



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 11

DATE: April 18, 2019

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

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

FROM: David L. Brown, Senior Title Examiner *DLB*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility Easement from Beachline South Residential, LLC to Orange County and authorization to record instrument

PROJECT: Dowden Road Segment 3 Permit #:16-U-081; OCU File #: 88186
District 4

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

ITEM: Utility Easement
Cost: Donation
Total size: 7,282 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 07 2019

THIS IS A DONATION

Project: Dowden Road Segment 3 Permit #:16-U-081; OCU File #: 88186

UTILITY EASEMENT

THIS INDENTURE, Made this 29th day of MARCH, A.D. 2019, between BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida Limited Liability Company, whose address is 4901 Vineland Road, Suite 450 Orlando, FL 32811, Grantor, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$1.00 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 utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

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

33-23-31-0000-00-010

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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

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

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

Project: Dowden Road Segment 3 Permit #:16-U-081; OCU File #: 88186

GRANTOR reserves the right to construct utilities, paved areas (such as roads, trails, and sidewalks), and landscaping within the easement area as shown in the Construction Plans for Dowden Road Segment 3, City of Orlando, Florida" ("Plans"), approved, stamped and signed by the Engineering Division of the Orange County Utilities Department on November 14, 2017 to the extent that such improvements do not materially interfere with GRANTEE'S rights hereunder.

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

Signed, sealed, and delivered
in the presence of:

BEACHLINE SOUTH RESIDENTIAL, LLC,
a Florida Limited Liability Company

[Signature]
Witness

By: [Signature]

KATH BEE
Printed Name

KEITH TRACE
Printed Name

[Signature]
Witness

VICE PRESIDENT
Title

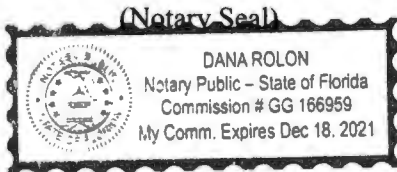
Derek Louett
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23rd of MARCH, 2019, by KEITH TRACE, as VICE PRESIDENT of Beachline South Residential, 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.

[Signature]
Notary Signature



Dana Rolon
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires: Dec 18, 2021

This instrument prepared by:
David L. Brown, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Project: Dowden Road Segment 3 Permit #:16-U-081; OCU File #: 88186

EXHIBIT "A"

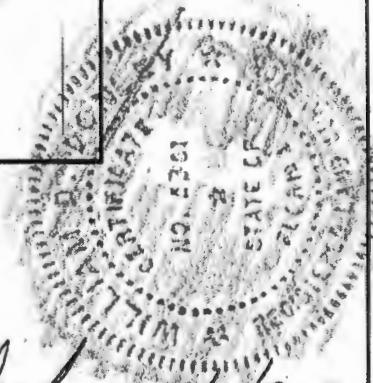
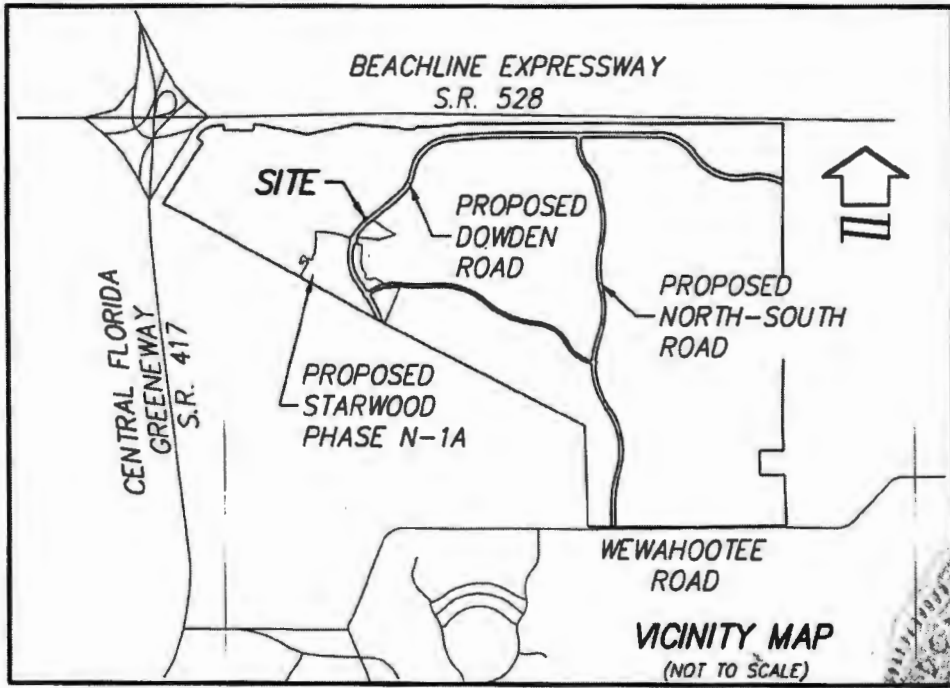
SEE THE ATTACHED SKETCH

