



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: January 3, 2024

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

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

FROM: Sara Solomon, Senior Title Examiner *SS/MTC*
Real Estate Management Division

CONTACT PERSON: Mindy T. Cummings, Manager

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

ACTION REQUESTED: Approval and execution of First Amendment to Drainage Easement by and between Shenandoah Reserve, LLC and Orange County, and authorization to record instrument.

PROJECT: Shenandoah Reserve (PSP-21-12-378)

District 3

PURPOSE: To provide for access, construction, operation, and maintenance of drainage facilities in connection with development.

Interoffice Memorandum
Real Estate Management Division
Agenda Item 9
January 3, 2024
Page 2 of 2

ITEM: First Amendment to Drainage Easement
Cost: Donation
Released size: 1.03 acres
Modified size: 11.31 acres

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

REMARKS: The amendment to the Drainage Easement is required per PSP 21-12-378, approved by the Board on January 25, 2023. This action allows for a modification to the easement area and for the automatic termination of the Drainage Easement once the area is included in a recorded subdivision plat.

Grantor to pay recording costs.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 23 2024

**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 10-23-30-3032-00-670

Cross Reference: O.R. Book 2791, Pg 1992, O.R. Book
2793, Pg 1721, and O.R. Book 4301, Pg 3212

Project: Shenandoah Reserve
(PSP-21-12-378)

THIS IS A DONATION

FIRST AMENDMENT TO DRAINAGE EASEMENT

This FIRST AMENDMENT TO DRAINAGE EASEMENT (the "**First Amendment**") is made effective as of the date last executed below (the "**First Amendment Effective Date**") by and between SHENANDOAH RESERVE, LLC, a Florida limited liability company, ("**Owner**") whose address is 7575 Dr. Phillips Blvd., Suite 265, Orlando, Florida 32819, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, ("**County**") whose address is P. O. Box 1393, Orlando, Florida, 32802-1393.

WITNESSETH:

WHEREAS, Shenandoah Baptist Church, Inc., granted County that certain "Drainage Easement" recorded on June 15, 1977, in Official Records Book 2791, Page 1992 of the Public Records of Orange County, Florida, and

WHEREAS, John C. Brooks and Virginia Salley Brooks, his wife, granted County that certain "Drainage Easement" recorded on June 22, 1977, in Official Records Book 2793, Page 1721 of the Public Records of Orange County, Florida, and

WHEREAS, Shenandoah Baptist Church, Inc., granted County that certain "Drainage Easement" recorded on June 18, 1991, in Official Records Book 4301, Page 3212 of the Public Records of Orange County, Florida, and

WHEREAS, the aforementioned three drainage easements are referred to herein collectively as the "**Original Easement**," and

WHEREAS, SHENANDOAH RESERVE, LLC is the owner of that certain parcel of real property located at 3402 S Goldenrod Road, Orlando, Florida 32822 with Orange County Property Appraiser's ID No. 10-23-30-3032-00-670 consisting of approximately 11.31 acres (the "**Property**"), and

WHEREAS, the Original Easement encumbers portions of the Property, and

WHEREAS, Owner and County (collectively, the "**Parties**") desire to enter into this First Amendment for the purpose of setting forth the terms and conditions of such modification of the term of the Original Easement as set forth herein, and

WHEREAS, Owner has requested, and County has agreed, to modify the terms of the Original Easement to allow Original Easement to terminate when replaced by an easement in the proposed subdivision plat, and

WHEREAS, to accommodate development of the Owner's property, the Owner has requested, and County has agreed to amend the Original Easement area to encumber the real property described in **Exhibit A** of this First Amendment as additional easement area encumbered by the Original Easement and release the portion of the Original Easement area described in **Exhibit B** of this First Amendment from the Original Easement.

NOW, THEREFORE, in consideration of the promises stated in this First Amendment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and County amend the Original Easement as follows:

1. **Recitals; Definitions.** The foregoing recitals are true and correct and are incorporated herein by reference.

2. **New Drainage Easement Area.** The portion of the Property encumbered by a drainage easement under the Original Easement is hereby amended to add the real property described in **Exhibit A** of this First Amendment. The real property described in **Exhibit A** of this First Amendment is hereby subject to the encumbrance of the Original Easement.

3. **Terminated Drainage Easement Area.** The portion of the Property encumbered by a drainage easement under the Original Easement is hereby amended to remove the real property described on **Exhibits B-1, B-2, and B-3** of this First Amendment. The real property

Project: Shenandoah Reserve (PSP-21-12-378)

described in **Exhibits B-1, B-2, and B-3** of this First Amendment is hereby released from the encumbrance of the Original Easement.

