



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 13

DATE: March 11, 2024

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

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

FROM: Juanita Thomas, Senior Title Examiner *JT/MTC*
Real Estate Management Division

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

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

ACTION REQUESTED: Approval of Signalization Easement between Phillips Grove Homeowners Association, Inc. and Orange County, approval and execution of Use Agreement between Phillips Grove Homeowners Association, Inc. and Orange County, and authorization to record instruments.

PROJECT: Wandering Way-Apopka Vineland Road Signal Permit 23-E-137

District 1

PURPOSE: To provide access for installation, construction, inspection, repair, replacement, operation, and maintenance of a traffic signal, and if necessary, a mast arm assembly, pedestrian signal, and pedestal pole, as well as landscaping, irrigation, and maintenance of the surrounding area.

ITEM(S): Signalization Easement
Cost: Donation
Size: 5,882 square feet

Use Agreement

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

REMARKS: On May 8, 2007, the Board approved a Developer's Agreement for the installation of a traffic signal by Kerina, Inc. (Developer) that required the installation of a traffic signal on Developer's property at the intersection of Buena Vista Woods Boulevard and Apopka-Vineland Road. Prior to the grant of this Signalization Easement, Developer conveyed the property to the Phillips Grove Homeowners Association (HOA) and an entrance sign and landscaping was installed within the easement area. The HOA has agreed to grant the Easement, and the County has agreed to enter into a Use Agreement so the HOA can maintain the landscaping and the sign within the easement area.

Developer to pay all recording fees.

MAR 26 2024

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

Juanita Thomas, 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 10-24-28-6670-00-001, 10-24-28-6672-02-001
and 10-24-28-6670-00-003

Project: Wandering Way-Apopka Vineland Road
Signal Permit 23-E-137

THIS IS A DONATION

SIGNALIZATION EASEMENT

THIS INDENTURE, made as of the last date signed below, between Phillips Grove Homeowners Association, Inc., a Florida not for profit corporation, whose address is 270 W. Plant Street, Winter Garden, Florida 34787, GRANTOR, and Orange County, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a permanent, non-exclusive easement for signalization purposes, with full authority to enter upon, inspect, construct, repair, replace, operate, maintain, and service, as the GRANTEE and its assigns may deem necessary, a mast arm assembly, pedestrian signal and pedestal pole, interconnect and appurtenant facilities ("Said Facilities") over, under, and upon the following lands of the GRANTOR situate in Orange County described in the attached Schedule "A" ("Easement Area").

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

THE GRANTEE, its successors, and its assigns shall have the right to clear and keep clear all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of Said Facilities within the Easement Area.

NO BUILDINGS, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, their heirs, successors, and assigns. Provided, however, Grantor's ability to maintain its sign, landscaping and irrigation in the Easement Area will be governed by a Use Agreement between Grantor and Grantee to be recorded simultaneously with this Easement.

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

Project: Wandering Way-Apopka Vineland Road Signal
Permit 23-E-137

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

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

WITNESS #1

Nada Agameya
Signature

Nada Agameya
Print Name

Mailing Address: 3432 W Boulder point

City: Dunlap State: IL

Zip Code: 61525

WITNESS #2

Kimberly Stejskal
Signature

Kimberly Stejskal
Print Name

Mailing Address: 10540 N. Sleepy Hollow

City: Peo State: IL

Zip Code: 61615

STATE OF ILLINOIS
COUNTY OF PEORIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of March, 2024, by Gerald Pfeiffer, as President, of Phillips Grove Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. The individual ☐ is personally known to me or ☒ has produced Drivers License as identification.

(Notary Stamp)



Preet Patel
Notary Signature

PREET PATEL
Print Notary Name

Notary Public of: State of ILLINOIS

My Commission Expires: 11/19/2024

Phillips Grove Homeowners Association, Inc.,
a Florida not for profit corporation

By: Gerald E. Pfeiffer
Signature

GERALD E. PFEIFFER
Print Name

PRESIDENT
Title

Description

Exhibit A
Page 1 of 6

A PORTION OF TRACT B-1, PHILLIPS GROVE AMENITY CENTER REPLAT, AS RECORDED IN PLAT BOOK 100, PAGE 60 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF APOPKA-VINELAND ROAD (COUNTY ROAD 435) AS RECORDED IN OFFICIAL RECORDS BOOK 5252, PAGE 5001, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE NORTH LINE OF TRACT B-1, PHILLIPS GROVE AMENITY CENTER REPLAT, AS RECORDED IN PLAT BOOK 100, PAGE 60 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°02'54" EAST, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE NORTH 45°02'56" WEST, A DISTANCE OF 56.57 FEET TO A POINT ON THE SAID NORTH LINE ALSO BEING THE SOUTH LINE OF WANDERING WAY, TRACT C, PLAT BOOK 94, PAGE 108 THROUGH 115 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE NORTH 89°57'03" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

PREPARED FOR:
KERINA GROUP

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED THE SOUTH LINE OF WANDERING WAY, TRACT C AS RECORDED IN PLAT BOOK 94, PAGE 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING NORTH 89°57'03" EAST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Eric E Cain
Digitally signed by
Eric E Cain
Date: 2023.11.08
08:15:38 -05'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.