OF DESCRIPTION

(10 pages)

LEGEND:

PC	POINT OF CURVATURE	POB	POINT OF BEGINNING
PRC	POINT OF REVERSE CURVATURE	PG(S)	PAGE(S)
PCC	POINT OF COMPOUND CURVATURE	L	LENGTH
PNT	POINT OF NON-TANGENCY	R	RADIUS
PT	POINT OF TANGENCY	Δ	CENTRAL ANGLE
(NR)	NON-RADIAL	CB	CHORD BEARING
(R)	RADIAL	CL	CHORD LENGTH
(RW)	RIGHT OF WAY	COR	CORNER
ORB	OFFICIAL RECORDS BOOK	SF	SQUARE FEET
PB	PLAT BOOK	AC	ACRES
		SEC	SECTION-TOWNSHIP SOUTH-RANGE EAST
		O	CHANGE IN DIRECTION



William D. Donley 01/11/2019
 WILLIAM D. DONLEY DATE

PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 5381
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
 FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT NAME: DOWDEN ROAD SEGMENT 3
 O.C. PROJECT NUMBER: 16-U-081

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THAT CERTAIN LINE BETWEEN THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AS BEING S61°17'20"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. SECTION TIES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY DONALD W. MCINTOSH AND ASSOCIATES UNDER JOB #14153.002, DATED DECEMBER 22, 2016, PROVIDED TO THIS FIRM BY THE CLIENT.


SHEET 1 OF 5

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

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-
**UTILITY EASEMENT
 FOR WATER, SEWER, AND
 REUSE STUBOUTS
 (DOWDEN ROAD SEGMENT 3)**
 SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA



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

PREPARED FOR:
**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

DATE: 10/23/18
 REV DATE: 01/11/19
 SCALE 1" = N/A

PROJ: 50092308
 DRAWN BY: WS
 CHECKED BY: TT

drawing name: L:\users\jason\appdata\local\temp\temp\16-081-001.dwg 11/11/2019 10:33:00 AM D:\workspace\16-081-001.dwg

LEGAL DESCRIPTION: UTILITY EASEMENT

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S61°17'20"E, ALONG A LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 5973.02 FEET; THENCE N22°12'36"W, A DISTANCE OF 370.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2145.98 FEET, A CENTRAL ANGLE OF 10°09'20", A CHORD BEARING OF N27°17'16"W AND A CHORD DISTANCE OF 379.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 380.37 FEET TO THE END OF SAID CURVE; THENCE N09°53'07"W, A DISTANCE OF 85.30 FEET; THENCE N55°22'10"E, A DISTANCE OF 9.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF N57°07'29"E AND A CHORD DISTANCE OF 71.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.31 FEET TO THE END OF SAID CURVE; THENCE ALONG A RADIAL LINE, N31°07'11"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF S57°07'29"W AND A CHORD DISTANCE OF 76.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.82 FEET TO THE POINT OF TANGENCY; THENCE S55°22'10"W, A DISTANCE OF 13.60 FEET; THENCE N55°38'25"W, A DISTANCE OF 82.93 FEET; THENCE N34°32'46"W, A DISTANCE OF 273.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 50°48'59", A CHORD BEARING OF N09°08'16"W AND A CHORD DISTANCE OF 970.68 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1003.24 FEET TO THE END OF SAID CURVE; THENCE N41°07'51"E, A DISTANCE OF 85.31 FEET; THENCE N21°41'45"E, A DISTANCE OF 53.00 FEET; THENCE N01°11'06"E, A DISTANCE OF 81.99 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 24°20'57", A CHORD BEARING OF N39°06'35"E AND A CHORD DISTANCE OF 477.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 480.71 FEET TO THE POINT OF TANGENCY; THENCE N51°17'04"E, A DISTANCE OF 191.94 FEET; THENCE N56°10'53"W, A DISTANCE OF 141.52 FEET; THENCE S51°17'04"W, A DISTANCE OF 120.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S51°17'04"W, A DISTANCE OF 28.70 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1266.16 FEET, A CENTRAL ANGLE OF 00°30'48", A CHORD BEARING OF S51°01'40"W AND A CHORD DISTANCE OF 11.34 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.34 FEET TO THE END OF SAID CURVE; THENCE N38°36'55"W, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1276.16 FEET, A CENTRAL ANGLE OF 00°30'31", A CHORD BEARING OF N51°01'48"E AND A CHORD DISTANCE OF 11.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.33 FEET TO THE POINT OF TANGENCY; THENCE N51°17'04"E, A DISTANCE OF 28.70 FEET; THENCE S38°43'57"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 400 SQUARE FEET OR 0.009 ACRES, MORE OR LESS.

