

THIS INSTRUMENT PREPARED BY:

Anmber Ayub, 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

AND

Eric A. Castleson
Greenberg Traurig, P.A.
450 S. Orange Avenue, Suite 650
Orlando, Florida 32801

Property Appraiser's Parcel Identification Number:

a portion of 03-24-31-1685-06-004 and 04-24-31-0000-00-001

Project: Storey Park (Innovation Place) Master Pump Station #F3219

Instrument 701A/B.1 and 703.1

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THIS IS A DONATION

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement (the “**Agreement**”) is entered into as of the Effective Date (defined below) by and between **Moss Park Properties, LLLP**, a Florida limited liability limited partnership, formerly known as Moss Park Properties, LTD, a Florida limited partnership, (the “**Owner**”), with a mailing address of 311 West Oak Street, Kissimmee, Florida 34741, and **Orange County**, a charter county and political subdivision of the State of Florida, (“**County**”), with a mailing address of P.O. Box 1393, Orlando, Florida 32802-1393 for the purposes set forth herein. County and Owner may be referred to individually as a “**Party**” or collectively as the “**Parties**.”

RECITALS

A. Owner owns certain real property located in Orange County, Florida, identified as Parcel ID: 03-24-31-1685-06-004 and 04-24-31-0000-00-001 more specifically described in the attached **Exhibit A** (collectively the “**Moss Park Property**”).

B. County owns property identified as Parcel ID: 03-24-31-0000-00-004 on Dowden Road more specifically described in the attached **Exhibit B** (the “**County Property**”).

C. County has initiated a utility improvement project for the construction of a Master Pump Station #F3219 located on the County Property (the “**Project**”).

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D. Owner desires to grant the temporary construction easement to County for the performance of the Work within a portion of the Moss Park Property, more specifically described in the attached **Exhibit C** (the “**Easement Area**”).

NOW, THEREFORE, in consideration of the foregoing and of the terms and conditions set forth herein, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged, the Parties agree as follows:

1. Grant. Owner hereby grants to County, and its employees, contractors, subcontractors, consultants, and agents (collectively, the “**Entrants**”) a non-exclusive temporary construction easement (“**Temporary Easement**”) over, upon, and across the Easement Area for the limited purposes stated below, all subject to the terms, conditions and limitations set forth in this Agreement. The Temporary Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the boundaries of the Easement Area, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural or other improvements will not be damaged. The Temporary Easement shall be temporary in nature and shall take effect upon the Effective Date and shall terminate in accordance with Section 5 below.

2. Purpose of Easement. The Temporary Easement is for construction purposes only, including the right to enter upon the Easement Area for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration, all to limited extent necessary for solely the Work, during County’s construction and completion of the Project on County Property, as County deems necessary or prudent all at County’s sole cost and expense. The purpose of the Temporary Easement shall also include the right for the Entrants to enter the Easement Area with equipment and machinery as may be necessary to complete the Project, subject to the terms hereof. All of the activities described herein conducted by the Entrants to construct and complete the Project shall be collectively referred to as the “**Work**,” and shall be at County’s sole cost and expense. The Work shall be limited to the plans and specifications set forth on the plans entitled “Orange County Utilities Storey Park Master Pump Station” prepared by Wright-Pierce with an OCU File No. 67865, and approved by the requisite governmental authorities, as may be amended and so approved.

3. Access to Easement Area. Access to the Easement Area is granted only to the Entrants and will be from the County Property and the adjacent roadway known as Dowden Road, and be limited to pedestrian and vehicular access. No overnight parking shall be permitted on the Moss Park Property.