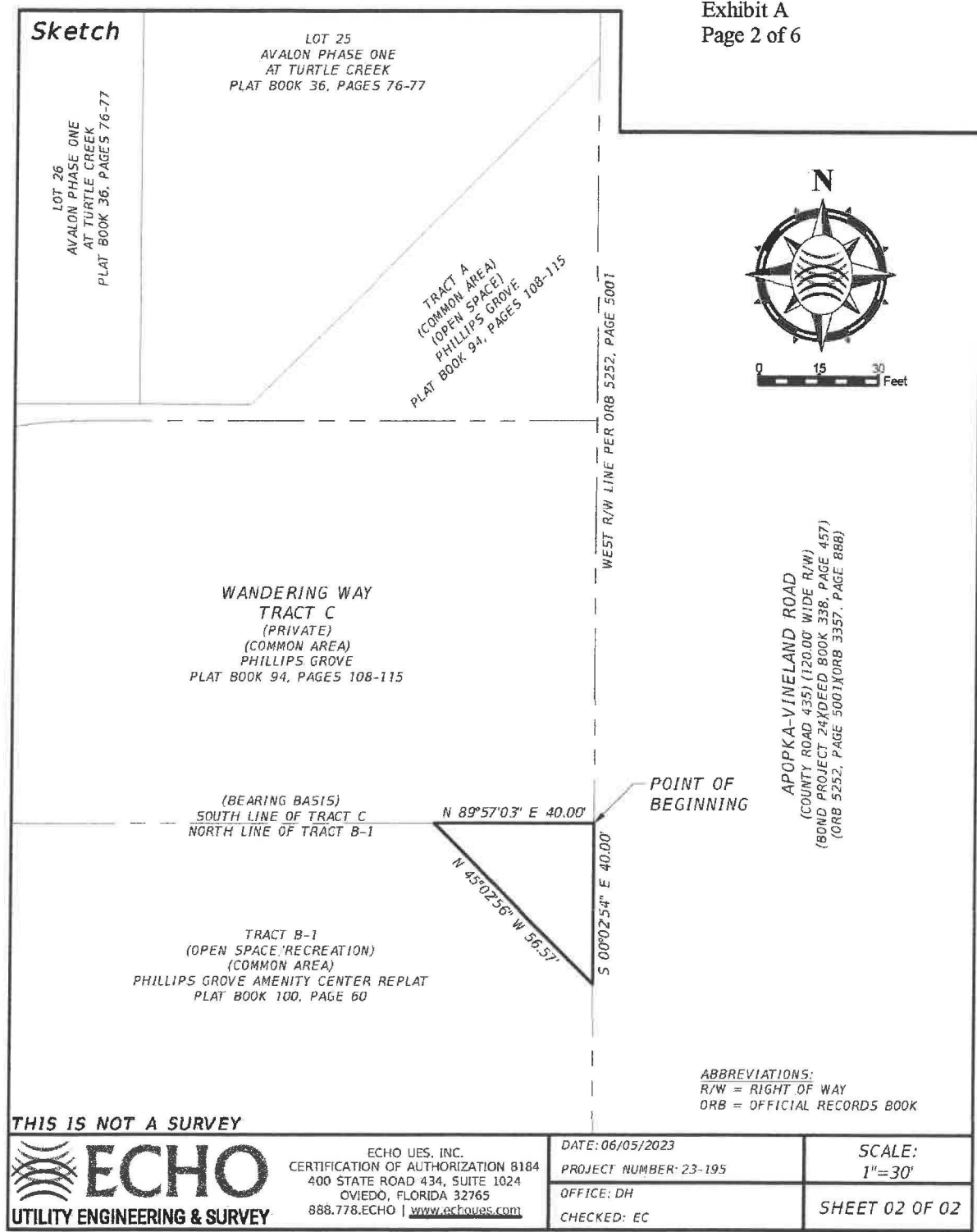
THIS IS NOT A SURVEY



ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
OVIEDO, FLORIDA 32765
888.778.ECHO | www.echoves.com

DATE: 06/05/2023
PROJECT NUMBER: 23-195
OFFICE: DH
CHECKED: EC

SCALE:
1"=30'
SHEET 01 OF 02



Description

A PORTION OF TRACT A, PHILLIPS GROVE, AS RECORDED IN PLAT BOOK 94, PAGES 108 THROUGH 115 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF APOPKA-VINELAND ROAD (COUNTY ROAD 435) AS RECORDED IN OFFICIAL RECORDS BOOK 5252, PAGE 5001, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE NORTH LINE OF WANDERING WAY, TRACT C, PHILLIPS GROVE, AS RECORDED IN PLAT BOOK 94, PAGES 108 THROUGH 115 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, THENCE ALONG SAID NORTH LINE SOUTH 89°57'03" WEST, A DISTANCE OF 42.00 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 44°57'04" EAST, A DISTANCE OF 59.40 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY OF APOPKA-VINELAND ROAD; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 00°02'54" EAST, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 882 SQUARE FEET OR 0.02, ACRES MORE OR LESS.

