

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

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

Property Appraiser's Parcel Identification Number:
a portion of 14-23-27-0000-00-017

Project: CR 535 Water Supply Facility Expansion

NOTICE OF RESERVATION

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE
STATE OF FLORIDA, HEREBY reserves a fee simple interest on the following property for a water
treatment system:

See Attached Exhibit "A"

THIS RESERVATION is being recorded to transfer the controlling interest in the land described
on the attached Exhibit "A" from Orange County Parks and Recreation Department to Orange County
Utilities Department.

Dated at Orlando, Florida this _____.

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
Orange County Mayor

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

BY: _____
Deputy Clerk

Printed Name

X:\US\USORL800-ODO\projects\6374\2024\US-El-Y21901A_2.8786.103 OCU CR 535 WSF Upgrades Bdy Survey\AutoCAD Civil 3D 2022\US-El-Y21901A_2.878 sketch of description.dwg, 3/17/2025 9:56:05 AM

SKETCH OF DESCRIPTION
EXHIBIT "A"
PARCEL: 101
ESTATE: FEE
PURPOSE: WATER SUPPLY FACILITY

Legal Description:

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9773 AT PAGE 2437, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A PART OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING COURSES AND DISTANCES: THENCE RUN S00°00'21"E, A DISTANCE OF 75.65 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 424.83 FEET AND A CHORD BEARING OF N81°55'28"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°39'48", A DISTANCE OF 101.31 FEET TO A POINT OF TANGENCY; THENCE N00°06'24"E, A DISTANCE OF 60.98 FEET; THENCE N00°06'24"E, A DISTANCE OF 201.31 FEET; THENCE S89°48'35"W, A DISTANCE OF 156.41 FEET; THENCE N73°53'47"E, A DISTANCE OF 19.19 FEET; THENCE N54°41'49"E, A DISTANCE OF 52.76 FEET; THENCE N17°15'38"E, A DISTANCE OF 49.73 FEET; THENCE N08°51'43"E, A DISTANCE OF 97.57 FEET; THENCE N00°07'36"W, A DISTANCE OF 66.69 FEET; THENCE N04°42'45"W, A DISTANCE OF 73.56 FEET; THENCE N12°31'52"W, A DISTANCE OF 44.79 FEET; THENCE N36°27'45"W, A DISTANCE OF 64.95 FEET; THENCE N40°41'47"W, A DISTANCE OF 40.76 FEET; THENCE N41°41'54"W, A DISTANCE OF 63.59 FEET; THENCE N39°25'29"W, A DISTANCE OF 59.80 FEET; THENCE N30°01'28"W, A DISTANCE OF 59.26 FEET; THENCE N43°38'55"W, A DISTANCE OF 20.67 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SUMMERPORT TRAIL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82 AT PAGE 129 OF SAID PUBLIC RECORDS; THENCE N17°05'32"E, ALONG SAID EAST LINE, A DISTANCE OF 249.67 FEET TO THE MOST EASTERLY CORNER OF SUMMERPORT TRAIL; THENCE RUN WESTERLY ALONG THE NORTHERLY LINE OF SAID SUMMERPORT TRAIL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) RUN N72°09'48"W, A DISTANCE OF 214.33 FEET TO THE MOST NORTHERLY CORNER OF SAID PLAT; (2) THENCE RUN S79°42'34"W, A DISTANCE OF 169.57 FEET TO THE WEST BOUNDARY OF THE AFORESAID LANDS; THENCE DEPARTING SAID NORTHERLY LINE, RUN ALONG SAID WEST BOUNDARY, N10°17'26"W, A DISTANCE OF 583.94 FEET TO THE NORTH BOUNDARY OF SAID LANDS; THENCE N78°35'15"E, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 75.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N78°35'15"E, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 433.28 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, RUN S35°42'28"E, A DISTANCE OF 45.32 FEET; THENCE S12°20'08"E, A DISTANCE OF 82.34 FEET; THENCE S05°43'16"E, A DISTANCE OF 105.04 FEET; THENCE S20°03'56"E, A DISTANCE OF 123.92 FEET; THENCE S39°06'22"E, A DISTANCE OF 119.02 FEET; THENCE S49°26'22"E, A DISTANCE OF 28.11 FEET; THENCE S88°26'47"W, A DISTANCE OF 441.10 FEET; THENCE N21°38'02"W, A DISTANCE OF 584.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,804 SQUARE FEET OR 5.000 ACRES, MORE OR LESS.

