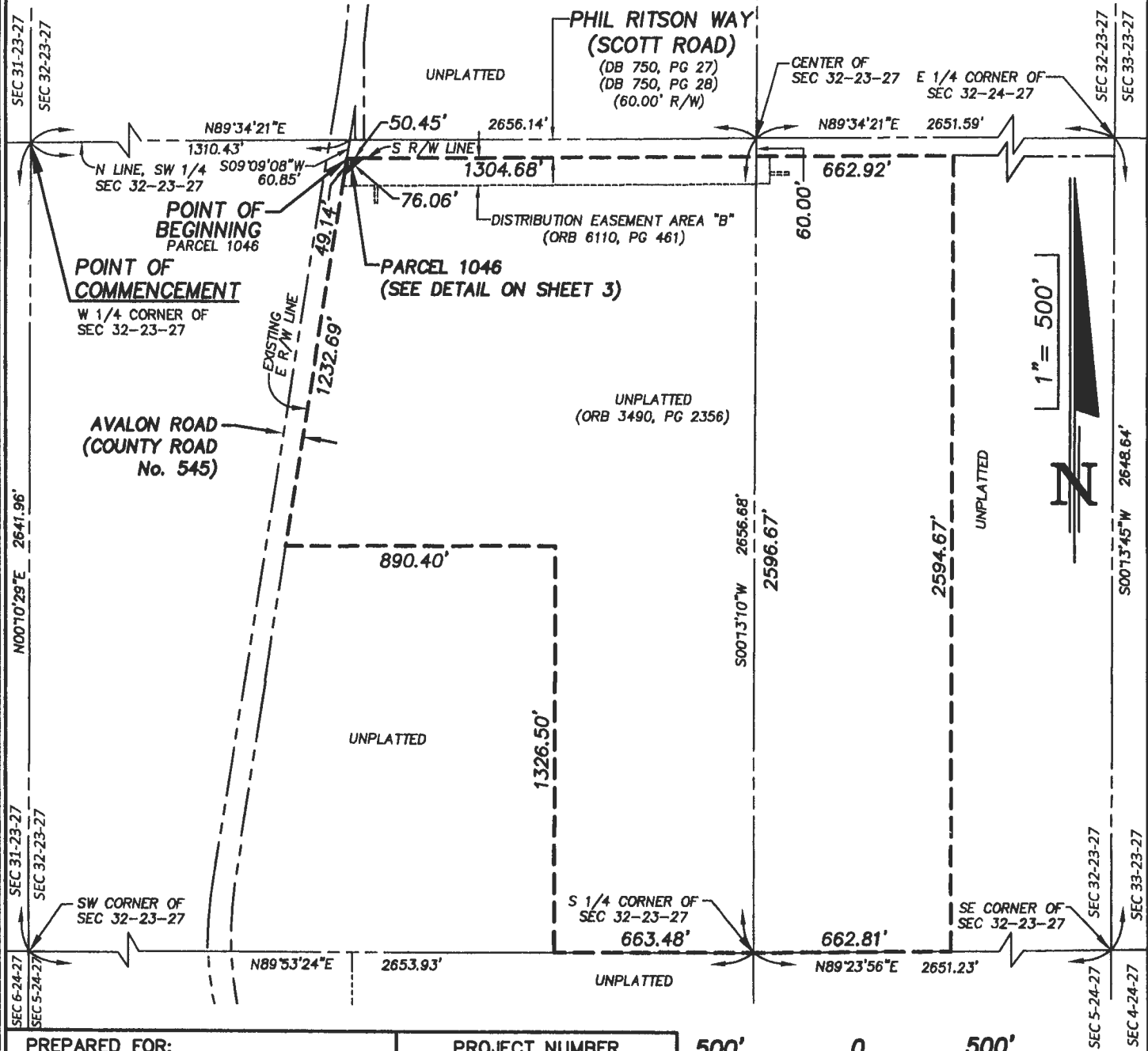
DONALD W. MCINTOSH ASSOCIATES, INC.  
 CERTIFICATE OF AUTHORIZATION NO. LB68

Donald W. McIntosh  
 September 23, 2016  
 Florida Registered Surveyor and Mapper  
 Certificate No. 18961  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL UNSEAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>12167.002</u>	SCALE <u>N/A</u>	SHEET <u>1</u> OF <u>3</u>
DATE: <u>9/19/14</u>				

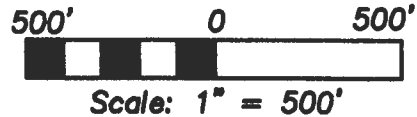
SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

SKETCH OF DESCRIPTION



PREPARED FOR:  
**D.R. Horton, Inc.**

PROJECT NUMBER



PARCEL 1046



**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: BMW  
 DATE: 9/19/14

CHECKED BY: RLC

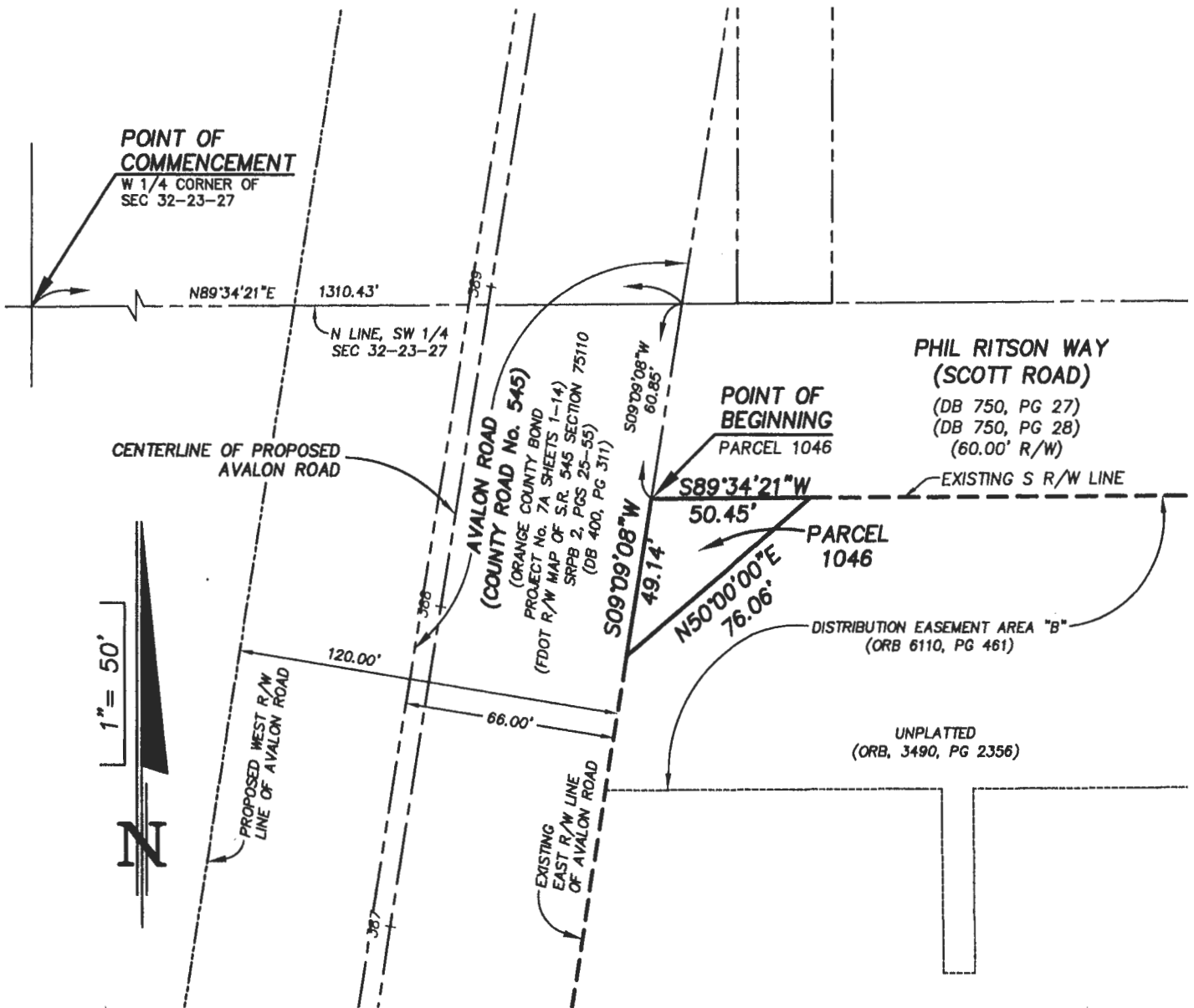
JOB NO.  
12167.002

SCALE  
1"=500'