PREPARED FOR:
KERINA GROUP

SURVEYOR'S CERTIFICATION

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THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Eric E Cain
Date: 2023.11.08
08:14:14 -05'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR & MAPPER LS 7131

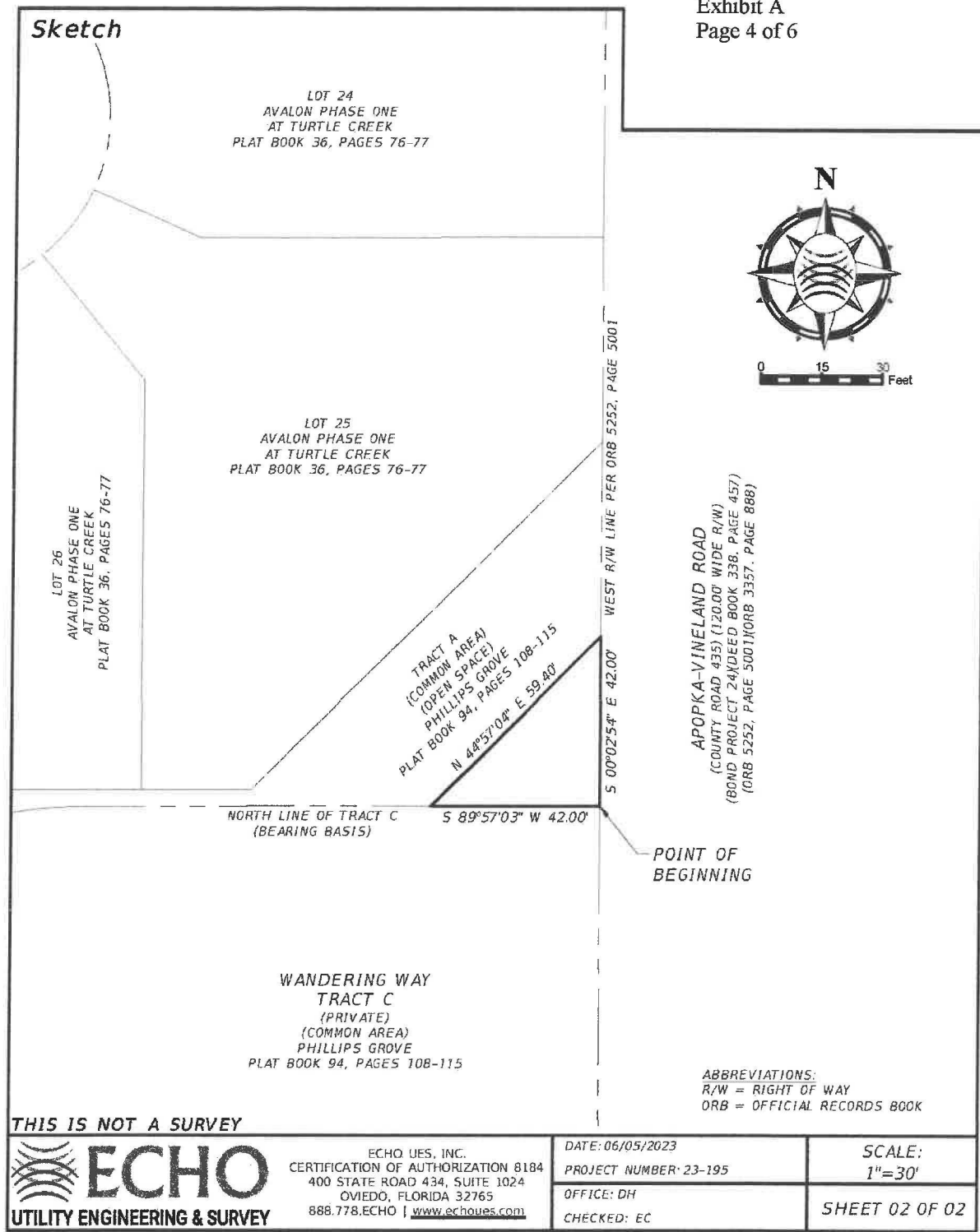
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PROJECT NUMBER: 23-195	
OFFICE: DH	
CHECKED: EC	SHEET 01 OF 02



Description

Exhibit A
Page 5 of 6

A PORTION OF WANDERING WAY, TRACT C, PHILLIPS GROVE, AS RECORDED IN PLAT BOOK 94, PAGES 108 THROUGH 115 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 4,200 SQUARE FEET OR 0.096 ACRES, MORE OR LESS.

PREPARED FOR:
KERINA GROUP

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE.

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THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Eric E Cain

Digitally signed by Eric E
Cain
Date: 2023.11.08
08:15:07 -05'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