4. Restoration of Easement Area.

a. Standard of Restoration Work. During the Term and prior to Completion (defined below) of the Work by County, County or its designee shall, at County’s sole cost and

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expense, maintain, repair, and restore the Easement Area, and upon Completion, County shall restore the Easement Area, and the Moss Park Property to the extent disturbed by Entrants, to the condition existing prior to the Work, including but not limited to, the repair or replacement of any paving, curbing, sidewalks or landscaping, and the removal of any equipment, tools, or other personal property of the Entrants and any temporary improvements placed by the Entrants within the Easement Area, and the Entrants shall leave the Easement Area in a clean and neat condition, including without limitation, grading the disturbed areas of the Easement Area so as to be uniform in appearance and harmonize with the adjacent areas within **thirty (30) days** of Completion (collectively the “**Restoration Work**”). County’s obligation to restore landscaping shall be limited to that which is provided for in the Orange County landscaping standards for Orange County’s right-of-way and shall not include an obligation to restore any landscaping beyond such Orange County landscaping standards. For the purposes of this Agreement, the term “**Completion**” shall be evidenced by the issuance of a certificate of completion for the Project or its equivalent issued by the governmental authority with jurisdiction over the Work. The County’s obligation to complete the Restoration Work shall survive Termination (defined below).

b. Time for Completion. If County is unable to complete such Restoration Work within said **thirty (30) days**, then County shall provide written notice to Owner and thereafter diligently prosecute the same to completion within a reasonable time thereafter (not to exceed **ninety (90) days** in the aggregate). If County is working in good faith to complete the Restoration Work, but the Restoration Work cannot be completed within **ninety (90) days**, County can request additional time from Owner to complete the Restoration Work and such written notice shall include the reasonable time for completion (not to exceed an additional ninety (90) days in the aggregate) for Owner’s approval, which shall not be unreasonably withheld.

c. Default. If Owner provides County written notice of default by County under this provision, and County fails to respond and cure such default within fifteen (15) days of the date of the notice, Owner may undertake such maintenance, repair and restoration and invoice County for all the reasonable costs thereof. County shall pay such invoice within forty-five (45) days after County’s receipt thereof. In the event County fails to timely pay such invoice, the outstanding sum shall bear interest at the lesser of 12% per annum or the highest rate permitted by applicable law (the “**Default Rate**”), from the date due until paid by County.

5. Term of Easement. The term of this Agreement and the Temporary Easement granted hereby shall begin on the Effective Date and expire upon the Completion of the Work or the date which is **five (5) years**, after the Effective Date, whichever occurs first (the “**Term**”). Upon the expiration of the Term, this Agreement, and the Temporary Easement granted hereunder, shall automatically terminate, without the need for any further documentation (“**Termination**”).

6. Insurance. County shall maintain its self-insurance or commercial insurance programs sufficient to enable payment of any losses, liabilities, costs, damages, or claims which are their responsibility under this Agreement. In furtherance and not in limitation thereof: (i) without waiving its right to sovereign immunity as provided in Section 768.28, Florida Statutes, County

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agrees to be self-insured for Commercial General Liability and Automobile Liability with coverage limits of as set forth in Section 768.28, Florida Statutes; (ii) agrees to maintain commercial insurance or to be self-insured for Workers' Compensation & Employers' Liability in accordance with Chapter 440, Florida Statutes; and (iii) upon reasonable request by Owner, County shall provide an affidavit or Certificate of Insurance evidencing self-insurance or commercial insurance up to sovereign immunity limits evidencing the coverage required hereunder. In addition to the foregoing, County shall require all contractors, consultants and other third parties entering and/or performing work on the Moss Park Property on its behalf to maintain insurance as required by the County's internal policies and at the levels outlined below:

| Class of Insurance | Required Amount |
|---|---|
| Commercial General Liability (Owner to be named as additional insured) | \$1,000,000 per occurrence and \$2,000,000 aggregate |
| Commercial Automotive Liability | \$ 500,000 - "Any Auto Basis" |
| Worker's Compensation/Employer's Liability | \$ 500,000 |
| Bodily Injury by Accident (each accident) | \$ 500,000 |
| Bodily Injury by Disease (Policy limit) | \$ 500,000 |
| Bodily Injury by Disease (each employee) | \$ 500,000 |
| Professional Liability | \$1,000,000 |

Upon reasonable request by Owner, County shall provide a Certificate of Insurance evidencing such third party's required insurance hereunder.