4. **Ratification.** Nothing contained in this First Amendment changes or diminishes the rights, purpose, effect, encumbrance or provisions of the Original Easement with respect to real property which has not been expressly released from the Original Easement by this First Amendment. Except as modified by this First Amendment, all other terms and provisions of the Original Easement are hereby ratified and confirmed and shall remain in full force and effect.

5. **Term of Easement.** The Original Easement sentence "TO HAVE AND TO HOLD said right-of-way and easement unto said Grantee and its assigns forever" is replaced by the following language: "TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever; provided, however, the easement hereby granted shall automatically terminate, without the necessity of the GRANTOR undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTOR or its successors or assigns shall cause the property over which the easement passes to be included in a subdivision plat depicting a replacement drainage easement to be recorded among the public records of Orange County, Florida."

REMAINDER OF PAGE INTENTIONALLY BLANK

{signatures on following pages}

Project: Shenandoah Reserve (PSP-21-12-378)

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed in its name.

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

"OWNER"

WITNESS #1

Pauline Chaves
Signature

SHENENDOAH RESERVE, LLC
a Florida limited liability company

By: **OBATRUST, LLC**
a Florida limited liability company
its Manager

Pauline Chaves
Print Name

By: Dwight Saathoff
Managing Member

Mailing Address: 5260 N. LK. Burkett Ln.

City: Winter Park State: FL

Zip Code: 32792

WITNESS #2

A. Jessalyn Anderson
Signature

A. JESSALYN ANDERSON
Print Name

Mailing Address: 1529 ARCADIA ST.

City: ORLANDO State: FL

Zip Code: 32806

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of DECEMBER, 2023, by Dwight Saathoff, as Managing Member of **OBATRUST, LLC**, a Florida limited liability company, as Manager of **SHENENDOAH RESERVE, LLC**, a Florida limited liability company, on behalf of the company. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

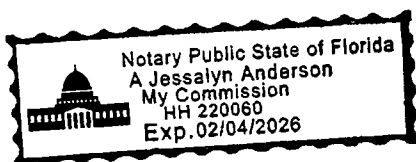
(Notary Stamp)

A. Jessalyn Anderson
Notary Signature
A. JESSALYN ANDERSON

Print Notary Name THE STATE OF FLORIDA
Notary Public of:

My Commission Expires: 2/4/2026

(signatures on following page)



Project: Shenandoah Reserve (PSP-21-12-378)

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed in its name.



"COUNTY"

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

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

Date: *23 January 2024*

ATTEST:

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

By: *[Signature]*
Deputy Clerk

DAVID ROONEY
Printed Name

Project: Shenandoah Reserve (PSP-21-12-378)

EXHIBIT A

(New Drainage Easement Area)

(see attached two (2) page legal and sketch of description)

Description of Sketch

Legal Description:

Parcel "A"

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH RANGE 30 EAST, THENCE RUN NORTH 89°49'32" WEST, A DISTANCE OF 290.01 FEET TO A POINT; THENCE RUN SOUTH 00°07'25" EAST, A DISTANCE OF 64.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERSHING AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4301, PAGE 2890, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE RUN SOUTH 00°07'25" EAST, A DISTANCE OF 268.32 FEET; THENCE RUN SOUTH 89°46'14" EAST, A DISTANCE OF 239.93 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 551 (GOLDENROD ROAD) PER RIGHT-OF-WAY MAP SECTION 75200-2519; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 00°07'57" EAST, A DISTANCE OF 330.00 FEET TO A POINT; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTH 89°47'02" WEST, A DISTANCE OF 1275.21 FEET TO A POINT; THENCE RUN NORTH 00°05'35" WEST, A DISTANCE OF 300.00 FEET TO A POINT; THENCE RUN NORTH 90°00'00" EAST, A DISTANCE OF 284.11 FEET TO A POINT; THENCE RUN NORTH 45°18'13" EAST, A DISTANCE OF 163.06 FEET; THENCE RUN NORTH 00°00'03" EAST, A DISTANCE OF 181.28 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF PERSHING AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4301, PAGE 2890, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 89°51'51" EAST, A DISTANCE OF 634.40 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 4301, PAGE 2890 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH RANGE 30 EAST, THENCE RUN NORTH 89°49'32" WEST, A DISTANCE OF 290.01 FEET TO A POINT; THENCE RUN SOUTH 00°07'25" EAST, A DISTANCE OF 64.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF PERSHING AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4301, PAGE 2890, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN NORTH 89°51'51" WEST, A DISTANCE OF 634.40 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTH 00°00'03" WEST, A DISTANCE OF 181.28 FEET; THENCE RUN SOUTH 00°27'17" WEST, A DISTANCE OF 85.33 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE RUN SOUTH 89°42'37" EAST, A DISTANCE OF 267.11 FEET; THENCE RUN SOUTH 29°35'17" EAST, A DISTANCE OF 311.83 FEET; THENCE RUN NORTH 89°36'00" WEST, A DISTANCE OF 422.71 FEET; THENCE RUN NORTH 00°20'45" EAST, A DISTANCE OF 269.82 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING AREA: 492,636.85 SQ FT ± 11.31 ACRES ±.