SHEET 2  
 OF 3

SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

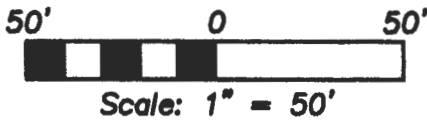
SKETCH OF DESCRIPTION - DETAIL



PREPARED FOR:  
**D.R. Horton, Inc.**

PARCEL 1046

PROJECT NUMBER



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

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>12167.002</u>	SCALE <u>1"=50'</u>	SHEET <u>3</u>
DATE: <u>9/19/14</u>				OF <u>3</u>

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 1046**

**FEE SIMPLE**

Parcel 1046: the interest being acquired is fee simple.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 08 2021

Instrument: 8046.1B  
Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

**NOTICE OF RESERVATION**

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves a slope easement, for the purposes described on Schedule "B" attached hereto, in perpetuity on the following property:

See Attached Schedule "A"

Property Appraiser's Identification Number:  
a portion of

32-23-27-0000-00-006

ORANGE COUNTY shall retain its easement interest despite any transfer of fee title.

This Notice of Reservation is subject to the terms and provisions of that certain "Memorandum of Understanding between Orange County Utilities Department and Orange County Public Works Department for Real Estate Transactions related to CR 545 (Avalon Road) (Osceola County Line to Porter Road)" approved by the Orange County Board of County Commissioners on even date herewith.

Dated at Orlando, Florida this \_\_\_\_\_ day of JUN 08 2021, 20\_\_\_\_.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA  
By Board of County Commissioners

BY: Jerry L. Demings  
Jerry L. Demings  
Orange County Mayor

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

By: Craig Stopytka  
Deputy Clerk  
for  
Craig Stopytka  
Printed Name



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

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

SLOPE EASEMENT NUMBER: 8046

LEGAL DESCRIPTION

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet to the POINT OF BEGINNING; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet; thence South 09° 09' 08" West, 278.76 feet; thence North 80° 50' 52" West, 8.00 feet to the aforesaid existing easterly Right of Way Line; thence along said existing easterly Right of Way Line, North 09° 09' 08" East, 269.50 feet to the POINT OF BEGINNING.

Said lands contain 2193 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°34'21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*ELI DONALDSON* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

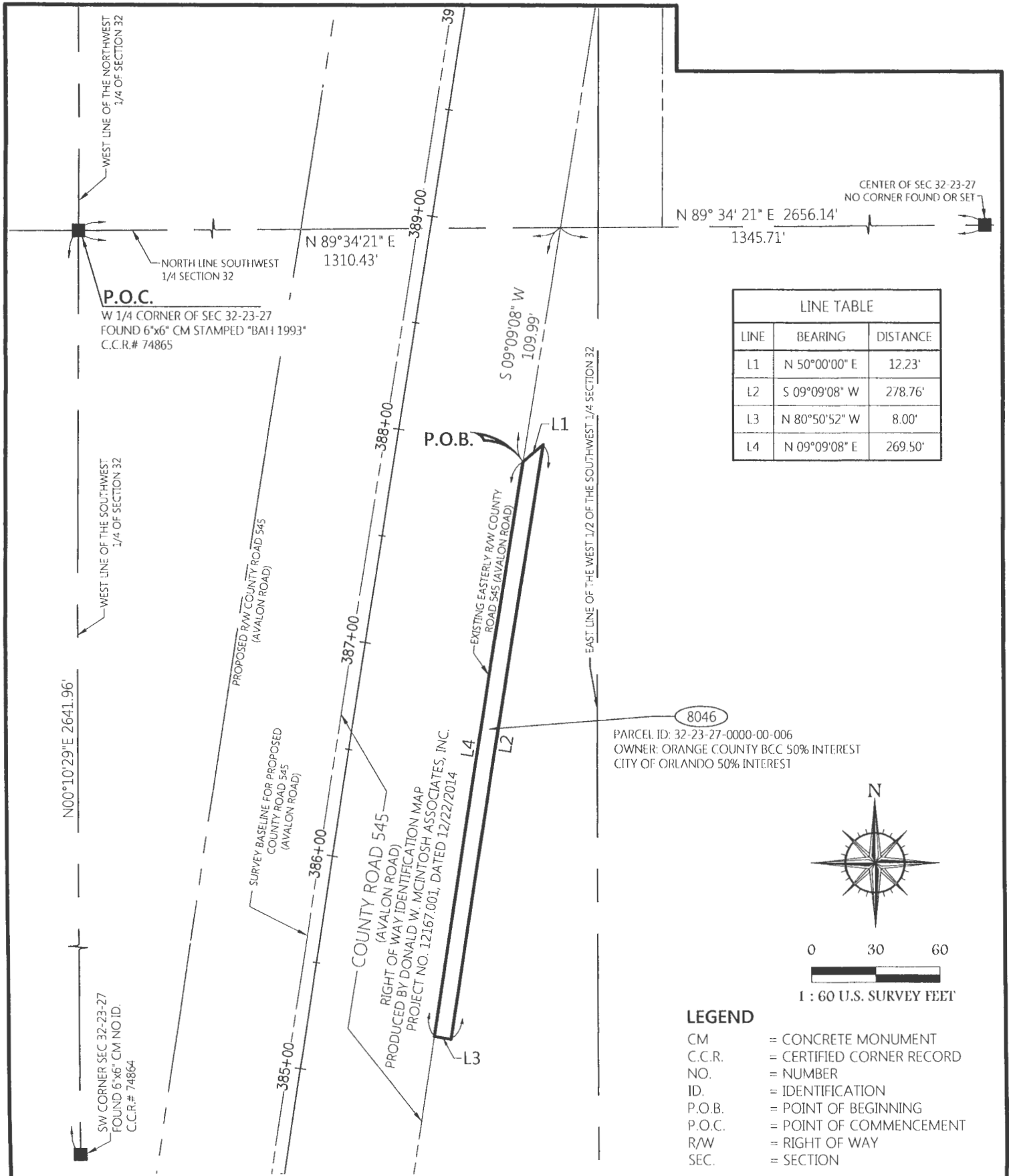
SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: SE PARCEL 8046.DWG	
DRAWING DATE: 07/26/2017	
SHEET 1 OF 2	

<b>SKETCH &amp; DESCRIPTION</b>
<b>SLOPE EASEMENT 8046</b>
ISSUED FOR:
<b>ORANGE COUNTY BCC/CITY OF ORLANDO</b>



SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: SE PARCEL 8046.DWG	
DRAWING DATE: 07/26/2017	
SCALE: 1" = 60'	SHEET 2 OF 2

**SKETCH & DESCRIPTION  
SLOPE EASEMENT 8046**

ISSUED FOR:

ORANGE COUNTY BCC/CITY OF ORLANDO



## **SCHEDULE "B"**

### **AVALON ROAD (C.R. 545) PARCEL 8046**

#### **SLOPE EASEMENT**

Parcel 8046 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, adding fill material, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