Surveyor's Notes:

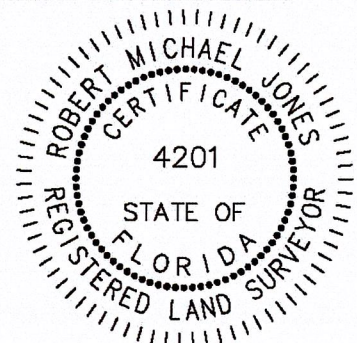
1. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE SIGNING LICENSED FLORIDA SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT M. JONES ON 03/17/2025. THE ELECTRONIC SIGNATURE IS IN CONFORMANCE WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.062 (3).
2. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DESCRIBE AND DEPICT THE LOCATION OF A SPECIFIC PARCEL OF LAND. THIS IS NOT A BOUNDARY SURVEY.
3. THE CONFIGURATION AND LOCATION OF THE LANDS DESCRIBED AND DEPICTED HEREON IS BASED ON FILES PROVIDED BY THE CLIENT, INCLUDING BOUNDARY SURVEY TITLED ORANGE COUNTY UTILITIES CR535 WATER SUPPLY FACILITY, BY THIS FIRM, PROJECT NO. US-El-Y21891A_2.8786.103.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/ 2011 ADJUSTMENT (NAD 83/11) AND ARE EXPRESSED IN THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (901), WITH THE GRID BEARING ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 27 EAST, AS BEING S 00° 00' 21" E
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS FIRM FOR MATTERS OF RECORD, SUCH AS EASEMENTS, RIGHT OF WAY, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD. NON-SURVEYED LINES, REFERENCES TO OWNERSHIP, PARCEL IDENTIFICATION NUMBERS, AND INSTRUMENTS OF RECORD ARE BASED ON INFORMATION PROVIDED BY THE CLIENT OR AVAILABLE FROM THE ORANGE COUNTY PROPERTY APPRAISER.
6. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING FLORIDA LICENSED SURVEYOR AND MAPPER.
7. THIS SKETCH OF DESCRIPTION IS CERTIFIED FOR THE EXCLUSIVE USE OF ORANGE COUNTY, FLORIDA.
8. THE PROJECT FALLS UNDER OCU FUNDING #1554-0010 AND OCU PLAN FILE #97363

FOR THE FIRM,

**Robert
M.
Jones**

Digitally signed by Robert M. Jones
DN: cn=Robert M. Jones, o=US, ou=WSP USA E&I, email=mike.jones@wsp.com
Reason: required by client
Location: Orlando, FL
Date: 2025.03.17 10:17:30 - 04'00'

ROBERT M. JONES
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. LS 4201



THIS IS NOT A SURVEY

PROJECT TITLE: ORANGE COUNTY UTILITIES (CIP # 1554-0010)
CR 535 WATER SUPPLY FACILITY EXPANSION
SECTION 14, TOWNSHIP 23 SOUTH, RANGE 27 EAST



WSP USA ENVIRONMENT & INFRASTRUCTURE, INC.
550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.wsp.com
Certificate of Authorization Number LB-0007932

03/15/2025	BJG	REVISED PER ORANGE CO. COMMENTS
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	BJG	CHKD. BY: RMJ
DATE:	03/17/2025	DATE: 03/17/2025
JOB No.	SCALE:	SHT. 1
US-El-Y21891A_2.8786	N/A	OF 3
TASK 103		
DRAWING NAME: US-El-Y21891A_2.8786.103.dwg		

X:\US\USORL800-ODO\projects\6374\2024\US-EL-Y21901A_2.8786.103 OCU CR 535 WSF Upgrades Bdy Survey\AutoCAD Civil 3D 2022\US-EL-Y21901A_2.878 sketch of description.dwg, 3/17/2025 9:56:06 AM

SKETCH OF DESCRIPTION

EXHIBIT "A"

PARCEL: 101

ESTATE: FEE

PURPOSE: WATER SUPPLY FACILITY

ORANGE COUNTY
PARCEL 14-23-27-0000-00-008
ORB 8113, PAGE 2446
NOT PLATTED

SCHOOL BOARD OF ORANGE
COUNTY FLORIDA
PARCEL 14-23-27-0000-00-018
ORB 9773, PAGE 2443
NOT PLATTED

SUMMERPORT COMMERCIAL
PROPERTY OWNERS
ASSOCIATION INC
PARCEL 14-23-27-0000-00-008
ORB 9823, PAGE 5101
NOT PLATTED

LAKE CAWOOD
ESTATES,
A REPLAT
PLAT BOOK 36, PAGE 119

EAST LINE OF THE
WEST 1/2 OF THE
SOUTHWEST 1/4
OF SECTION 14
(BEARING BASIS)