This is NOT a Survey.
This is ONLY a Sketch.

Sketch Date: 08/22/23
Drawn By: TCD
Approved By: PKI
Field: N/A

Sketch of Description Certified To:
SHENANDOAH RESERVE, LLC; ORANGE COUNTY

**Ireland & Associates
Surveying, Inc.**

800 Currency Circle || Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

-Notes-
>Sketch is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

-Legend-			
C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Find.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	X	- Chain Link Fence
W	- Wood Fence		

I hereby Certify that this Sketch of Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 51-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland PSM 8637 LB 7623
Date Signed: 08/22/23

This Sketch is intended ONLY for the Use of Said Certified Parties.
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
File No: IS-72602

WPS 8/24/23



NOT To Scale
This is NOT a Survey.
This is ONLY a Sketch.

Project: Shenandoah Reserve (PSP-21-12-378)

EXHIBIT B-1

(Terminated Drainage Easement Area)

(see attached one (1) page legal and sketch of description)

1113279 ORANGE CO., FL

DRAINAGE EASEMENT
JUN 15 2 15 PM '77

L.O.R. 2791 PG 1992

40% due

THIS INDENTURE, made the 8th day of June 1977 between
SHENANDOAH BAPTIST CHURCH, INC.

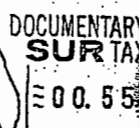
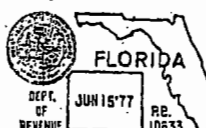
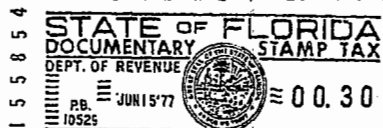
of the County of Orange and State of Florida, GRANTOR, and the COUNTY OF ORANGE, in the State of Florida, GRANTEE.

WITNESSETH, That the Grantor, in consideration of the sum of \$ 1.00 paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to the Grantee and its assigns a right-of-way and easement for drainage purposes, with full authority to enter upon, construct and maintain, as the Grantee and its assigns may deem necessary, a drainage ditch, pipe or facility over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

30 ALL THAT PART OF North 1/4 of SE 1/4 of SW 1/4 lying 12.5 feet right
55 and 12.5 feet left of the following described centerline:

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 11, said corner being the centerline intersection of Pershing Avenue and State Road 15-A as presently located; thence run S89°59'56" W along the North line of the SE 1/4 of the SW 1/4 of said Section 11 and the centerline of Pershing Avenue a distance of 836.77 feet, thence run S 00°00'04" E a distance of 15.61 feet; thence run S 29°47'37" E a distance of 16.58 feet to a point on the South right of way line of Pershing Avenue said point being the point of beginning of the parcel of land herein described; thence continue S 29°47'37" East a distance of 1426.07 feet; thence run N 89°24'50" East a distance of 97.14 feet to a point on the West R/W line of said State Road 15-A and the termination point of this description, SECTION 11, TOWNSHIP 23 SOUTH, RANGE 30 EAST.

Grantee agrees to place dirt removed from drainage in a single location designated by Grantor; Grantee further agrees to leave shoulder of the drainage ditch at a level such that immediately adjoining land will drain freely into the drainage ditch; Grantee further agrees not to require Grantor to build a fence along either or both sides of said drainage ditch.



TO HAVE AND TO HOLD said right-of-way and easement unto said Grantee and its assigns forever.