PROJECT NAME: DOWDEN ROAD SEGMENT 3
O.C. PROJECT NUMBER: 16-U-081

SHEET 2 OF 5

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

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-
**UTILITY EASEMENT
FOR WATER, SEWER, AND
REUSE STUBOUTS
(DOWDEN ROAD SEGMENT 3)**

SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

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

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 10/23/18
REV DATE: 01/11/19
SCALE 1" = N/A

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: TT

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1 INCH = 200 FEET

MATCHLINE-SEE SHEET 4
N34°32'46"W
273.96'

STARWOOD PHASE N-1A

N55°38'25"W 82.93'
S55°22'10"W 13.60'
C2
PNT
N31°07'11"W 90.00'(R)
C1
PNT
N55°22'10"E 9.55'
N09°53'07"W 85.30'(NR)

STARWOOD PHASE N-1A

POINT OF COMMENCEMENT
SW COR OF THE NW 1/4
OF SEC 33-23-31

DOWNEN ROAD SEGMENT 3
L=380.37'
R=2145.98'
A=10°09'20"
CB=N27°17'16"W
CH=379.87'

EAST LINE OF SEC 33-23-31

WEST LINE OF SEC 34-23-31

SE COR OF THE SE 1/4
OF SEC 33-23-31

S61°17'20"E 5973.02'
S61°17'20"E 6053.06'
(BASIS OF BEARINGS)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	71.31'	1163.73'	03°30'39"	71.30'	N57°07'29"E
C2	76.82'	1253.73'	03°30'39"	76.81'	S57°07'29"W

SOUTH LINE OF SEC 33-23-31

PROJECT NAME: DOWDEN ROAD SEGMENT 3
O.C. PROJECT NUMBER: 16-U-081

SHEET 3 OF 5

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

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SKETCH OF DESCRIPTION
-OF-
UTILITY EASEMENT
FOR WATER, SEWER, AND
REUSE STUBOUTS
(DOWDEN ROAD SEGMENT 3)

SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST

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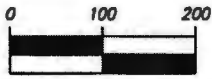
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 10/23/18
REV DATE: 01/11/19
SCALE 1" = 200'

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: TT

Drawn by: L. Users, W. Bennett, J. Appa, J. Lopez, J. Temp, J. Morrison, J. E. S. J. L. 2019 10:30am BY: W. Bennett



1 INCH = 200 FEET

MATCHLINE--SEE SHEET 5

$L=480.71'$
 $R=1131.16'$
 $\Delta=24'20'57''$
 $CB=N39'06'35''E$
 $CH=477.11'$

$N01'11'06''E$ 81.99'(NR)

$N21'41'45''E$ 53.00'

$N41'07'51''E$ 85.31'(NR)

STARWOOD PHASE N-1A

NOT PLATTED

PNT
PNT
PNT

PNT

$L=1003.24'$
 $R=1131.16'$
 $\Delta=50'48'59''$
 $CB=N09'08'16''W$
 $CH=970.68'$

DOWDEN ROAD SEGMENT 3

$N34'32'46''W$
273.96'