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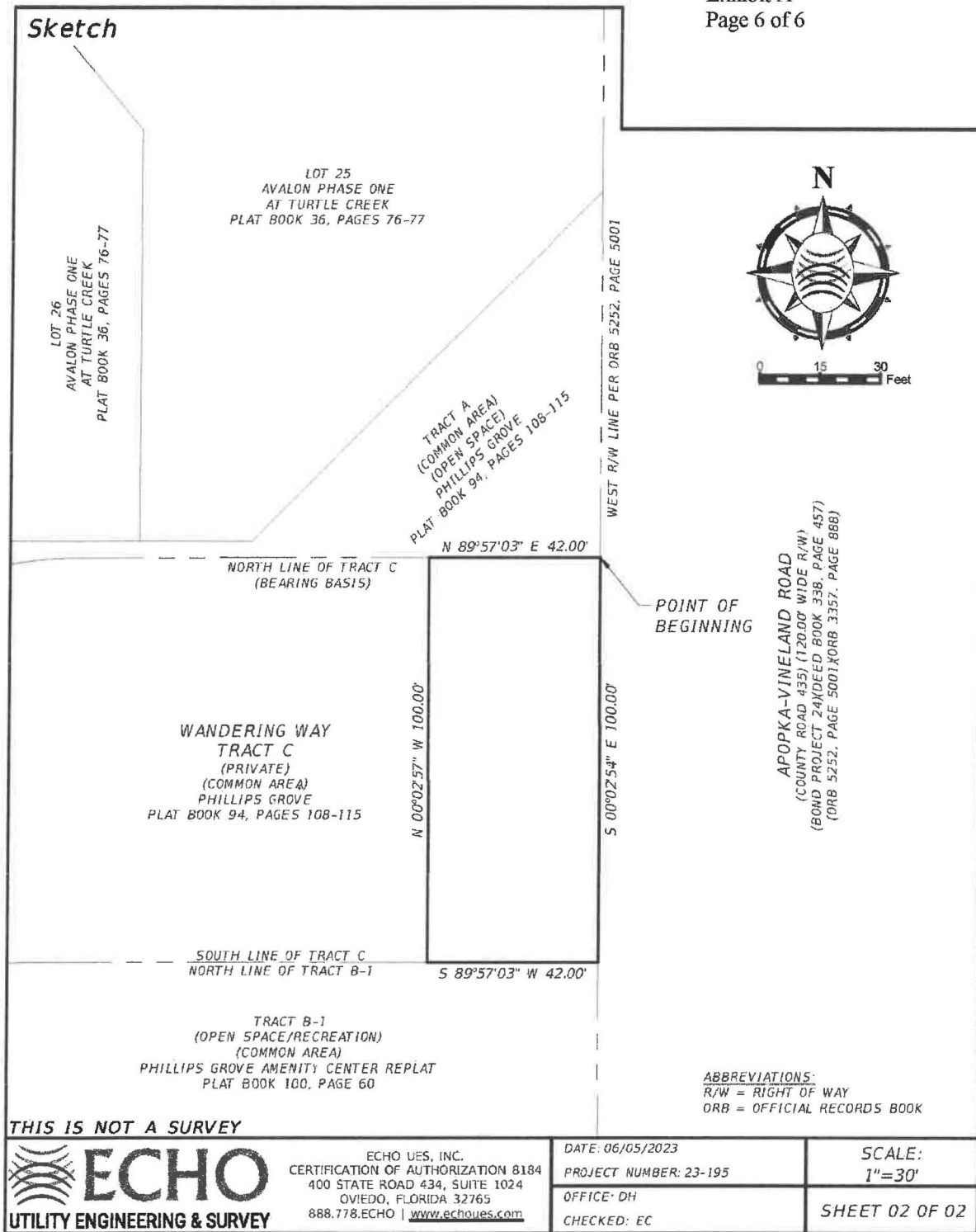
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DATE: 06/05/2023
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1"=30'
SHEET 01 OF 02



APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 26 2024

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

Orange County Attorney's Office
Attn: Whitney Evers
P.O. Box 1393
Orlando, Florida 32802-1393

Property Appraiser's Parcel Identification Number:
a portion of 10-24-28-6670-00-001, 10-24-28-6672-02-001
and 10-24-28-6670-00-003

Project: Wandering Way-Apopka Vineland Road
Signal Permit 23-E-137

USE AGREEMENT
BETWEEN
PHILLIPS GROVE HOMEOWNERS ASSOCIATION, INC.
AND ORANGE COUNTY

THIS USE AGREEMENT (the "**Agreement**") is entered into by and between Phillips Grove Homeowners Association, Inc., a Florida not for profit corporation ("**Phillips Grove**") with a principal place of business at 270 W. Plant Street, Suite 340, Winter Garden, Florida 34787, and Orange County, a charter county and political subdivision of the State of Florida (the "**County**"), with a mailing address at P.O. Box 1393, Orlando, Florida 32802-1393.

RECITALS

WHEREAS, Phillips Grove is fee simple owner of a certain parcel of real property (the "**Property**"), as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference.

WHEREAS, Phillips Grove desires to obtain a Right-of-Way Utilization Permit (the "**Permit**") from County, whereby Phillips Grove will be allowed to install, construct, and maintain the following improvements: neighborhood signage, landscaping and irrigation (collectively, the "**Improvement(s)**") in that certain Signalization Easement area dedicated to the perpetual use of the public by Instrument No. _____, Public Records of Orange County, Florida located within the Property (the "**Dedicated Area**"), said Dedicated Area being related to the installation and maintenance of a traffic signal at Apopka-Vineland Road and Wandering Way and

Project: Wandering Way-Apopka Vineland Road Signal
Permit 23-E-137

more particularly described in **Exhibit B** attached hereto and incorporated herein by reference; and

WHEREAS, County requires that Phillips Grove be solely responsible for the fulfillment of certain commitments and covenants to assure the perpetual and continuous maintenance of any such Improvement(s), which commitments and covenants are more particularly set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the terms and conditions set forth herein, the parties agree as follows:

1. **RECITALS**. The foregoing recitals are true and correct and form a material part of this Agreement.

2. **RIGHT-OF-WAY UTILIZATION PERMIT**. Any such Permit issued by County to Phillips Grove shall be subject to the terms of this Agreement. Phillips Grove shall not, while installing or maintaining the Improvement(s), damage or disturb any portion of the Dedicated Area without prior written approval by County and County's prior written approval of a plan to restore the Dedicated Area. Nothing contained herein or by virtue of the issuance of the Permit shall be deemed to modify any portion of the Dedicated Area.