THE Grantee herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe or facility, out of and away from the herein granted right-of-way, and the Grantor, his heirs, successors and assigns, agrees not to build, construct or create, nor permit others to build, construct or create any buildings or other structures on the herein granted right-of-way that may interfere with the normal operation or maintenance of the drainage ditch, pipe or facility.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary

Attest: Tommee I. Tindall
Secretary

SHENANDOAH BAPTIST CHURCH, INC.

Signed, Sealed and Delivered in our Presence:

By Gordon G. Boone President.

Thelma Lindall
Cal B. Attil

STATE OF FLORIDA
COUNTY OF Orange

THIS INSTRUMENT WAS PREPARED BY:
F. JANE
AT THE DIRECTION OF THE BOARD OF
COUNTY COMMISSIONERS OF ORANGE
COUNTY, FLORIDA, ORANGE COUNTY
COURTHOUSE, ORLANDO, FLORIDA.

I HEREBY CERTIFY, that on this 8th day of June A.D. 1977 before me personally appeared Tommee I. Tindall and Gordon G. Boone, respectively Secretary and President of Shenandoah Baptist Church, Inc. a corporation under the laws of the State of Florida to me known to be the individuals and officers described in and who executed the foregoing conveyance and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my signature and official seal at Orange in the County of Orange and State of Florida the day and year last aforesaid.

Notary Public Cal B. Attil
My commission expires on the 15 day of September A.D. 1980

My Commission Expires Sept. 15, 1980
Bonded by American Fire & Casualty Company

Project: Shenandoah Reserve (PSP-21-12-378)

Exhibit B-2

(Terminated Drainage Easement Area)

(see attached one (1) page legal and sketch of description)

1115602

ORANGE CO. JUN 22 10 57 AM '77 PERSHING AVENUE NO. 5

G.R. 2793 PG 1721

DRAINAGE EASEMENT

THIS INDENTURE, made the 13th day of June, 1977 between
John C. Brooks and Virginia Salley Brooks, his wife,

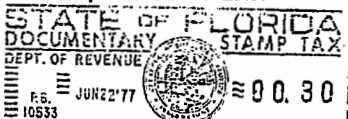
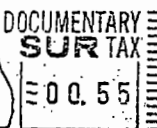
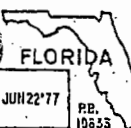
of the County of Orange and State of Florida, GRANTOR, and the
COUNTY OF ORANGE, in the State of Florida, GRANTEE.

WITNESSETH, That the Grantor, in consideration of the sum of \$ 1.00 paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to the Grantee and its assigns a right-of-way and easement for drainage purposes, with full authority to enter upon, construct and maintain, as the Grantee and its assigns may deem necessary, a drainage ditch, pipe or facility over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

30
55

ALL THAT PART of Lots 67 and 68, GOLDEN ACRES, SECTION B,
Plat Book Q, page 103 lying 12.5 feet right and 12.5 feet left of
the following described centerline:

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 11,
said corner being the centerline intersection of Pershing Avenue and
State Road 15-A as presently located; thence run S 89°59'56" W along the
North line of the SE 1/4 of the SW 1/4 of said Section 11 and the centerline
of Pershing Avenue a distance of 836.77 feet, thence run S 00°00'04" E a
distance of 15.61 feet; thence run S 29°47'37" East a distance of 16.58 feet
to a point on the South right of way line of Pershing Avenue said point being
the point of beginning of the parcel of land herein described; thence continue
S 29°47'37" East a distance of 1426.07 feet; thence run N 89°24'50" East a
distance of 97.14 feet to a point on the West R/W line of said State Road 15-A
and the termination point of this description, SECTION 11, TOWNSHIP 23
SOUTH, RANGE 30 EAST.

ORANGE
COUNTY
071420ORANGE
COUNTY
160171

TO HAVE AND TO HOLD said right-of-way and easement unto said Grantee and its assigns forever.

THE Grantee herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with the normal operation or maintenance of the drainage ditch, pipe or facility, out of and away from the herein granted right-of-way, and the Grantor, his heirs, successors and assigns, agrees not to build, construct or create, nor permit others to build, construct or create any buildings or other structures on the herein granted right-of-way that may interfere with the normal operation or maintenance of the drainage ditch, pipe or facility.

IN WITNESS WHEREOF, we have hereto set our hand and seal the day and year above written.

Signed, sealed and delivered in presence of:

Jay R. Allison
Carl R. Atwell

John C. Brooks (Seal)
Virginia Salley Brooks (Seal)

THIS INSTRUMENT WAS PREPARED BY: (Seal)

F. JANE (Seal)

RECORDED & RECORD VERIFIED

AT THE DIRECTION OF THE BOARD OF
COUNTY COMMISSIONERS OF ORANGE
COUNTY, FLORIDA, ORANGE COUNTY
COURTHOUSE, ORLANDO, FLORIDA.