PC

STARWOOD PHASE N-1A

MATCHLINE--SEE SHEET 3

PROJECT NAME: DOWDEN ROAD SEGMENT 3
O.C. PROJECT NUMBER: 16-U-081

SHEET 4 OF 5

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

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UTILITY EASEMENT
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(DOWDEN ROAD SEGMENT 3)

SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

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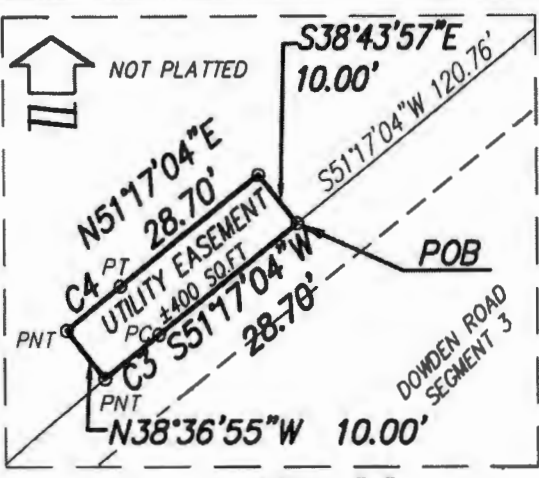
PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 10/23/18
REV DATE: 01/11/19
SCALE 1" = 200'

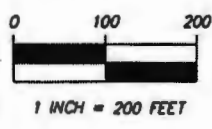
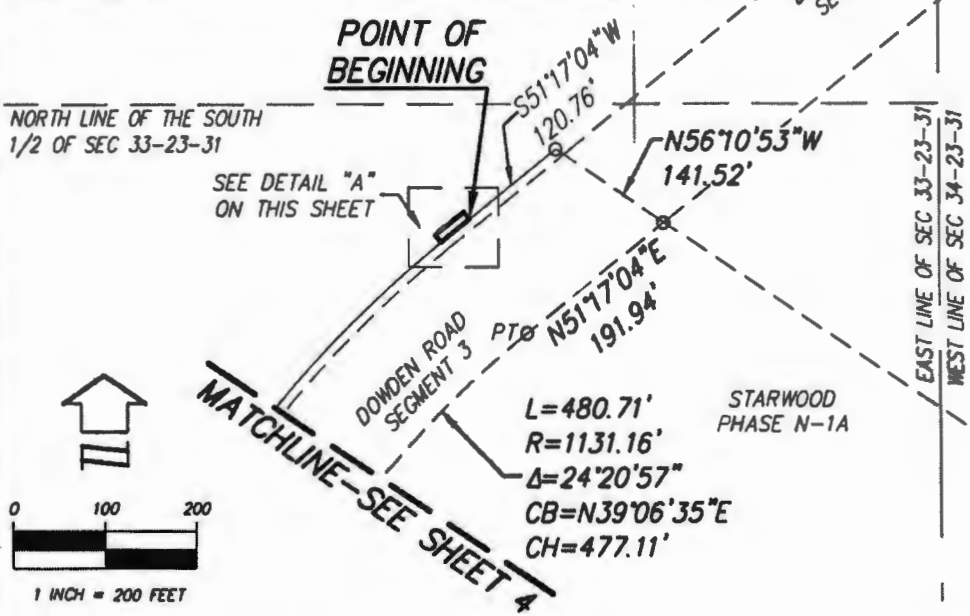
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DRAWN BY: WS
CHECKED BY: TT

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DETAIL "A"
SCALE 1" = 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	11.34'	1266.16'	00°30'48"	11.34'	S51°01'40"W
C4	11.33'	1276.16'	00°30'31"	11.33'	N51°01'48"E