3. **IMPROVEMENTS**. Any improvement that, in County's sole opinion, may impede the functional operation of planned, proposed, or existing traffic signal improvements shall not be permitted under this Agreement. The Improvement(s) shall be established and maintained in such a manner as will not interfere with the use of the Dedicated Area by the public nor create a safety hazard on such Dedicated Area. If County determines, in its sole discretion, that the Improvements do present a safety hazard, then Phillips Grove, at its sole expense and at no cost to County, shall relocate the Improvement(s) in such a manner as to eliminate the hazard, to the satisfaction of County.

4. **REMOVAL/RELOCATION**. If, in the sole opinion of County, the Improvement(s) interferes with any construction, reconstruction, alteration, improvement(s), or maintenance which County desires to perform on, around, or under the Dedicated Area, or if County desires removal for any reason, then written notice of such shall be sent to Phillips Grove. Phillips Grove shall commence efforts to remove or relocate the Improvement(s) as requested by County, and to County's satisfaction, within thirty (30) days of said notice or, in the event such notice is returned as undeliverable to Phillips Grove's address listed above, within thirty (30) days of the first date of publication of legal notice, which publication shall appear in not less than two weekly issues of a newspaper of general circulation in Orange County, Florida. Such relocation or removal shall be completed to the County's satisfaction within ninety (90) days, or such later date as agreed to by the County. Any such relocation or removal of the Improvement(s) shall be at no cost or expense to County.

5. **INDEMNIFICATION**. To the fullest extent permitted by law, Phillips Grove shall defend, indemnify, and hold harmless County from and against all claims, damages, losses, and expenses, including reasonable attorney fees and costs, arising out of, or resulting from, the

Project: Wandering Way-Apopka Vineland Road Signal
Permit 23-E-137

performance of their operations under this Agreement. Phillips Grove shall defend, indemnify, and hold harmless County (and any governmental body or utility authority properly using the Dedicated Area, collectively the “**Governmental Entities**”) from and against all expenses, costs, or claims for any damages to the Improvement(s) which may result from the use of the Dedicated Area by the Governmental Entities due to maintenance, construction, installation, or other proper use by the Governmental Entities within the Dedicated Area.

6. **INSURANCE.** Phillips Grove shall, or shall cause its contractor(s) to, procure and maintain, throughout the construction of the Improvement(s), insurance with limits and terms as specified below, or such other insurance with limits and terms as may be approved in writing by County:

(a) Commercial General Liability insurance for all operations including but not limited to contractual, products, and completed operations, and personal injury with limits of not less than \$1,000,000 per occurrence and an aggregate limit of at least twice the per occurrence limit;

(b) Workers’ Compensation insurance with statutory workers’ compensation limits and no less than \$500,000 for Employers’ Liability with a waiver of subrogation in favor of the County, its consultants, agents, employees, and officials;

(c) Business automobile liability insurance for all owned, non-owned, and hired vehicles with limits of not less than \$1,000,000 per occurrence; and

(d) Pollution liability coverage for all operations on County property with limits of not less than \$1,000,000 per occurrence.

Phillips Grove shall be responsible for ensuring that each of its contractors and subcontractors of every tier procure and maintain the insurance specified above and shall furnish to the County evidence of such insurance prior to commencement of construction or maintenance work. The County shall be listed as an additional insured on all insurance policies required herein, except workers’ compensation. All coverage shall be primary and not contributory with any insurance or self-insurance maintained by the County. County shall be notified at least thirty (30) days prior to any material change, cancellation, non-renewal of any policy required herein.

7. **REMEDIES.** Upon any failure by Phillips Grove to perform its obligations under this Agreement, County shall have the following remedies:

(i) action for specific performance; or

(ii) action for injunction; or

(iii) any combination of the foregoing.

8. **RECORDING.** This Agreement shall be recorded in the Public Records of Orange County, Florida within thirty (30) days of its execution. Promptly upon execution of this

Project: Wandering Way-Apopka Vineland Road Signal
Permit 23-E-137

Agreement, Phillips Grove shall pay (or cause to be paid) to County an amount equal to the applicable cost of recording this Agreement in the Public Records of Orange County, Florida.

9. **COVENANTS RUNNING WITH THE LAND.** The provisions of this Agreement shall constitute covenants running with the land or an equitable servitude upon the land, as the case may be, applicable to all of the Property described herein or any portion thereof. Furthermore, this Agreement shall be binding on all parties having any right, title, or interest in the Property described herein, or any portion thereof, and their heirs, personal representatives, successors, and assigns. Phillips Grove declares that the Property described in this Agreement and any portion thereof shall be held, sold, and conveyed subject to the provisions of this Agreement. This Agreement shall inure to the benefit of and be enforceable by County and its legal representatives, successors, and assigns.

10. **DURATION.** The provisions, restrictions, and covenants of this Agreement shall run with and bind the land for a period of twenty-five (25) years from the date this Agreement is recorded in the Public Records of Orange County, Florida. Thereafter, this Agreement shall be automatically extended for successive periods of ten (10) years each, unless a written instrument agreeing to revoke said provisions, restrictions, and covenants is approved by a majority of the Orange County Board of County Commissioners and Phillips Grove. No such agreement to revoke shall be effective until said written instrument has been signed, acknowledged, and recorded in the Public Records of Orange County, Florida.