STATE OF FLORIDA

COUNTY OF ORANGE County Comptroller, Orange Co., Fla.

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared
John C. Brooks and Virginia Salley Brooks, his wife,
to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the county and state last aforesaid, this 13th day of

June, 1977

Notary Public, State of Florida at Large
My Commission Expires Sept. 15, 1980
Notary Public

Notary Public

My Commission expires:

Project: Shenandoah Reserve (PSP-21-12-378)

Exhibit B-3

(Terminated Drainage Easement Area)

(see attached two (2) page legal and sketch of description)

Exhibit B-3

APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS AT THEIR MEETING

Jdo

JUN 18 1991

Parcel: 830.1
Project: Pershing Avenue
(State Road 436 to State Road 551)

DRAINAGE EASEMENT

THIS INDENTURE, Made this 14th day of May A. D., 1991, between Shenandoah Baptist Church, Inc., a corporation organized and existing under the laws of the State of Florida, having its principal place of business in the city of Orlando, County of Orange, State of Florida, Grantor, and the COUNTY OF ORANGE, in the State of Florida, Grantee.

WITNESSETH, That the Grantor, in consideration of the sum of \$5,600.00 and other valuable considerations, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to the Grantee and its assigns, an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the Grantee and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

Parcel 830 (Drainage Easement)

3818240 Orange Co. FL.
06/28/91 02:55:55pm

Description:

OR4301 PG3212

That part of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 23 South, Range 30 East, in Orange County, Florida.

Being described as follows:

Commence at Nail & Disk, no R.L.S. Number, marking the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 23 South, Range 30 East, Orange County, Florida; thence North 89 Deg. 51' 02" West along the North line of the South 1/2 of the Southwest 1/4 of said Section 11, a distance of 823.18 feet; thence South 00 Deg. 08' 58" West, 64.50 feet to the POINT OF BEGINNING; thence South 29 Deg. 38' 35" East, 334.82 feet to a point on the North line of Lot 68, Golden Acres Section-B as recorded in Plat Book Q, Page 103 of the Public Records of Orange County, Florida; thence North 89 Deg. 46' 55" West along the North line of said Lot 68, a distance of 23.06 feet; thence North 29 Deg. 38' 35" West, 334.79 feet; South 89 Deg. 51' 02" East, 23.05 feet to the POINT OF BEGINNING.

Containing 6,696 square feet, more or less.

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

THE Grantee herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantor, his heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

Rec Fee \$ 2.00 MARTHA O. HAYNES
Add Fee \$ 1.50 Orange County
Doc Tax \$ 30.80 Comptroller
Int Tax \$ _____ By CT
Total \$ 41.30 Deputy Clerk

RETURN TO REAL ESTATE
MANAGEMENT DEPARTMENT

Parcel: 830.1
Project: Pershing Avenue
(State Road 436 to State Road 551)

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed
in its name by Ronald D. Coram, its President, and its corporate seal to
Russell Graham, its Vice-President
be affixed, attested by Ernestine Rogers, dated this 14th day of
May, 1991.

Signed, sealed, and delivered
in the presence of:

Shenandoah Baptist Church, Inc.

Betty L. Spear
Witness

TAX ID # 59-2319203

Ernestine Rogers
Witness

BY: Ronald D. Coram
President

ATTEST: Ernestine Rogers
May 14, 1991

(Signature of TWO Witnesses
required by Florida Law)

(Corporate Seal)

STATE OF Florida
COUNTY OF Orange

Russell Graham

I HEREBY CERTIFY, that on this 14 day of May
A.D., 1991, before me personally appeared Ronald D. Coram
President and Russell Graham
respectively Vice-President and _____

of Shenandoah Baptist Church, Inc., a corporation under the laws of the State of
Florida to me known to be the individuals and officers described in
and who executed the foregoing conveyance and severally acknowledged the
execution thereof to be their free act and deed as such officers thereunto duly
authorized, and that the official seal of said corporation is duly affixed
thereto, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 14 day of May, 1991.

Billy O. K...
(Notarial Seal)
Notary Public in and for the County and
State aforesaid.

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Aug. 2, 1992

OR4301 PG3213

RECORDED & RETURNED

Martha A. Haynie
County Clerk, Orange Co., FL