7. **Indemnification.** County, to the extent permitted by law, will defend, indemnify, and hold harmless Owner, its affiliates, successors and assigns, and their respective employees, officers, directors, members, managers, and agents from and against any and all claims, suits, judgments, demands, liability, losses, actions, damages, disputes, costs, and expenses, of any nature whatsoever, directly or indirectly, arising from or out of, relating to, or caused in whole or in part by County's negligent use of the Easement Area or exercise of other rights under this Agreement; excepting those acts or omissions arising out of the sole negligence of Owner. Nothing contained herein shall constitute a waiver of County's sovereign immunity or increase the limitations specified in Section 768.28, Florida Statutes. The provisions of this Section 7 shall survive the Termination or expiration of the Agreement.

8. **Conformance with Applicable Laws.** All work performed by the Entrants within the Easement Area shall: (a) comply with all applicable laws and all permits, approvals, codes, and requirements of applicable governmental authorities, (b) be performed in a safe and workmanlike manner, and (c) be paid for in a timely manner and lien-free. County, at County's sole cost and expense, shall obtain all governmental permits and approvals required for the performance and construction of the Work and Restoration Work. County shall promptly repair any damage to any improvements or other property of Owner located on or about the Easement Area or the Moss Park Property, as applicable, caused by the Entrants.

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9. **Notice.** For purposes of this Agreement, the Parties agree that the following are the designated personnel to receive notice for purposes of any issues related to this Agreement, the Work or Easement Area or amendment to this Agreement. All notices or deliveries required under this Agreement shall be in writing and hand-delivered or overnight courier directed to the addresses set forth below. All notices so given shall be considered effective, if hand-delivered, when received; if delivered by courier, **one (1) business day** after timely deposit with the courier service, charges prepaid. Either Party may change the address to which future notices shall be sent by notice given in accordance with this Section 9.

10.

| | |
|--|--|
| As to Owner: | <i>with a copy to:</i> |
| Vladimir Louissant SC Advisors 1150 Louisiana Avenue, Unit 3 Winter Park, Florida 32789 | Eric A. Castleson, Esq Greenberg Traurig, P.A. 450 S. Orange Avenue, Suite 650 Orlando, Florida 32801 |
| | |
| As to County: | <i>with a copy to:</i> |
| Orange County Utilities Department 9150 Curry Ford Road Orlando, Florida 32825 Attn: Director | Orange County Administrator's Office Orange County Administration Building 201 S. Rosalind Ave., 3 rd Floor Orlando, Florida 32801 Attn: County Administrator |

11. **Miscellaneous.**

a. **Recitals; Exhibits.** The foregoing recitals and referenced Exhibits are true and correct and are incorporated herein by reference.

b. **Covenants Running with the Land.** The covenants, terms, conditions, and restrictions of this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running with the Easement Area for the Term of this Agreement.

c. **Beneficiaries of Easement Rights.** The Temporary Easement set forth in this Agreement shall be for the benefit and use of the Entrants to the limited extent necessary to carry out the Work.

d. **Assignment.** This Agreement, or any interest herein, shall not be assigned, conveyed or transferred by County without the prior written approval of Owner, at its sole discretion.