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SHEET 5 OF 5

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ORANGE COUNTY FLORIDA

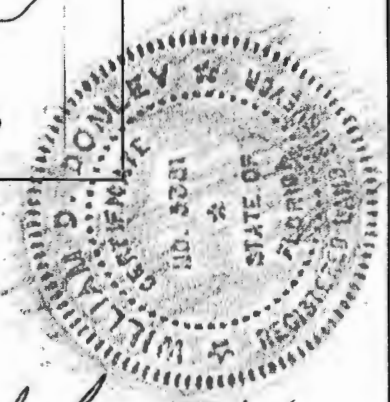
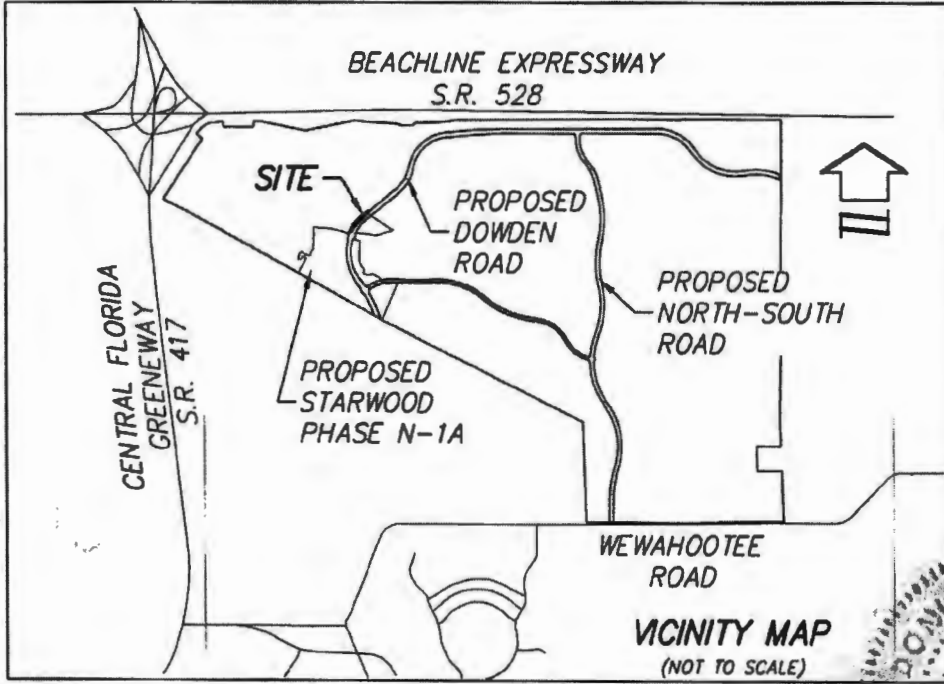
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**BEACHLINE SOUTH
RESIDENTIAL, LLC**
DATE: 10/23/18
REV DATE: 01/11/19
SCALE 1" = 200'
PROJ: 50092308
DRAWN BY: WS
CHECKED BY: TT

Drawing name: L:\Users\esmond\pappoata\local\temp\16-u-081-16-u-081-16-u-081.dwg Plot date: 11/11/2019 10:30am by: esmond

LEGEND:

—	LINE BREAK	PG(S)	PAGE(S)
PC	POINT OF CURVATURE	L	LENGTH
PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	A	CENTRAL ANGLE
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William D. Donley 01/11/2019
 WILLIAM D. DONLEY DATE
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SHEET 1 OF 5

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

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SKETCH OF DESCRIPTION

-OF-

**10' UTILITY EASEMENT
 FOR MULTISE TRAIL
 AND WET/DRY UTILITIES
 (DOWDEN ROAD SEGMENT 3)**

SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



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PREPARED FOR:

**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

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PROJ: 50092308
 DRAWN BY: WS
 CHECKED BY: TT

drawing name: C:\Users\jwainman\OneDrive\Documents\Projects\16-U-081\16-U-081.dwg
 user: jwainman
 date: 1/11/2019 10:30am
 sheet: 1 of 5
 plotter: HP DesignJet 2450