**APPROVED**  
**BY ORANGE COUNTY BOARD**  
**OF COUNTY COMMISSIONERS**  
**JUN 08 2021**

Instrument: 10-46.3/80-46.3/70-45.3/70-46.3  
Project: CR 5-45 (Avalon Road) (Osceola County Line to Porter Road)

### **SUBORDINATION OF UTILITY INTERESTS**

THIS SUBORDINATION, entered into by and between Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, hereinafter called Utility and Orange County, a charter county and political subdivision of the State of Florida, hereinafter called County

#### **WITNESSETH:**

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for public road right-of-way purposes; and

WHEREAS, the proposed use of these lands for public road right-of-way purposes will require subordination of the interest claimed in such lands by Utility to County; and

WHEREAS, County is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

Utility hereby subordinates to the interest of County, its successors, or assigns, any and all of its interest in the lands as follows, viz:

#### **SEE ATTACHED SCHEDULE "A"**

Encumbrance:

Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation  
FROM: Orange County  
Easement filed October 17, 2000  
Recorded in Official Records Book 6110, Page 461  
Public Records of Orange County, Florida

Instrument: 1046.3/80-16.3/7045.3/7046.3

Project: CR 515 (Avalon Road) (Osceola County Line to Porter Road)

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with County's current minimum standards for such facilities as required by Article VI, Chapter 21 of the Orange County Code, as it may be replaced, amended, or superseded from time to time. Any new construction or relocation of facilities within the lands will be subject to prior approval by County. Should County fail to approve any new construction or relocation of facilities by the Utility otherwise authorized under the aforementioned subordinated interest or require the Utility to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, County shall pay the reasonable cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements (collectively "Reimbursement Costs").
2. Utility shall provide written notice to County's Director of Public Works (or equivalent in the event of reorganization) of the estimated costs and narrative scope of any alteration, adjustment, relocation, or removal of its facilities or of the acquisition of any additional easements at least 60 days prior to Utility incurring such costs.
3. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions herein, with the exception of the provision herein regarding Reimbursement Costs.
4. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of County's facilities.
5. The Utility agrees to indemnify and hold County harmless for, from and against any and all losses, claims or damages incurred by County to the extent arising from Utility's or Utility's Contractor's negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of Utility's facilities located on the above described easement.

Instrument: 1046.3/8046.3/7045.3/7046.3  
Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year below written.

Duke Energy Florida, LLC, a Florida limited liability company,  
d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a  
Florida Power Corporation, a Florida corporation

Signed, sealed and delivered in  
the presence of:

By: Karen Adams  
Karen Adams, Manager  
Land Services – Florida Region

Date: December 3, 2019

[Signature]  
SIGNATURE LINE  
PRINT/TYPE NAME: Sam Evans

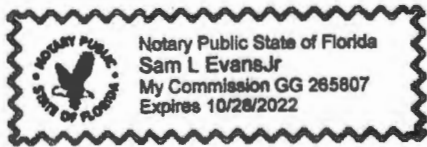
APPROVED  
By Chris King at 1:52 pm, Nov 26, 2019

[Signature]  
SIGNATURE LINE  
PRINT/TYPE NAME: Susann M. Price

(Two witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of DECEMBER, 2019, by Karen Adams, Manager of Land Services – Florida Region for Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, on behalf of the limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.



[Signature]  
PRINT/TYPE NAME: Sam L. Evans, Sr.

Notary Public in and for the  
County and State last aforesaid.

My Commission Expires: \_\_\_\_\_

Serial No., if any: \_\_\_\_\_

Instrument: 1046.3/8046.3/7045.3/7046.3

Project: CR 545 (Avalon Road) (Osceola County Line to Porter Road)

IN WITNESS WHEREOF, County has executed this Subordination on the day and year below written.

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Jerry L. Demings*  
Jerry L. Demings,  
Orange County Mayor

Date: 10 June 2021

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

By: *Craig Stopyra*  
Deputy Clerk  
For *Craig Stopyra*  
Printed Name



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

SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

LEGAL DESCRIPTION

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

That part of Section 32, Township 23 South, Range 27 East, Orange County, Florida, described as follows:

Commence at West 1/4 corner of said Section 32; thence N89°34'21"E along the North line of the Southwest 1/4 of said Section 32, a distance of 1310.43 feet to the East right-of-way line of Avalon Road (County Road No. 545) per Orange County Bond Project No.7A and Florida Department of Transportation Right-of-Way Map of State Road 545 Section 75110; thence departing said North line, run S09°09'08"W along said East right-of-way line 60.85 feet to the POINT OF BEGINNING; thence continue S09°09'08"W along said East right-of-way line, 49.14 feet; thence departing said East right-of-way line N50°00'00"E, 76.06 feet to the South right-of-way line of Phil Ritson Way (Scott Road), a 60.00 foot wide right-of-way recorded in Deed Book 750, Page 27, of the Public Records of Orange County, Florida; thence S89°34'21"W along said South right-of-way line, 50.45 feet to the POINT OF BEGINNING.

Containing 0.028 acres more or less, and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

SEC 32-23-27	SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
DB	DEED BOOK
ORB	OFFICIAL RECORDS BOOK
SRPB	STATE ROAD PLAT BOOK
S.R.	STATE ROAD
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
No.	NUMBER
N/A	NOT APPLICABLE

SURVEYORS NOTES:

1. This is not a Survey.
2. Bearings are based on the North Line of the Southwest 1/4 of Section 32, Township 23 South, and Range 27 East, being N89°34'21"E, an assumed meridian.
3. This sketch does not reflect or determine ownership.
4. Legal Description shown hereon was prepared by Donald W. McIntosh Associates, Inc. based on information provided by client.
5. A Title Search Report prepared by First American Title Insurance Company, File No. 2037-3024833/06.00208, dated August 30, 2013 was reviewed by the surveyor. Exceptions listed therein (if any) which can be delineated or noted, are shown hereon.

PREPARED FOR: <b>D.R. Horton, Inc.</b>	PROJECT NUMBER	10/13/14	JP	REVISED SHEET 2 OF 3 ONLY
PARCEL 1046		DATE	BY	DESCRIPTION