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e. **Effective Date.** The effective date of this Agreement (the “**Effective Date**”) shall be the later of: (i) the date this Agreement is executed by Owner; **or** (ii) the date this Agreement is approved and executed by the Orange County Board of County Commissioners.

f. **Venue and Jurisdiction; Waiver of Jury Trial.** Venue for any action, suit, or proceeding brought to recover any sum due under, or to enforce compliance with, this Agreement shall lie in the court of competent jurisdiction in and for Orange County, Florida; each Party hereby specifically consents to the exclusive personal jurisdiction and exclusive venue of such court. Should any federal claims arise for which the courts of the State of Florida lack jurisdiction, venue for those actions shall be in the Orlando Division of the U.S. Middle District of Florida. THE PARTIES HERETO WAIVE A TRIAL BY JURY OF ANY AND ALL ISSUES ARISING IN ANY ACTION OR PROCEEDING BETWEEN THEM OR THEIR SUCCESSORS UNDER OR CONNECTED WITH THIS AGREEMENT OR ANY OF ITS PROVISIONS AND ANY NEGOTIATIONS IN CONNECTION HEREWITH.

g. **Attorney’s Fees.** The Parties expressly agree that each Party shall bear the cost of its own attorney and legal fees in connection with any dispute arising out of this Agreement, or the breach, enforcement, or interpretation of this Agreement, regardless of whether such dispute results in mediation, arbitration, litigation, all or none of the above, and regardless of whether such attorney and legal fees are incurred at trial, retrial, on appeal, at hearings or rehearings, or in administrative, bankruptcy, or reorganization proceedings.

h. **Sovereign Immunity.** Notwithstanding anything to the contrary herein, nothing contained in this Agreement shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes. Further, the foregoing shall not constitute an agreement by County to assume any liability of any kind for the acts, omissions, and/or negligence of Owner, their successors, assigns, heirs, representatives, invitees, permittees, contractors, agents, or other representatives, or any liability related to the Moss Park Property.

i. **Delegation of Authority.** The Director of Orange County Utilities Department is hereby delegated, on behalf of County, the authority to furnish notices as contemplated herein, agree to and execute extensions to the Term of this Agreement or amendments, or terminate County’s interest in this Agreement.

j. **Headers.** All headers, section titles, and captions contained in this Agreement are for convenience only and shall not be deemed part of the context nor affect the interpretation of this Agreement.

k. **Gender and Number.** All personal pronouns used whether in the masculine, feminine, or neuter gender, shall include all other genders. The singular shall include the plural and the plural shall include the singular unless the context shall indicate or specifically provide to the contrary.

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l. Severability. In the event that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement and a valid, legal, and enforceable provision shall be agreed upon by the Parties and become a part of this Agreement in lieu of the invalid, illegal, or unenforceable provision; in the event that a valid, legal, and unenforceable provision cannot be crafted, then this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein. To that end, this Agreement is declared severable.

m. Drafting; Negotiation. All Parties have participated fully in the negotiation and preparation hereof; this Agreement shall not be construed more strongly for or against any Party regardless of which Party is deemed to have drafted the Agreement.

n. No Partnership. Nothing contained in this Agreement shall be construed to create a partnership or joint venture between or among the Parties or their successors in interest.

o. No Third-Party Beneficiaries. Except as otherwise set forth herein, no individual, entity, or person other than the Parties shall have any rights or privileges under this Agreement, either as a third-party beneficiary or otherwise.

p. Amendment. This Agreement may be amended or modified at any time only by an agreement in writing mutually agreed to, executed, and acknowledged by all owners of both parcels and thereafter duly recorded in the Public Records of Orange County, Florida. Any amendment to this Agreement shall not be binding upon any of the Parties hereto unless such amendment is in writing and executed by the authorized representatives of all Parties to this Agreement.

q. Recording of Termination. Upon or after Termination, and at the request of either Party, the Parties (and/or their respective successors or assigns) will execute a termination of this Agreement, in recordable form, which shall thereafter be recorded by the requesting Party (the cost thereof to be paid by the requesting Party) in the Public Records of Orange County, Florida.

r. No Public Rights. Nothing herein shall create or be construed to create any rights in and/or for the benefit of the general public in or to the Easement Area.

s. Use of Easement Area. It is acknowledged and agreed that the Temporary Easement granted under this Agreement is not an exclusive easement and that Owner, its successors and assigns, shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein.

t. Waiver. No failure of any Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of that Party's right to demand strict and