LEGAL DESCRIPTION: UTILITY EASEMENT

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S61°17'20"E, ALONG A LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 5973.02 FEET; THENCE N22°12'36"W, A DISTANCE OF 370.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2145.98 FEET, A CENTRAL ANGLE OF 10°09'20", A CHORD BEARING OF N27°17'16"W AND A CHORD DISTANCE OF 379.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 380.37 FEET TO THE END OF SAID CURVE; THENCE N09°53'07"W, A DISTANCE OF 85.30 FEET; THENCE N55°22'10"E, A DISTANCE OF 9.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF N57°07'29"E AND A CHORD DISTANCE OF 71.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.31 FEET TO THE END OF SAID CURVE; THENCE ALONG A RADIAL LINE, N31°07'11"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF S57°07'29"W AND A CHORD DISTANCE OF 76.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.82 FEET TO THE POINT OF TANGENCY; THENCE S55°22'10"W, A DISTANCE OF 13.60 FEET; THENCE N55°38'25"W, A DISTANCE OF 82.93 FEET; THENCE N34°32'46"W, A DISTANCE OF 273.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 50°48'59", A CHORD BEARING OF N09°08'16"W AND A CHORD DISTANCE OF 970.68 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.324 FEET TO THE END OF SAID CURVE; THENCE N41°07'51"E, A DISTANCE OF 85.31 FEET; THENCE N21°41'45"E, A DISTANCE OF 53.00 FEET; THENCE N01°11'06"E, A DISTANCE OF 81.99 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 24°20'57", A CHORD BEARING OF N39°06'35"E AND A CHORD DISTANCE OF 477.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 480.71 FEET TO THE POINT OF TANGENCY; THENCE N51°17'04"E, A DISTANCE OF 191.94 FEET; THENCE N56°10'53"W, A DISTANCE OF 131.04 FEET TO THE POINT OF BEGINNING; THENCE S51°17'04"W, A DISTANCE OF 152.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1256.16 FEET, A CENTRAL ANGLE OF 23°48'04", A CHORD BEARING OF S39°23'02"W AND A CHORD DISTANCE OF 518.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 521.82 FEET TO THE END OF SAID CURVE; THENCE S46°50'58"E, A DISTANCE OF 29.25 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1266.16 FEET, A CENTRAL ANGLE OF 25°03'00", A CHORD BEARING OF N38°45'34"E AND A CHORD DISTANCE OF 549.17 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 553.57 FEET TO THE POINT OF TANGENCY; THENCE N51°17'04"E, A DISTANCE OF 149.46 FEET; THENCE S56°10'53"E, A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6882 SQUARE FEET OR 0.158 ACRES, MORE OR LESS.

PROJECT NAME: DOWDEN ROAD SEGMENT 3
O.C. PROJECT NUMBER: 16-U-081

SHEET 2 OF 5

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

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**10' UTILITY EASEMENT
FOR MULTIUSE TRAIL
AND WET/DRY UTILITIES
(DOWDEN ROAD SEGMENT 3)**

SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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

CERTIFICATE OF AUTHORIZATION No. LB 8011

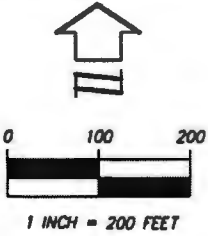
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 10/23/18
REV DATE: 01/11/19
SCALE 1" = N/A

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: TT

drawing name: L:\users\jessamuel.vogel\projects\16-U-081\16-U-081-02.dwg



MATCHLINE - SEE SHEET 4
 N34°32'46"W
 273.96'

STARWOOD PHASE N-1A

N55°38'25"W 82.93'
 S55°22'10"W 13.60'
 C2
 PNT
 N31°07'11"W 90.00'(R)
 PC
 DPNT
 C1
 N55°22'10"E 9.55'
 N09°53'07"W 85.30'(NR)

STARWOOD PHASE N-1A

POINT OF COMMENCEMENT
 SW COR OF THE NW 1/4
 OF SEC 33-23-31

DOWDEN ROAD SEGMENT 3
 L=380.37'
 R=2145.98'
 A=10°09'20"
 CB=N27°17'16"W
 CH=379.87'

EAST LINE OF SEC 33-23-31
 WEST LINE OF SEC 34-23-31
 SE COR OF THE SE 1/4
 OF SEC 33-23-31

S61°17'20"E 5973.02'
 S61°17'20"E 6053.06'
 (BASIS OF BEARINGS)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	71.31'	1163.73'	03°30'39"	71.30'	N57°07'29"E
C2	76.82'	1253.73'	03°30'39"	76.81'	S57°07'29"W

SOUTH LINE OF SEC 33-23-31

PROJECT NAME: DOWDEN ROAD SEGMENT 3
 O.C. PROJECT NUMBER: 16-U-081

SHEET 3 OF 5

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

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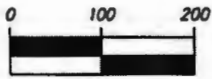
PREPARED FOR:

**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

DATE: 10/23/18
 REV DATE: 01/11/19
 SCALE 1" = 200'