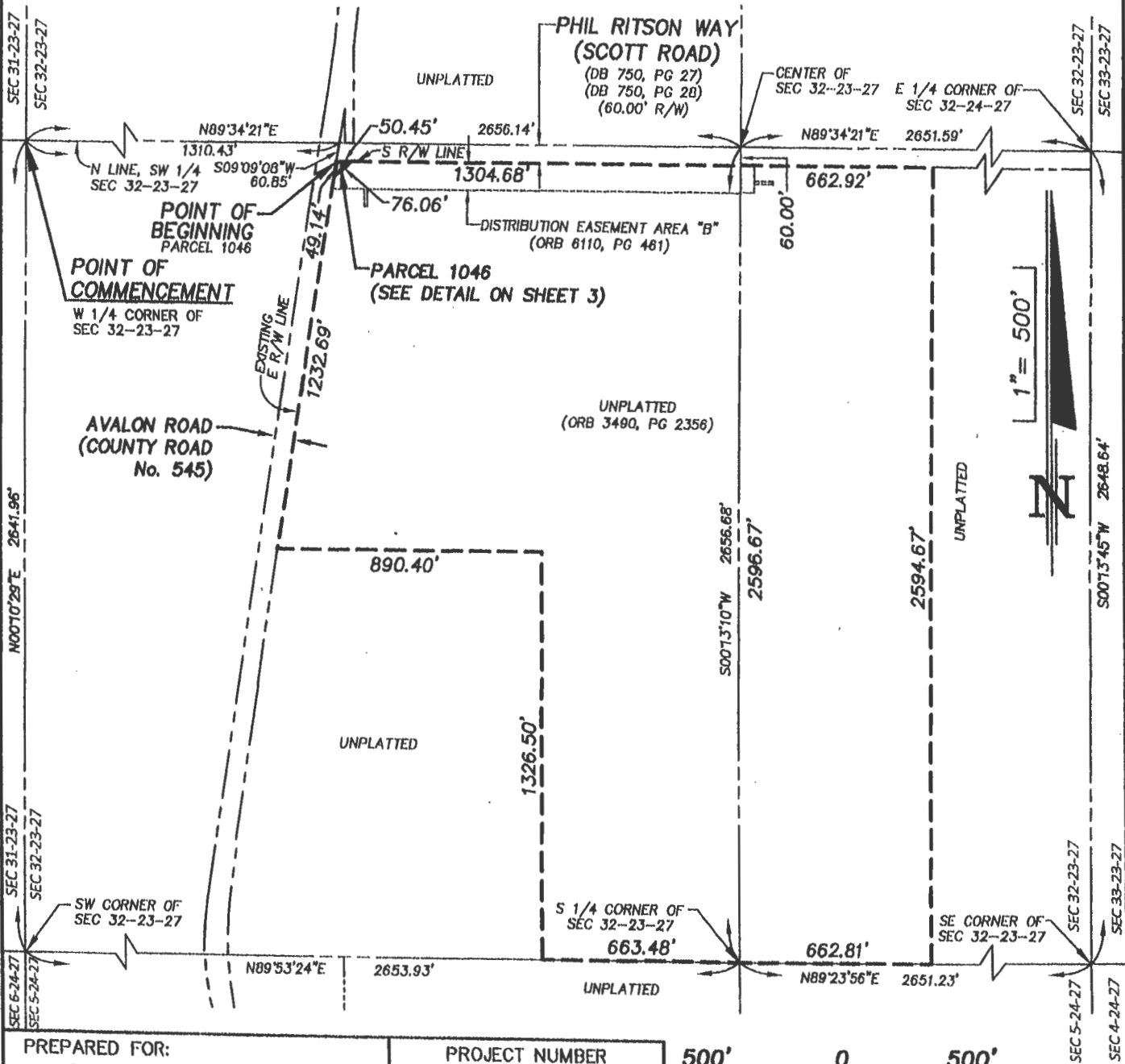
**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

Professional seal and signature area for Donald W. McIntosh Associates, Inc. The seal includes the text 'DONALD W. McINTOSH ASSOCIATES, INC.', 'ENGINEERS PLANNERS SURVEYORS', 'CERTIFICATE OF AUTHORIZATION NO. LB68', and the date '2016'. A signature is written over the seal.

DRAWN BY: <u>BMW</u>	JOB NO. <u>12167.002</u>	SCALE <u>N/A</u>	SHEET <u>1</u>
DATE: <u>9/19/14</u>	CHECKED BY: <u>RLC</u>		OF <u>3</u>

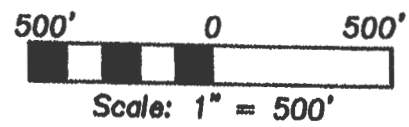
SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

SKETCH OF DESCRIPTION



PREPARED FOR:  
**D.R. Horton, Inc.**  
 PARCEL 1046

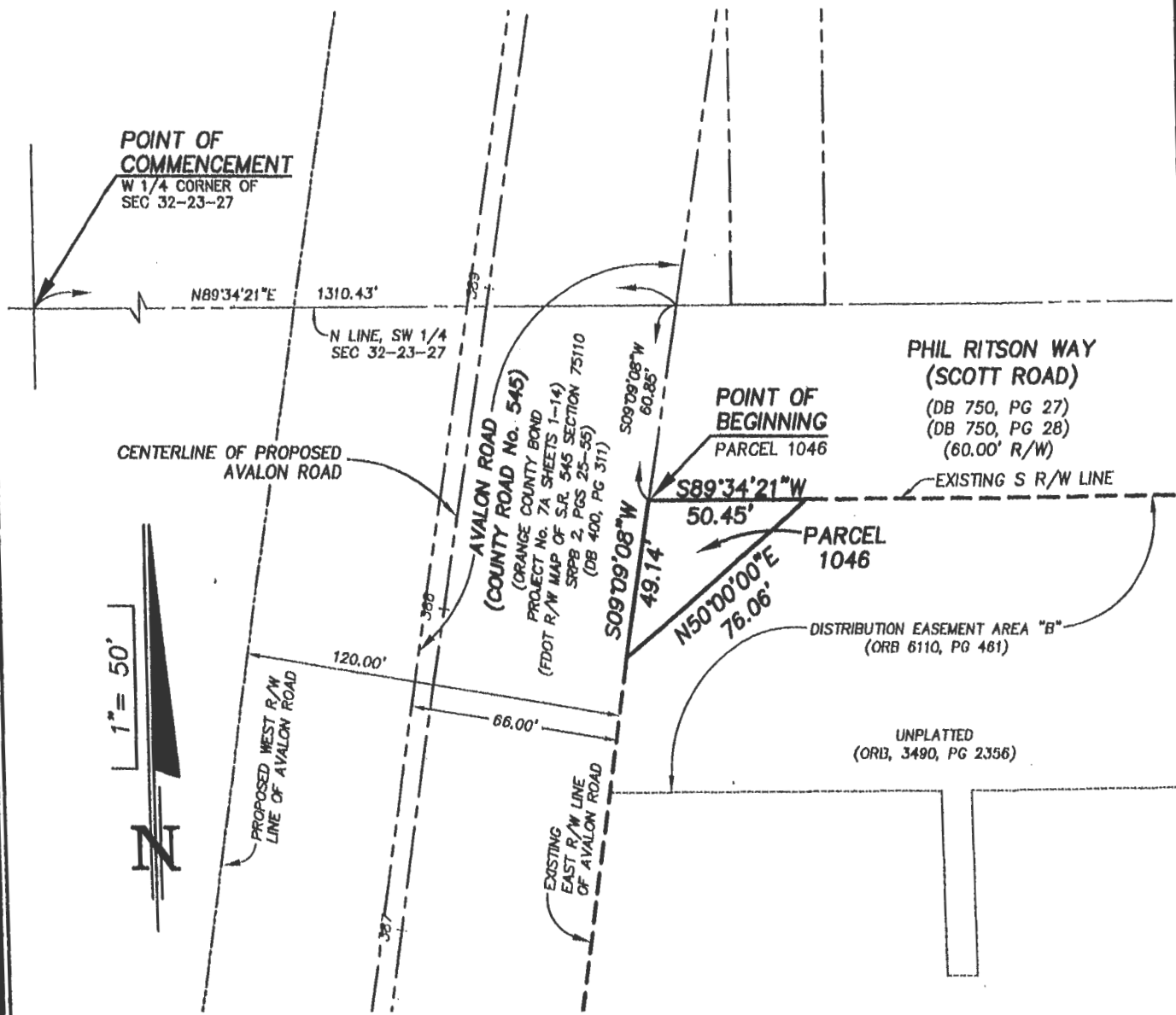
PROJECT NUMBER



	<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> <b>ENGINEERS PLANNERS SURVEYORS</b> 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4008 CERTIFICATE OF AUTHORIZATION NO. LB60		
	DRAWN BY: <i>BMW</i> DATE: <i>9/19/14</i>	CHECKED BY: <i>RLC</i>	JOB NO. <i>12167.002</i>

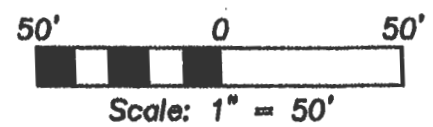
SCHEDULE "A"  
 AVALON ROAD (C.R. 545)  
 PARCEL No. 1046

SKETCH OF DESCRIPTION - DETAIL



PREPARED FOR:  
**D.R. Horton, Inc.**  
 PARCEL 1046

PROJECT NUMBER



	<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. LB08			
DRAWN BY: <u>BMW</u> DATE: <u>9/19/14</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>12167.002</u>	SCALE <u>1"=50'</u>	SHEET <u>3</u> OF <u>3</u>



**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 1046**

**FEE SIMPLE**

Parcel 1046: the interest being acquired is fee simple.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

SLOPE EASEMENT NUMBER: 8046

LEGAL DESCRIPTION

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet to the POINT OF BEGINNING; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet; thence South 09° 09' 08" West, 278.76 feet; thence North 80° 50' 52" West, 8.00 feet to the aforesaid existing easterly Right of Way Line; thence along said existing easterly Right of Way Line, North 09° 09' 08" East, 269.50 feet to the POINT OF BEGINNING.