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exact compliance with the terms hereof. Nothing herein is intended to be, nor shall be deemed, an implied waiver of any legal right a Party may have, and a waiver of legal rights, if any, may only be effective pursuant to an express written provision of this Agreement. Further, any such express waiver shall be limited by, and strictly construed in accordance with, the terms of the provision(s) containing the waiver.

u. Counterparts. This Agreement and any amendments may be executed in up to **two (2)** counterparts, each of which shall constitute an original, but all of which together shall constitute one and the same Agreement.

v. Recording of Agreement. An executed original of this Agreement shall be recorded by County, at County's sole expense (recording fees and applicable taxes), in the Public Records of Orange County, Florida.

w. Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and no representations, inducements, promises, or other agreements, oral, written, or otherwise, between the Parties which are not embodied within this Agreement shall be of any force or effect. The making, execution and delivery of this Agreement have not been induced by any representations, statements, warranties or agreements not specifically set forth herein

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SIGNATURES AND EXHIBITS TO FOLLOW

Project: Storey Park (Innovation Place) Master Pump Station #F3219
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IN WITNESS WHEREOF, the Parties have caused these presents to be signed in each of their names as of the Effective Date of this Agreement.

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

WITNESS #1

Roxanne Liguori
Signature

ROXANNE LIGUORI
Print Name

Mailing Address: 3702 Mystic Place

City: ST. CLOUD State: FL

Zip Code: 34772

WITNESS #2

[Signature]
Signature
Ajin Susan Abraham
Print Name

Mailing Address: 160 Laurel way

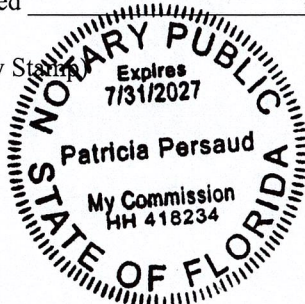
City: Kissimmee State: FL

Zip Code: 34743

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of July, 2025, by Sunil M. Kakkar, as General Partner, of Moss Park Properties, LLLP, a Florida limited liability limited partnership, formerly known as Moss Park Properties, LTD, a Florida limited partnership on behalf of the partnership. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



OWNER

Moss Park Properties, LLLP,
a Florida limited liability limited partnership
formerly known as Moss Park Properties, LTD., a
Florida limited partnership

By: Sunil M. Kakkar
Signature

SUNIL M. KAKKAR
Print Name

General Partner
Title

Notary Signature

PATRICIA PERSAUD

Print Notary Name

Notary Public of:

My Commission Expires:

7/31/27

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COUNTY

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

Jerry L. Demings
Orange County Mayor

Date:

—

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

BY:

Deputy Clerk

Printed Name

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EXHIBIT A
Legal Description of Moss Park Property

Parcel ID: 03-24-31-1685-06-004 legally described as:

TRACT FD-4, FUTURE DEVELOPMENT, DOWDEN ROAD – PHASES 3 AND 4, according to the plat thereof, as recorded in Plat Book 99, Pages 49 through 52, recorded in the public records of Orange County Florida.

Parcel ID: 04-24-31-0000-00-001 legally described as:

A portion Parcel A as described in Warranty deed from The Leedy Corporation, a Florida corporation, Cox and Gale Properties, Inc. a Florida corporation formerly known as Cox and Gale Associates, Inc., a Florida corporation, Lake W. Coleman, John C. Putnam, Dennis N. Folken, J. Thomas Gurney, Jr. and W.T. Cox, Jr. to Moss Park Properties, LTD., a Florida limited partnership, now known as Moss Park Properties, LLLP, a Florida limited liability limited partnership, recorded November 22, 1985, in Official Records Book 3717, Page 250, public records of Orange County Florida.

That part of the NW 1/4 and the W 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 24, Range 31 East, lying South of a line extending from the Northwest Corner of Section 3 to the Northeast corner of the SE 1/4 of said Section 3 to the NE corner of the SE 1/4 of said Section 3.