11. **AMENDMENT.** The provisions, restrictions, and covenants of this Agreement shall not be modified or amended except in a written instrument approved by a majority of the Orange County Board of County Commissioners and by Phillips Grove. No such modification or amendment shall be effective until said written instrument has been signed, acknowledged, and recorded in the Public Records of Orange County, Florida.

12. **COMPLIANCE WITH APPLICABLE LAWS.** Phillips Grove shall comply with all applicable state laws and county ordinances, including the Orange County Right-of-Way Utilization Regulations.

13. **DISCLAIMER OF COUNTY RESPONSIBILITY.** Nothing contained herein shall create any obligation on the part of County to maintain or participate in the maintenance of the Improvement(s).

14. **EFFECTIVE DATE.** This Agreement shall take effect upon being recorded in the Public Records of Orange County, Florida.

Project: Wandering Way-Apopka Vineland Road Signal
Permit 23-E-137

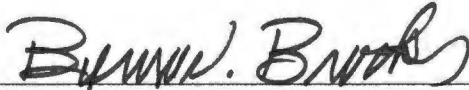
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below.



COUNTY

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners


for Jerry L. Demings
Orange County Mayor

Date: 26 March, 2024

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

BY:


for Deputy Clerk

Jennifer Lara-Klimetz
Printed Name

Project: Wandering Way-Apopka Vineland Road Signal
Permit 23-E-137

Phillips Grove

**PHILLIPS GROVE HOMEOWNERS
ASSOCIATION, INC.**

By: Gerald E. Pfeiffer
Print Name: GERALD E. PFEIFFER
Title: PRESIDENT
Date: 3/7/2024

STATE OF ILLINOIS
COUNTY OF Peoria

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of March, 2024, by Gerald Pfeiffer, as President, of **Phillips Grove Homeowners Association, Inc.**, a Florida not for profit corporation, on behalf of the corporation. The individual ☐ is personally known to me or ☒ has produced Driver's License as identification.

(Notary Stamp)



Preet Patel
Notary Signature

PREET PATEL
Print Notary Name

Notary Public of: State of ILLINOIS

My Commission Expires: 11/19/2024

Project: Wandering Way-Apopka Vineland Road Signal
Permit 23-E-137

EXHIBIT A
Legal Description of Phillips Grove Property
(Vesting Deed: Document No. 20230053312)

Tract A, and all Drainage Easements, Environmental Swale Easements, Wall Easements as shown on PHILLIPS GROVE, according to the plat thereof, as recorded in Plat Book 94, Pages 108-115, inclusive, Public Records of Orange County, Florida.

Tract C, and all Drainage Easements, Environmental Swale Easements, Wall Easements as shown on PHILLIPS GROVE, according to the plat thereof, as recorded in Plat Book 94, Pages 108-115, inclusive, Public Records of Orange County, Florida.

Tract B-1, and all Drainage Easements, Wall Easements, as Shown on PHILLIPS GROVE AMENITY CENTER REPLAT, according to the plat thereof, as recorded in Plat Book 100, Page 60, inclusive, Public Records of Orange County, Florida.

EXHIBIT B

Legal Description and Sketch of Description of Dedicated Area

Description

A PORTION OF TRACT A, PHILLIPS GROVE, AS RECORDED IN PLAT BOOK 94, PAGES 108 THROUGH 115 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF APOPKA-VINELAND ROAD (COUNTY ROAD 435) AS RECORDED IN OFFICIAL RECORDS BOOK 5252, PAGE 5001, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE NORTH LINE OF WANDERING WAY, TRACT C, PHILLIPS GROVE, AS RECORDED IN PLAT BOOK 94, PAGES 108 THROUGH 115 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, THENCE ALONG SAID NORTH LINE SOUTH 89°57'03" WEST, A DISTANCE OF 42.00 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 44°57'04" EAST, A DISTANCE OF 59.40 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY OF APOPKA-VINELAND ROAD; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 00°02'54" EAST, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 882 SQUARE FEET OR 0.020, ACRES MORE OR LESS.

PREPARED FOR:
KERINA GROUP

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J.17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED THE NORTH LINE OF WANDERING WAY, TRACT C AS RECORDED IN PLAT BOOK 94, PAGE 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING SOUTH 89°57'03" WEST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Eric E. Cain
Eric E. Cain
Date: 2023.06.05
07:33:06 -04'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