Said lands contain 2193 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°34'21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*ELI DONALDSON* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



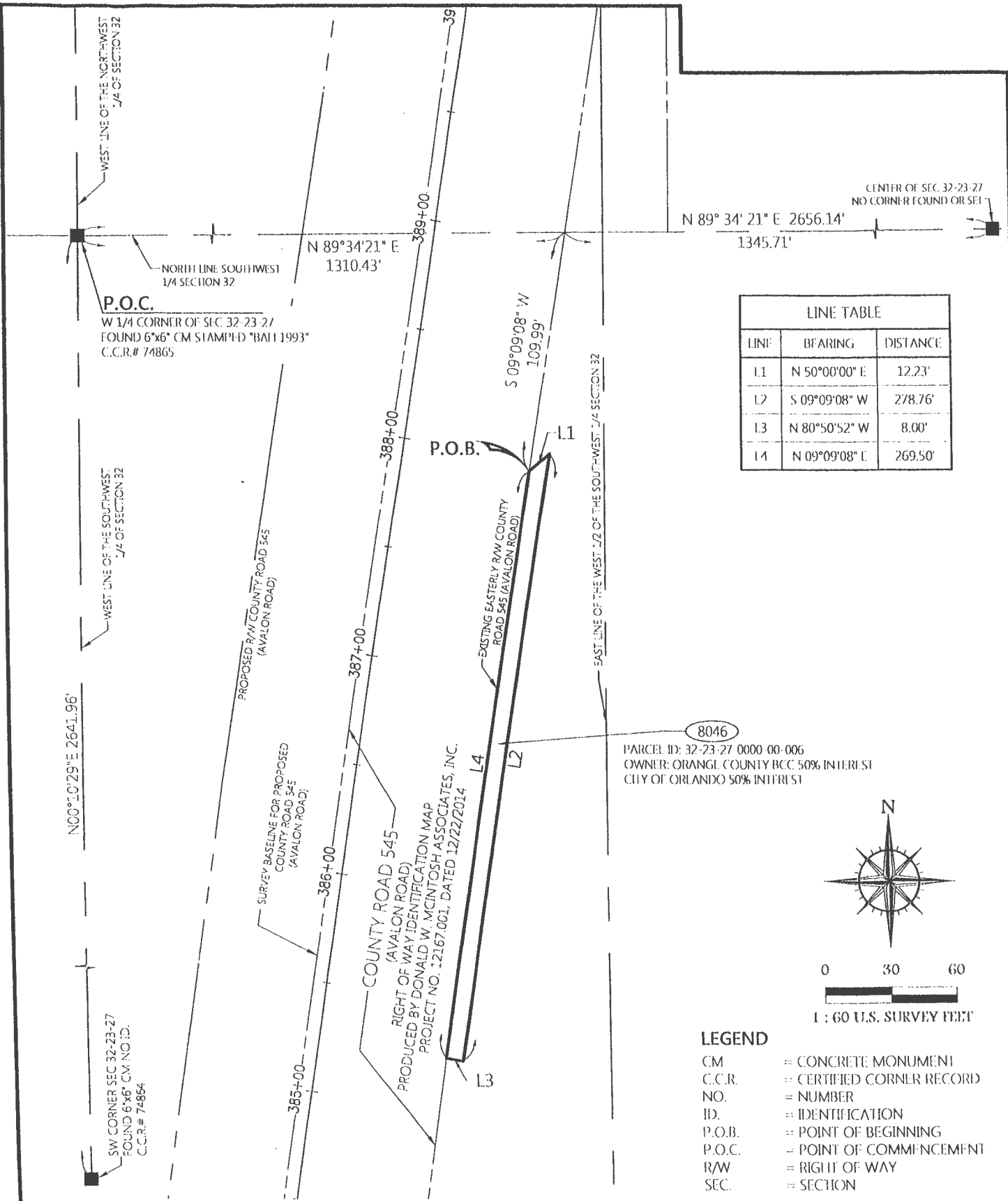
Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: SE PARCEL 8046.DWG	
DRAWING DATE: 07/26/2017	
	SHEET 1 OF 2

SKETCH & DESCRIPTION  
SLOPE EASEMENT 8046

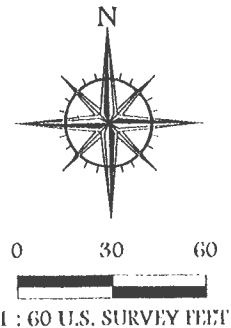
ISSUED FOR:  
ORANGE COUNTY BCC/CITY OF ORLANDO



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 50°00'00\" E	12.23'
L2	S 09°09'08\" W	278.76'
L3	N 80°50'52\" W	8.00'
L4	N 09°09'08\" E	269.50'

8046  
 PARCEL ID: 32-23-27 0000 00-006  
 OWNER: ORANGE COUNTY BCC 50% INTEREST  
 CITY OF ORLANDO 50% INTEREST



- LEGEND**
- CM = CONCRETE MONUMENT
  - C.C.R. = CERTIFIED CORNER RECORD
  - NO. = NUMBER
  - ID. = IDENTIFICATION
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - R/W = RIGHT OF WAY
  - SEC. = SECTION

**SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES**

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

<p><b>Vanasse Hangen Brustlin, Inc.</b></p>	Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, Fl. 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153	DRAWN BY: C.A.P.      CHECKED: E.J.D. PROJECT # 61992.00 DRAWING: SE PARCEL 8046.DWG DRAWING DATE: 01/26/2017 SCALE: 1" = 60'      SHEET 2 OF 2	<p><b>SKETCH &amp; DESCRIPTION</b></p> <p><b>SLOPE EASEMENT 8046</b></p> <p>ISSUED FOR:</p> <p><b>ORANGE COUNTY BCC/CITY OF ORLANDO</b></p>

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 8046**

**SLOPE EASEMENT**

Parcel 8046 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, adding fill material, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7045

LEGAL DESCRIPTION

A portion of land located in the northwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence along the West line of the northwest quarter of said Section 32, North 00° 01' 36" East, 537.07 feet; thence leaving said West line of the northwest quarter, run South 89° 58' 24" East, 1377.13 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014, being the POINT OF BEGINNING, also being a point on a non-tangent curve concave westerly, having a radius of 3307.12 feet, a delta angle of 0° 33' 16", a chord bearing of North 02° 57' 16" East and a chord distance of 32.00 feet; thence along the arc of said curve and existing easterly Right of Way Line a distance of 32.00 feet; thence leaving said existing easterly Right of Way Line, run South 87° 08' 58" East, 5.00 feet to a point on a non-tangent curve concave westerly, having a radius of 3312.12 feet, a delta angle of 0° 33' 14", a chord bearing of South 02° 57' 16" West and a chord distance of 32.02 feet; thence along the arc of said curve a distance of 32.02 feet; thence North 86° 56' 30" West, 5.00 feet to the POINT OF BEGINNING.

Said lands contain 160 Square Feet, more or less.