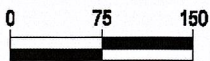
ORANGE COUNTY
PARCEL 14-23-27-0000-00-017
ORB 9773, PAGE 2437
(PARENT TRACT)
NOT PLATTED
(EASTERLY CORNER)

SUMMERPORT VILLAGE
CENTER PARCEL
CD-8
PLAT BOOK 70, PAGE 79

LEGEND

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
L1 = LINE NUMBER
C1 = CURVE NUMBER
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
CIP = CAPITAL IMPROVEMENT
PROJECT
PT = POINT OF TANGENCY
NT = NON-TANGENT

GRAPHIC SCALE



(IN FEET)

1 inch = 150 ft.

NORTH

THIS IS NOT A SURVEY

PROJECT TITLE: ORANGE COUNTY UTILITIES (CIP # 1554-0010)
CR 535 WATER SUPPLY FACILITY EXPANSION
SECTION 14, TOWNSHIP 23 SOUTH, RANGE 27 EAST

WSP USA ENVIRONMENT & INFRASTRUCTURE, INC.

550 Northlake Boulevard, Suite 1000

Altamonte Springs, FL 32701 USA

Phone: (407) 522-7570

www.wsp.com

Certificate of Authorization Number LB-0007932



03/15/2025 BJG REVISED PER ORANGE CO. COMMENTS

DATE BY DESCRIPTION

REVISION

DRAWN BY: BJG CHKD. BY: RMJ
DATE: 03/17/2025 DATE: 03/17/2025

JOB No. SCALE: SHT. 2
US-EL-Y21891A_2.8786 1" = 150' OF 3
TASK 103

DRAWING NAME: US-EL-Y21891A_2.8786.103.dwg

SKETCH OF DESCRIPTION
EXHIBIT "A"
PARCEL: 101
ESTATE: FEE
PURPOSE: WATER SUPPLY FACILITY

Line Table		
Line #	Direction	Length
L1	S00°00'21"E	75.65'
L2	N00°06'24"E	60.98'
L3	N00°06'24"E	201.31'
L4	S89°48'35"W	156.41'
L5	N73°53'47"E	19.19'
L6	N54°41'49"E	52.76'
L7	N17°15'38"E	49.73'
L8	N08°51'43"E	97.57'
L9	N00°07'36"W	66.69'
L10	N04°42'45"W	73.56'
L11	N12°31'52"W	44.79'
L12	N36°27'45"W	64.95'
L13	N40°41'47"W	40.76'
L14	N41°41'54"W	63.59'
L15	N39°25'29"W	59.90'
L16	N30°01'28"W	59.26'
L17	N43°38'55"W	20.67'
L18	N17°05'32"E	249.67'
L19	N72°09'48"W	214.33'
L20	S79°42'34"W	169.57'

Line Table		
Line #	Direction	Length
L21	N10°17'26"W	583.94'
L22	N78°35'15"E	75.80'
L23	N78°35'15"E	433.28'
L24	S35°42'26"E	45.32'
L25	S12°20'08"E	82.34'
L26	S05°43'16"E	105.04'
L27	S20°03'56"E	123.92'
L28	S39°06'22"E	119.02'
L29	S49°26'22"E	28.11'
L30	S68°26'47"W	441.10'
L31	N21°36'02"W	564.77'

Curve Table					
Curve #	Length	Radius	Central Angle	Chord Direction	Chord Length
C1	101.31	424.83	013°39'48"	N81° 55' 28"W	101.07

THIS IS NOT A SURVEY

PROJECT TITLE: ORANGE COUNTY UTILITIES (CIP # 1554-0010)
CR 535 WATER SUPPLY FACILITY EXPANSION
SECTION 14, TOWNSHIP 23 SOUTH, RANGE 27 EAST



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DATE BY DESCRIPTION

REVISION

DRAWN BY: B/JG CHKD. BY: RMJ
DATE: 03/17/2025 DATE: 03/17/2025

JOB No. US-EI-Y21891A_2.8786 TASK 103 SCALE: N/A SHT. 3 OF 3

DRAWING NAME: US-EI-Y21891A_2.8786.103.dwg