PROJ: 50092308
 DRAWN BY: WS
 CHECKED BY: TT

Drawing name: C:\Users\esammar\AppData\Local\Temp\14c7d0a8-1453-40a0-b04d-1453d0a81453\16-U-081-18.dwg
 User: esammar
 Date: 10/23/18 10:30 AM
 Plot: 10/23/18 10:30 AM
 Plot Device: HP DesignJet T1100e



1 INCH = 200 FEET

MATCHLINE - SEE SHEET 5

$L=553.57'$
 $R=1266.16'$
 $\Delta=25^{\circ}05'34''$
 $CB=N38^{\circ}45'34''E$
 $CH=549.17'$

$L=480.71'$
 $R=1131.16'$
 $\Delta=24^{\circ}20'57''$
 $CB=N39^{\circ}06'35''E$
 $CH=477.11'$

10' UTILITY EASEMENT
±0.158 ACRES

NOT PLATTED

PNT

PNT

PNT

PNT

$N01^{\circ}11'06''E$ 81.99'(NR)

$N21^{\circ}41'45''E$ 53.00'

$N41^{\circ}07'51''E$ 85.31'(NR)

STARWOOD PHASE N-1A

$L=1003.24'$
 $R=1131.16'$
 $\Delta=50^{\circ}48'59''$
 $CB=N09^{\circ}08'16''W$
 $CH=970.68'$

DOWDEN ROAD SEGMENT 3

$N34^{\circ}32'46''W$
273.96'

PC

STARWOOD PHASE N-1A

LINE TABLE

LINE	BEARING	LENGTH
L1	$S46^{\circ}50'58''W$	29.25'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	521.82'	1256.16'	$23^{\circ}48'04''$	518.08'	$S39^{\circ}23'02''W$

PROJECT NAME: DOWDEN ROAD SEGMENT 3
O.C. PROJECT NUMBER: 16-U-081

SHEET 4 OF 5

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

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

10' UTILITY EASEMENT
FOR MULTIUSE TRAIL
AND WET/DRY UTILITIES
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SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST

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PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 10/23/18
REV DATE: 01/11/19
SCALE 1" = 200'

PROJ: 50092308
DRAWN BY: WS
CHECKED BY: TT

Drawing name: C:\Users\jessamot\AppData\Local\Temp\14cruvsnst...1452\Downden 10' Utility Easement.dwg
 Date: 10/23/18
 User: jessamot
 Project: 16-U-081
 Sheet: 4 of 5
 Scale: 1" = 200'
 Drawn by: WS
 Checked by: TT

MATCHLINE - SEE SHEET 3



1 INCH = 200 FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	521.82'	1256.16'	23°48'04"	518.08'	S39°23'02"W

NOT PLATTED

DOWDEN ROAD SEGMENT 4B

DOWDEN ROAD SEGMENT 4A

POINT OF BEGINNING

S56°10'53"E 10.48'
 N51°17'04"E 149.46'
 10' UTILITY EASEMENT
 ±0.158 ACRES

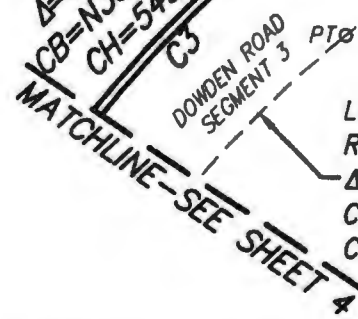
NORTH LINE OF THE SOUTH
 1/2 OF SEC 33-23-31



N56°10'53"W 131.04'
 N51°17'04"W 152.61'

EAST LINE OF SEC 33-23-31
 WEST LINE OF SEC 34-23-31

NOT PLATTED



L=480.71'
 R=1131.16'
 Δ=24°20'57"
 CB=N39°06'35"E
 CH=477.11'

STARWOOD PHASE N-1A

PROJECT NAME: DOWDEN ROAD SEGMENT 3
 O.C. PROJECT NUMBER: 16-U-081

SHEET 5 OF 5

(SEE SHEET 1 FOR VICINITY MAP)
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DATE: 10/23/18
 REV DATE: 01/11/19
 SCALE 1" = 200'

PROJ: 50092308
 DRAWN BY: WS
 CHECKED BY: TT

drawing name: C:\Users\jwasmont\AppData\Local\Temp\14c70a51-4e52-460a-b04d-4c4c4c4c4c4c.dwg
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