NOTES


1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 00°01'36" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Eli Donaldson* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153  
 Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7045.DWG	
DRAWING DATE: 01/26/2017	
SHEET 1 OF 2	

**SKETCH & DESCRIPTION**  
 TEMPORARY CONSTRUCTION EASEMENT 7045  
 ISSUED FOR:  
 ORANGE COUNTY BCC/CITY OF ORLANDO

NW CORNER OF SEC. 32-23-27  
 FOUND 4"x4" CM NO ID.  
 C.C.R.# 74860

2103.28'

2640.35'

N 00°01'36" E

WEST LINE OF THE  
 NORTHWEST 1/4 OF SECTION 32

N 00°01'36" E  
 537.07'

P.O.C.  
 W 1/4 CORNER OF SEC. 32-23-27  
 FOUND 6"x6" CM STAMPED "BALL 1993"  
 C.C.R.# 74865

S 89°58'24" E  
 1377.13'

PROPOSED R/W COUNTY ROAD 545  
 (AVALON ROAD)

SURVEY BASELINE FOR PROPOSED  
 COUNTY ROAD 545  
 (AVALON ROAD)

397+00

396+00

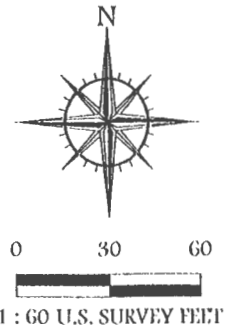
395+00

394+00

393+00

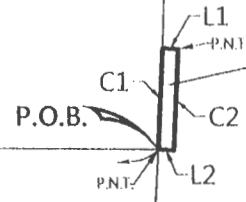
392+00

COUNTY ROAD 545  
 (AVALON ROAD)  
 RIGHT OF WAY IDENTIFICATION MAP  
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.  
 PROJECT NO. 12167.001, DATED 12/22/2014



**LEGEND**

- CM = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC = SECTION
- P.N.T. = POINT OF NON-TANGENCY



7045  
 PARCEL ID: 32-23-27-0000-00-006  
 OWNER: ORANGE COUNTY BCC 50% INTEREST  
 CITY OF ORLANDO 50% INTEREST

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°08'58" E	5.00'
L2	N 86°56'30" W	5.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3307.12'	0°33'16"	N 02°57'16" E	32.00'	32.00'
C2	3312.12'	0°33'14"	S 02°57'16" W	32.02'	32.02'

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCF PARCEL 7045.DWG	
DRAWING DATE: 01/26/2017	
SCALE: 1" = 60'	SHEET 2 OF 2

**SKETCH & DESCRIPTION**  
 TEMPORARY CONSTRUCTION EASEMENT 7045  
 ISSUED FOR:  
 ORANGE COUNTY BCC/CITY OF ORLANDO

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 7045**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7045 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"

VILLAGE II (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7046

LEGAL DESCRIPTION

A portion of land located in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 32; thence run along the North line of the southwest quarter of said Section 32, North 89° 34' 21" East, 1310.43 feet to the existing easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line of the southwest quarter, run along said existing easterly Right of Way Line, South 09° 09' 08" West, 109.99 feet; thence leaving said existing easterly Right of Way Line, run North 50° 00' 00" East, 12.23 feet to the POINT OF BEGINNING; thence North 50° 00' 00" East, 7.64 feet; thence South 09° 09' 08" West, 286.54 feet; thence North 80° 50' 52" West, 13.00 feet to the aforementioned easterly Right of Way line; thence run along said easterly Right of Way line, North 09° 09' 08" East, 2.00 feet; thence leaving said Right of Way line run, South 80° 50' 52" East, 8.00 feet; thence North 09° 09' 08" East, 278.76 feet to the POINT OF BEGINNING.

Said lands contain 1434 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°34'21" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Donald* 10/24/2017  
 ELI DONALDSON DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



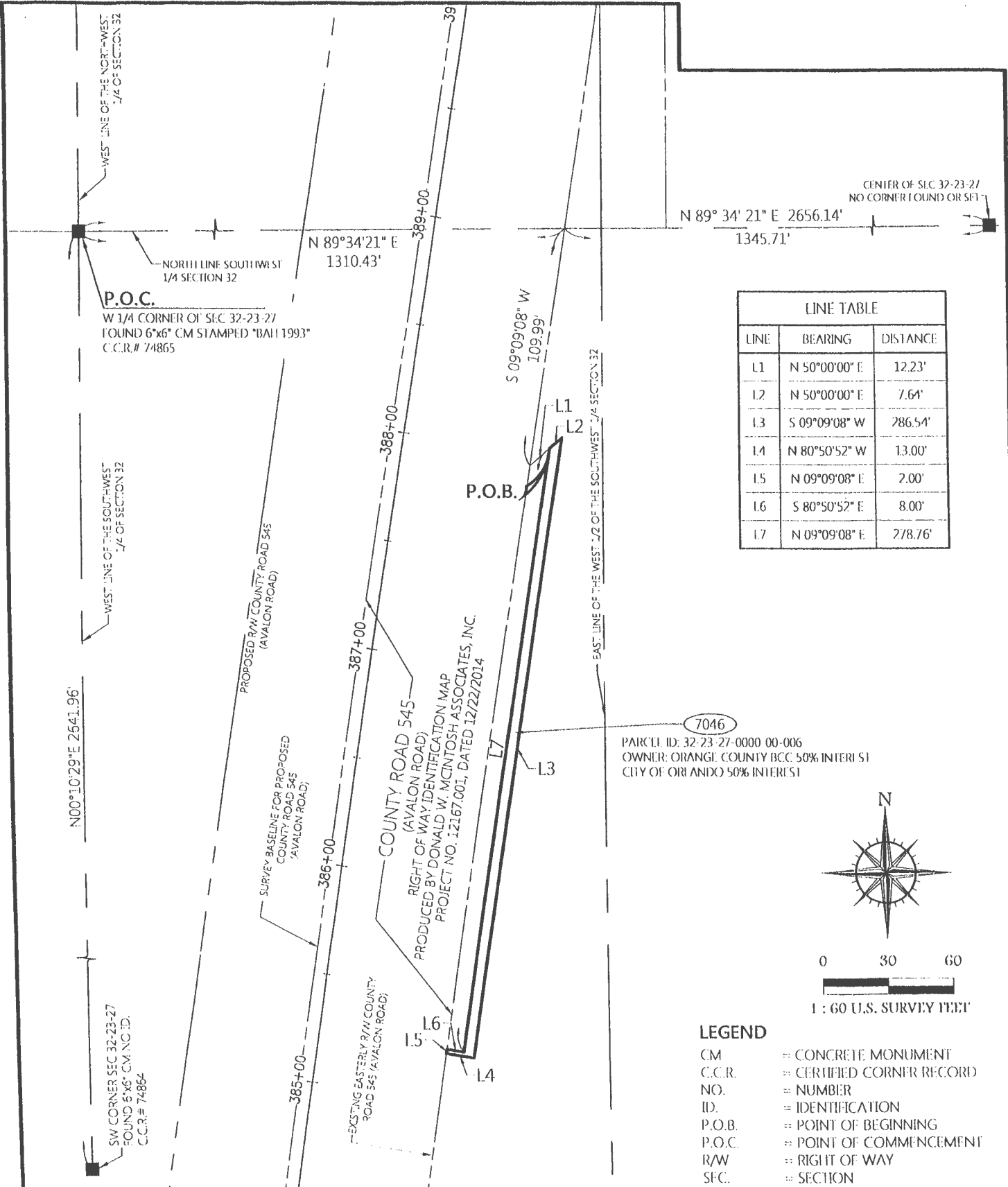
Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: F.J.D.
PROJECT # 61992.00	
DRAWING: ICE PARCEL 7046 DWG	
DRAWING DATE: 01/21/2017	
	SHEET 1 OF 2

<b>SKETCH &amp; DESCRIPTION</b>
TEMPORARY CONSTRUCTION EASEMENT 7046
ISSUED FOR:
ORANGE COUNTY BCC/CITY OF ORLANDO





SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

**vhb**  
Vanasse Hangen Brustlin, Inc.

Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7046 DWG	
DRAWING DATE: 01/21/2017	
SCALE: 1" = 60'	SHEET 2 OF 2

**SKETCH & DESCRIPTION**

TEMPORARY CONSTRUCTION EASEMENT 7046

ISSUED FOR:

**ORANGE COUNTY BCC/CITY OF ORLANDO**

**SCHEDULE "B"**

**AVALON ROAD (C.R. 545) PARCEL 7046**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7046 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing an in-kind replacement fence for GRANTOR. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

# CERTIFICATION OF VALUE

PROJECT: CR 545 (Osceola County Line to Porter Road)

PARCEL: 1046

I hereby certify:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services related this property, as an appraiser or acting in any other capacity, for the 3 year period immediately preceding the acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties that are involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
9. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
10. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification. Those assisting are named on the following Certificate of Valuation Addendum.
11. That I have not revealed the results of such appraisal to any others than the proper officials of Orange County and will not do so until authorized by same or until required by due process of law, or until released from this obligation by having publicly testified as to such results.