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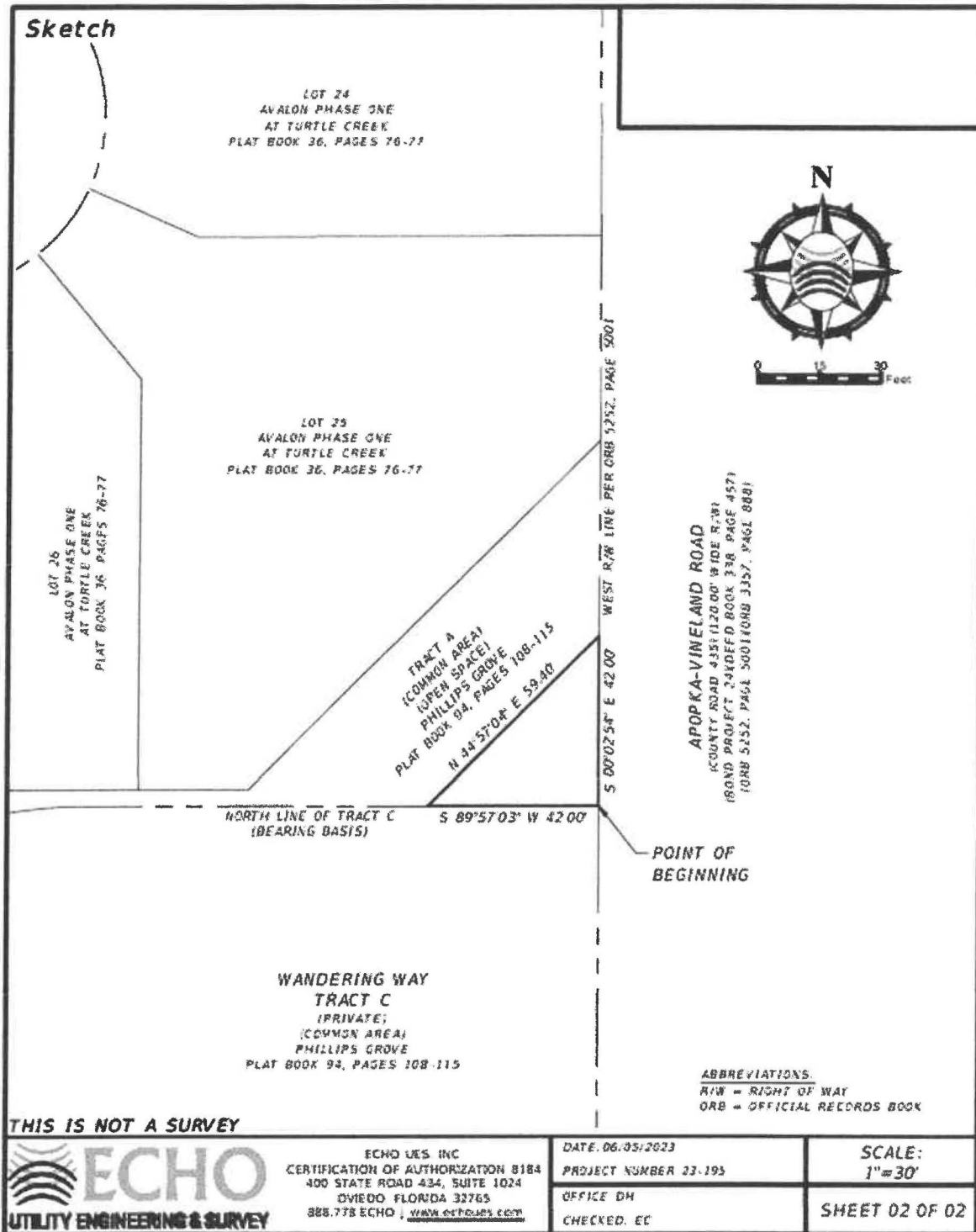


ECHO UES, INC.
CERTIFICATION OF AUTHORIZATION 8184
400 STATE ROAD 434, SUITE 1024
DAVIDO FLORIDA 32765
888.778 ECHO | www.echoues.com

DATE: 06/05/2023
PROJECT NUMBER 23-195
OFFICE DM
CHECKED: EC

SCALE:
1"=30'
SHEET 01 OF 02

Project: Wandering Way-Apopka Vineland Road Signal
 Permit 23-E-137



Description

A PORTION OF WANDERING WAY, TRACT C, PHILLIPS GROVE, AS RECORDED IN PLAT BOOK 94, PAGES 108 THROUGH 115 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF APOPKA-VINELAND ROAD (COUNTY ROAD 435) AS RECORDED IN OFFICIAL RECORDS BOOK 5252, PAGE 5001, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE NORTH LINE OF WANDERING WAY, TRACT C, PHILLIPS GROVE, AS RECORDED IN PLAT BOOK 94, PAGES 108 THROUGH 115 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°02'54" EAST, A DISTANCE OF 100.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT C ALSO BEING A POINT ON THE NORTH LINE OF TRACT B-1, PHILLIPS GROVE AMENITY CENTER REPLAT, PLAT BOOK 100, PAGE 60 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE ALONG SAID NORTH LINE SOUTH 89°57'03" WEST, A DISTANCE OF 42.00 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 00°02'57" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE AFORESAID NORTH LINE OF TRACT C; THENCE ALONG SAID NORTH LINE NORTH 89°57'03" EAST, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,200 SQUARE FEET OR 0.096 ACRES, MORE OR LESS.

PREPARED FOR: KERINA GROUP

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER SJ 17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED THE NORTH LINE OF WANDERING WAY, TRACT C AS RECORDED IN PLAT BOOK 94 PAGE 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING NORTH 89°57'03" EAST
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