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EXHIBIT B
Legal Description of County Property

Deed Reference: Document No. 20130106032

Parcel ID: 03-24-31-0000-00-004 legally described as:

Description:

A portion of the Northwest 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 3; thence run S 00°47'07" E along the West line of the Northwest 1/4 of said Section 3, a distance of 548.54 feet; thence run N 89°12'53" E a distance of 184.05 feet to a point on the proposed easterly right-of-way line of Innovation Way North and the Point of Beginning; thence run N 67°47'24" E a distance of 120.00 feet; thence run S 40°09'20" E a distance of 2.27 feet; thence run S 30°19'07" E a distance of 138.83 feet; thence run S 08°06'30" E a distance of 83.24 feet; thence run S 67°47'24" W a distance of 120.00 feet to a point on the aforesaid proposed easterly right-of-way line of Innovation Way North; thence run N 22°12'36" W along said proposed easterly right of way line, a distance of 220.34 feet to the Point of Beginning.

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EXHIBIT C
Easement Area

(see attached three (3) legal and sketch of descriptions totaling six (6) pages)

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SCHEDULE "A" LEGAL DESCRIPTION

30' TEMPORARY CONSTRUCTION EASEMENT
PROJECT: STOREY PARK (INNOVATION PLACE) MASTER PUMP STATION
PARCEL 701A

LEGAL DESCRIPTION:

A portion of Section 3, Township 24 South, Range 31 East, and more particularly described in Official Records Book 10526, Page 6529, Public Records of Orange County, Florida and more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence South 00°47'01" East along the West line of the Northwest 1/4 of said Section 3, a distance of 548.69 feet; thence departing said line, North 89°12'59" East, a distance of 184.15 feet to the Easterly Right of Way line of Innovation Way North as described in Official Records Book 10526, Page 6529, said point also being the Northwesterly corner of Parcel 101, and the POINT OF BEGINNING; thence South 67°47'24" West, a distance of 13.50 feet; thence North 22°12'36" West, a distance of 30.00 feet; thence North 67°47'24" East a distance of 123.78 feet; thence South 40°09'20" East, a distance of 31.53 feet; thence South 67°47'24" West, a distance of 120.00 feet to a point on the aforesaid Easterly Right of Way line of Innovation Way North and the POINT OF BEGINNING.

Said Parcel containing 3,859 square feet, more or less.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DESCRIBE THE LIMITS OF A TEMPORARY CONSTRUCTION EASEMENT.
3. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.602(3)
5. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°47'01" EAST.