Statements supplemental to this certification as required by membership in the Appraisal Institute are described on an addendum to this certificate and, by reference, are made a part hereof. My opinion of the market value of the property appraised as of the 5<sup>th</sup> day of March 2019, is \$ 3,800, based upon my independent appraisal and the exercise of my professional judgment.

The market value may be allocated as follows:

Land Area: 0.028 Acres (Fee Acquisition)

Land	\$ <u>3,800</u>
Improvements	\$ <u>0</u>
Damages and/or Cost-To-Cure	\$ <u>0</u>
TOTAL	\$ <u>3,800</u>



March 15, 2019

C. Lee Lobban, MAI  
State-certified general real estate appraiser (RZ 1844)

Date

## CERTIFICATION OF VALUE

PROJECT: CR 545 (Osceola County Line to Porter Road)

PARCEL: 7045

I hereby certify:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services related to this property, as an appraiser or acting in any other capacity, for the 3 year period immediately preceding the acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties that are involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
9. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
10. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification. Those assisting are named on the following Certificate of Valuation Addendum.
11. That I have not revealed the results of such appraisal to any others than the proper officials of Orange County and will not do so until authorized by same or until required by due process of law, or until released from this obligation by having publicly testified as to such results.

Statements supplemental to this certification as required by membership in the Appraisal Institute are described on an addendum to this certificate and, by reference, are made a part hereof. My opinion of the market value of the property appraised as of the 5<sup>th</sup> day of March 2019, is \$ 300, based upon my independent appraisal and the exercise of my professional judgment.

The market value may be allocated as follows:

Land Area: 160 Square Feet (Temporary Construction Easement)

Land	\$ <u>300</u>
Improvements	\$ <u>0</u>
Damages and/or	
Cost-To-Cure	\$ <u>0</u>
 TOTAL	 \$ <u>300</u>



March 15, 2019

C. Lee Lobban, MAI  
State-certified general real estate appraiser (RZ 1844)

Date

## CERTIFICATION OF VALUE

**PROJECT:** CR 545 (Osceola County Line to Porter Road)

**PARCEL:** 7046

I hereby certify:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services related this property, as an appraiser or acting in any other capacity, for the 3 year period immediately preceding the acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties that are involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
9. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
10. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification. Those assisting are named on the following Certificate of Valuation Addendum.
11. That I have not revealed the results of such appraisal to any others than the proper officials of Orange County and will not do so until authorized by same or until required by due process of law, or until released from this obligation by having publicly testified as to such results.

Statements supplemental to this certification as required by membership in the Appraisal Institute are described on an addendum to this certificate and, by reference, are made a part hereof. My opinion of the market value of the property appraised as of the 5<sup>th</sup> day of March 2019, is \$ 2,600, based upon my independent appraisal and the exercise of my professional judgment.

The market value may be allocated as follows:

Land Area: 1,434 Square Feet (Temporary Construction Easement)

Land	\$ <u>2,600</u>
Improvements	\$ <u>0</u>
Damages and/or Cost-To-Cure	\$ <u>0</u>
<b>TOTAL</b>	\$ <u>2,600</u>



March 15, 2019

C. Lee Lobban, MAI                      Date  
State-certified general real estate appraiser (RZ 1844)

## CERTIFICATION OF VALUE

**PROJECT:** CR 545 (Osceola County Line to Porter Road)

**PARCEL:** 8046

I hereby certify:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services related this property, as an appraiser or acting in any other capacity, for the 3 year period immediately preceding the acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties that are involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
9. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
10. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification. Those assisting are named on the following Certificate of Valuation Addendum.
11. That I have not revealed the results of such appraisal to any others than the proper officials of Orange County and will not do so until authorized by same or until required by due process of law, or until released from this obligation by having publicly testified as to such results.

Statements supplemental to this certification as required by membership in the Appraisal Institute are described on an addendum to this certificate and, by reference, are made a part hereof. My opinion of the market value of the property appraised as of the 5<sup>th</sup> day of March 2019, is \$3,400, based upon my independent appraisal and the exercise of my professional judgment.

The market value may be allocated as follows:

Land Area: 2,193 Square Feet (Permanent Slope Easement)

Land	\$ <u>3,400</u>
Improvements	\$ <u>0</u>
Damages and/or	
Cost-To-Cure	\$ <u>0</u>
<b>TOTAL</b>	<b>\$ <u>3,400</u></b>



March 15, 2019

C. Lee Lobban, MAI Date  
State-certified general real estate appraiser (RZ 1844)

Project: CR 545 (Avalon Rd) (Osceola County Line to Porter Road)  
Parcel No(s): 1046/7046/8046 and 7045  
Name of Owner(s): Orange County, a political subdivision of the State of Florida an undivided 50% interest and City of Orlando, an undivided 50% interest  
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### SETTLEMENT ANALYSIS

This Settlement Analysis is prepared for the acquisition of Parcels 1046, 7046, 8046 and 7045, owned by Orange County, a political subdivision of the State of Florida, as to an undivided 50% interest ("County") and the City of Orlando, as to an undivided 50% interest ("City"). The controlling agency for Orange County's interest is Orange County Utilities ("OCU") and a transfer to Orange County Public Works ("PW") would require a memorandum of understanding to be executed between the two departments and a funds transfer from PW to OCU ("MOU"). The purpose of the acquisition is for the CR 545 (Avalon Rd) (Osceola County Line to Porter Road) road widening project (the "Project"). The Board of County Commissioners approved the Project at its August 25, 2015 board meeting. The Real Estate Management Department has received the Certificate of Necessity dated, May 8, 2017 from the Orange County Public Works Department.

#### County's Appraised Value

<b>Parcel 1046</b>		
Land:	0.028 acres	\$3,800.00
Improvements:	N/A	\$0.00
Cost-to-Cure:	N/A	\$0.00
Other Damages:	N/A	<u>\$0.00</u>
<b>Total Appraisal Value – Parcel 1046</b>		<b>\$3,800.00</b>
<b>Parcel 7046</b>		
Land:	1,434 square feet	\$2,600.00
Improvements:	N/A	\$0.00
Cost-to-Cure:	N/A	\$0.00
Other Damages:	N/A	<u>\$0.00</u>
<b>Total Appraisal Value – Parcel 7046</b>		<b>\$2,600.00</b>
<b>Parcel 8046</b>		
Land:	2,193 square feet	\$3,400.00
Improvements:	N/A	\$0.00
Cost-to-Cure:	N/A	\$0.00
Other Damages:	N/A	\$0.00
<b>Total Appraisal Value – Parcel 8046</b>		<b>\$3,400.00</b>