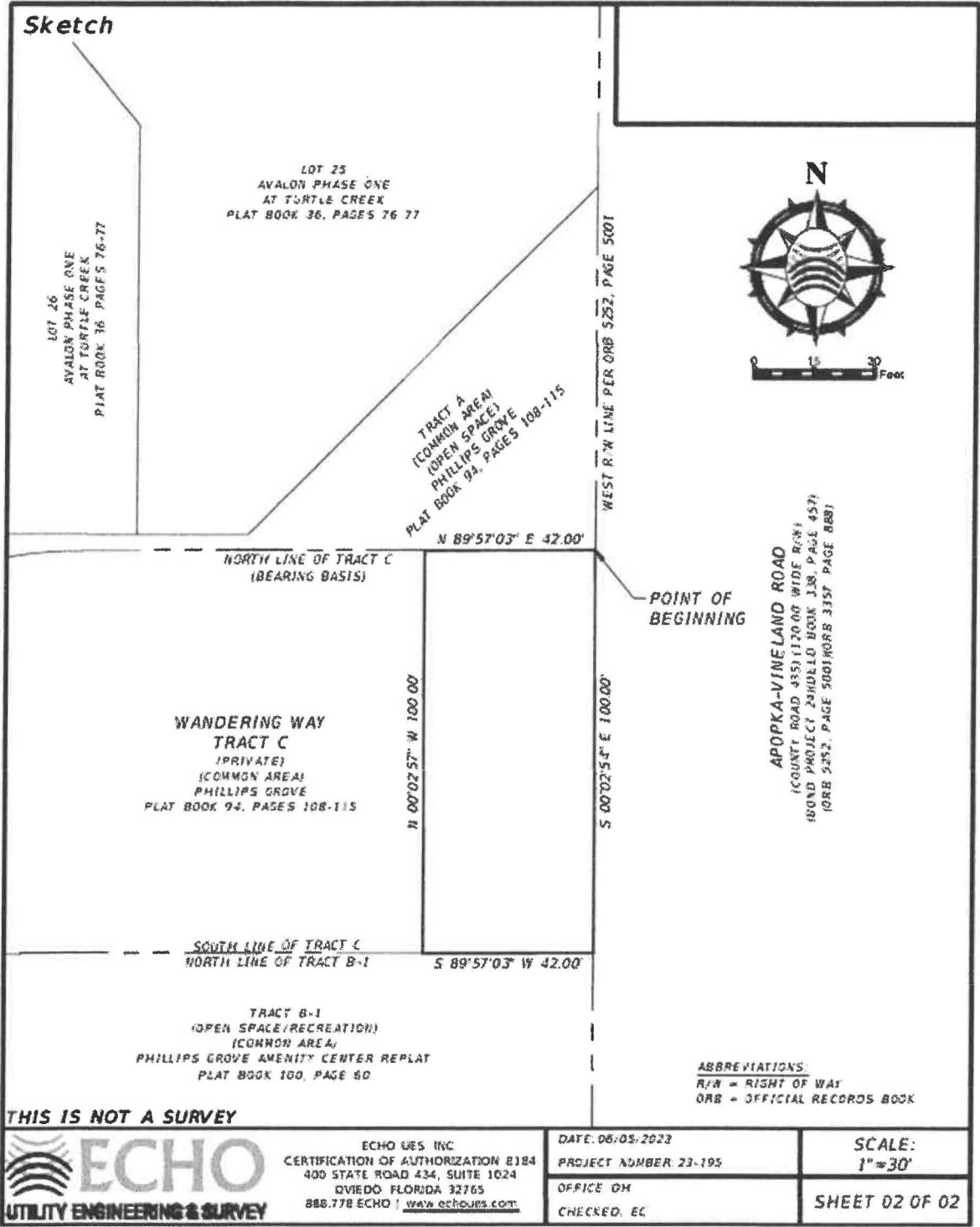
Digitally signed by
Eric E Cain
Date: 2023.06.05
07:33:48 -04'00'

ERIC E. CAIN
FLORIDA PROFESSIONAL SURVEYOR &
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 ECHO UTILITY ENGINEERING & SURVEY	ECHO UES, INC. CERTIFICATION OF AUTHORIZATION 8184 400 STATE ROAD 434, SUITE 1024 OVIEDO, FLORIDA 32765 888.778.ECHO www.echoues.com	DATE: 06/05/2023	SCALE: 1"=30'
		PROJECT NUMBER 23-195	
		OFFICE DH CHECKED: EC	SHEET 01 OF 02



Description

A PORTION OF TRACT B-1, PHILLIPS GROVE AMENITY CENTER REPLAT, AS RECORDED IN PLAT BOOK 100, PAGE 60 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF APOPKA-VINELAND ROAD (COUNTY ROAD 435) AS RECORDED IN OFFICIAL RECORDS BOOK 5252, PAGE 5001, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE NORTH LINE OF TRACT B-1, PHILLIPS GROVE AMENITY CENTER REPLAT, AS RECORDED IN PLAT BOOK 100, PAGE 60 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 00°02'54" EAST, A DISTANCE OF 40.00 FEET; THENCE DEPARTING SAID WEST LINE NORTH 45°02'56" WEST, A DISTANCE OF 56.57 FEET TO A POINT ON THE SAID NORTH LINE ALSO BEING THE SOUTH LINE OF WANDERING WAY, TRACT C, PLAT BOOK 94, PAGES 108 THROUGH 115 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE NORTH 89°57'03" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

PREPARED FOR:
KERINA GROUP

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE

NOTES

1. BEARINGS SHOWN HEREON ARE BASED THE SOUTH LINE OF WANDERING WAY, TRACT C AS RECORDED IN PLAT BOOK 94, PAGE 108 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA BEING NORTH 89°57'03" EAST
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Digitally signed by
Eric E Cain
Date: 2023.06.05
07:34:28 -0400

ERIC E CAIN
FLORIDA PROFESSIONAL SURVEYOR &
MAPPER LS 7131

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DATE 06/05/2023

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