Project: CR 545 (Avalon Rd) (Osceola County Line to Porter Road)  
Parcel No(s): 1046/7046/8046 and 7045  
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<b>Parcel 7045</b>		
Land:	160 square feet	\$300.00
Improvements:	N/A	\$0.00
Cost-to-Cure:	N/A	\$0.00
Other Damages:	N/A	\$0.00
<b>Total Appraisal Value – Parcel 7045</b>		<b>\$300.00</b>
Other Damages:	N/A	<u>\$0.00</u>
<b>Total Appraisal Value – All Parcels</b>		<b><u>\$10,100.00</u></b>
<b>Orange County, an undivided 50% interest</b>		<b><u>\$5,050.00</u></b>
<b>City of Orlando, an undivided 50% interest</b>		<b><u>\$5,050.00</u></b>

**Owner’s Requested Amount—Initial**

Parcels 1046/7046/8046/7045	Orange County, an undivided 50% interest	\$1,900.00
Parcels 1046/7046/8046/7045	City of Orlando, an undivided 50% interest	<u>\$5,050.00</u>
<b>Total Owner’s Requested Amount—Initial:</b>		<b><u>\$6,950.00</u></b>

**Owner’s Requested Amount—After Negotiations**

Parcels 1046/7046/8046/7045	Orange County, an undivided 50% interest	\$1,900.00
Parcels 1046/7046/8046/7045	City of Orlando, an undivided 50% interest	<u>\$5,050.00</u>
<b>Total Owner’s Requested Amount—After Negotiations:</b>		<b><u>\$6,950.00</u></b>

**Probable Range of Testimony/Compensation, if Condemned**

County:	\$10,100.00
Owner:	\$6,950.00
Delta	\$3,150.00



Project: CR 545 (Avalon Rd) (Osceola County Line to Porter Road)  
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**Potential Costs of Condemnation, if Condemned (beyond sunk costs)**

Appraisal Update Fees and OT Testimony (County):	\$6,000.00
Statutory Attorney Fees (Owner):	\$0.00
Business Damages (Owner):	N/A
Expert Witness Fees (Owner):	\$40,000.00
Expert Witness Fees & Trial Preparation (County) (Appraisal):	\$20,000.00
Expert Witness Fees & Trial Preparation (County) (Engineering & Other):	\$22,000.00
Other: (Explain) Jury Selection and Trial by Jury	N/A
<b>Total Potential Costs of Condemnation, if Condemned (beyond sunk costs):</b>	<b><u>\$ 88,000.00</u></b>
<b>Total Potential Costs of Acquisition, if Condemned (beyond sunk costs):</b>	<b><u>\$98,100.00</u></b>

**Recommended Settlement Amount Orange County, an undivided 50% interest** **\$1,900.00**  
**Recommended Settlement Amount City of Orlando, an undivided 50% interest** **\$5,050.00**

**EXPLANATION OF RECOMMENDED SETTLEMENT**

(Memorandum to File pursuant to Section 4 of Ordinance 92-29)

The parent tract is located along the southeast corner of Avalon Road and Phil Ritson Way, containing 102 acres, is zoned A-1, Agricultural, and has a Future Land Use designation of Institutional. The subject property is located within the boundaries of the Town Center Special Area Plan of the Horizon West Overlay District and is designated Conserv II for use as either golf course or rapid filtration basin use. The highest and best use is for development of a single-family residential community, and as improved remains as the existing use, as a rapid infiltration basin.

**Parcel 1046** is a fee interest corner clip acquisition located along the southeast corner of the intersection of Avalon Road and Phil Ritson Way and the northwest corner of the parent tract. Parcel 1046 contains 0.028 acres.

**Parcel 7046** is a Temporary Construction Easement (TCE) located east of Parcel 8046 running along the easterly side of Avalon Road. Parcel 7046 contains 1,434 square feet.

**Parcel 8046** is a permanent Slope Easement located along Avalon Road right-of-way. Parcel 8046 contains 2,193 square feet.

**Parcel 7045** is a TCE situated approximately 200 feet north of the Maintained Right-of-Way map recorded in DOC # 20200232627. Parcel 7045 contains 160 square feet.

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On January 16, 2019 I met the contracted appraiser, C. Lee Lobban, MAI on site regarding the project. The property owner did not attend the initial appraisal site review. Later that day, I brought to the Real Estate Management's attention that Parcel 1045 is in the road as a gap with no ownership and should not be appraised and, instead, be considered as maintained right-of-way. Parcel 1045 was recorded on the Maintained Right-of-Way Map and in the public records in Document #20200232627 and is not added in as just compensation. The appraisals were completed on March 5, 2019 with a total of amount of just compensation of \$10,100.00.

Since the property is owned as an undivided 50% interest to the County and an undivided 50% interest to the City the split of the amount of just compensation per owner is \$5,050.00. On September 19, 2019, in the Orlando City Council approved and accepted the just compensation of \$5,050.00 and executed the Purchase Agreement and associated conveyance documents for the Project.

On February 22, 2021, the Real Estate Management Division ("REM") received the agreed upon and executed MOU, which documents the following between PW and OCU:

Parcel 1046: transfer of fee simple interest, compensation in the amount of \$1,900

Parcel 8046: OCU transferred its controlling interest to PW at no cost to PW

Parcels 7045 and 7046: temporary construction easements that terminate after completion of construction or seven (7) years whichever comes first are not considered compensable to OCU, resulting in a total agreed upon payment of \$1,900.00 from PW to OCU for the fee interest in Parcel 1046. Thus, completing and concluding the negotiations on the parcels.

Per the MOU between PW and OCU, the County's 50% undivided interest of just compensation for Parcel 1046 remains at \$1,900.00, which will be transferred into the OCU approved Accounting Line Number. Parcel 8046, the permanent Slope Easement is compensated via the transfer of controlling rights from OCU to PW. Parcels 7046 and 7045, are TCEs and will terminate after the construction completion date or seven (7) years whichever comes first, and were not considered compensable within the MOU between PW and OCU. The Notice of Reservation (Instrument 1046.1B) pertaining to the City Deed and the Notice of Reservation (8046.1B) pertaining to the Slope Easement will reserve the terms and provisions pursuant to the MOU; which will be subject to approval by the Board of County Commissioners.

**Ordinance 92-29 Analysis:** The recommended settlement amount is \$6,950.00. The purchase is subsequent to the adoption of the Certificate of Necessity for the Project, but prior to the institution of a condemnation suit (Section 1, Ordinance 92-29). The settlement to the City of Orlando for their undivided 50% interest is in the amount of \$5,050.00. The recommended purchase price for the acquisition settlement to Orange County to be deposited in the approved OCU Accounting Line Number is in the amount of \$1,900.00, inclusive of all fees and costs to OCU. The value of the TCE's (Parcels 7045 and 7046) was not considered compensable within the MOU between PW and OCU. This acquisition is necessary for the road widening project and acquiring these parcels avoids incurring additional expert and legal fees, is practical, and is in the best economic interests of the County. It is recommended that this settlement is approved in the total amount of \$5,050.00 to the City of Orlando, inclusive of all fees and costs and the settlement in the amount of \$1,900.00, inclusive of all fees and costs to OCU.

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This settlement cannot be processed under ordinance and will need to be presented to the Board of County Commissioners ("BCC") due to the required BCC approval and execution of: (i) the Notice of Reservations, which reserves the rights based on the MOU between PW and OCU, and (ii) the Subordination of the Utility Interests from Duke Energy Florida, LLC, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation.

Recommended by: **Theresa A. Avery** Digitally signed by Theresa A. Avery  
Date: 2021.04.15 10:11:52 -04'00'  
Theresa A. Avery, Date  
Senior Acquisition Agent, Real Estate Management Division

Recommended by: **Robert K. Babcock** Digitally signed by Robert K. Babcock  
Date: 2021.04.15 10:56:00 -04'00'  
Robert K. Babcock, Date  
Acquisition Supervisor, Real Estate Management Division

Approved by: **Alex Feinman** Digitally signed by Alex Feinman  
Date: 2021.04.15 11:58:36 -04'00'  
Alex Feinman, Date  
Assistant Manager, Real Estate Management Division

Approved by:   
  
Mindy T. Cummings, Date  
Manager, Real Estate Management Division