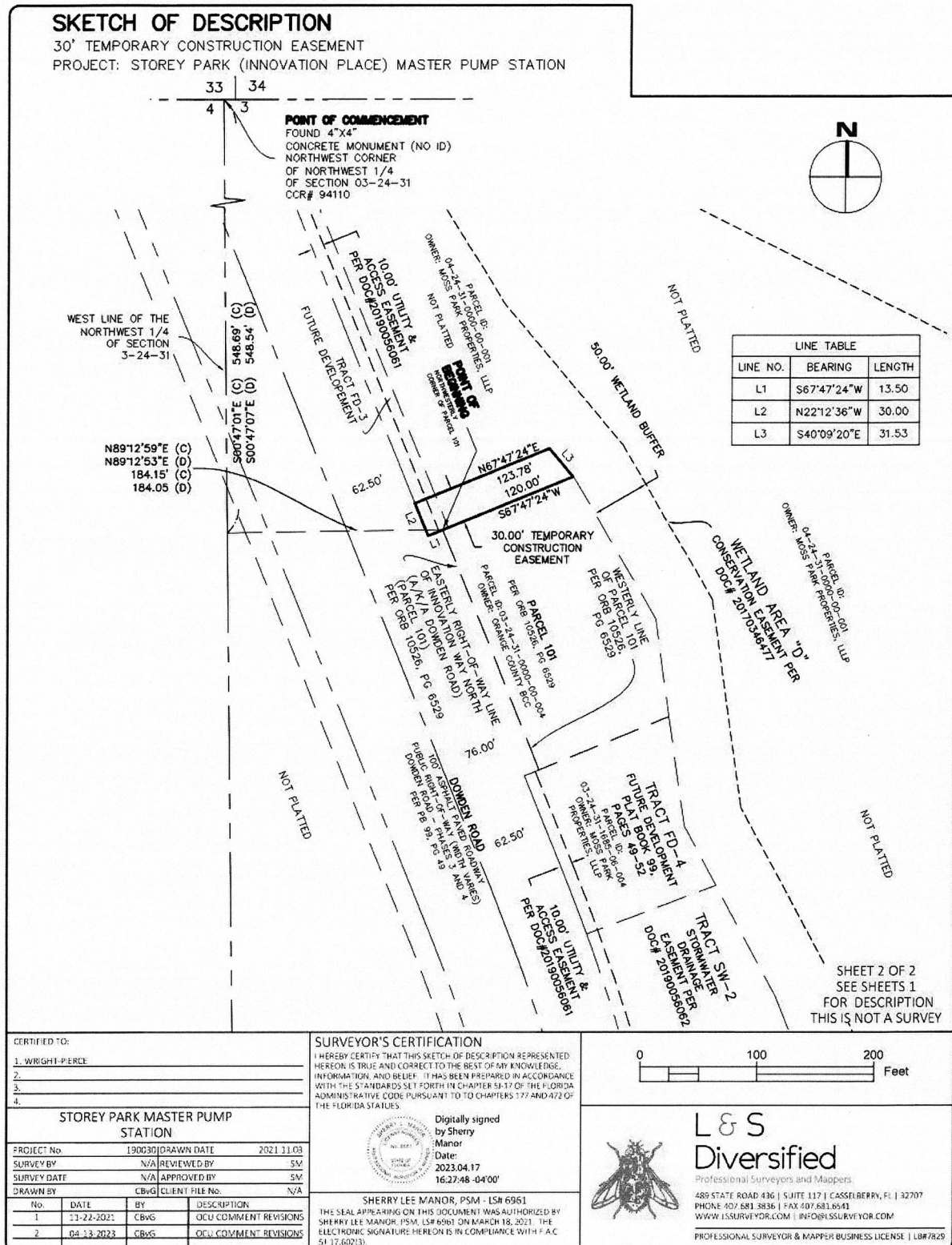
SYMBOLS AND ABBREVIATION LEGEND:

| | | | | | |
|--------|---|------------------|-------|---|-----------------------|
| N | = | NORTH | (D) | = | DEED |
| E | = | EAST | (C) | = | CALCULATED |
| S | = | SOUTH | L1 | = | LINE NUMBER |
| W | = | WEST | R/W | = | RIGHT OF WAY |
| CCR | = | CERTIFIED CORNER | PB | = | PLAT BOOK |
| | | RECORD | PG(S) | = | PAGE (PAGES) |
| A/K/A= | | ALSO KNOWN AS | ORB | = | OFFICIAL RECORDS BOOK |
| DOC # | = | DOCUMENT NUMBER | SEC | = | SECTION |

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH
THIS IS NOT A SURVEY

| | | | | |
|---|-----------------------|--|-----------------------|---|
| CERTIFIED TO: 1. WRIGHT-PIERCE 2. 3. 4. | | SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 59.17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. | |  L & S Diversified Professional Surveyors and Mappers 489 STATE ROAD 436 SUITE 117 CASSELBERRY, FL 32707 PHONE 407.681.3836 FAX 407.681.6541 WWW.LSSURVEYOR.COM INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE LBR#7829 |
| STOREY PARK MASTER PUMP STATION | | Digitally signed by Sherry Manor Date: 2023.04.17 16:27:17 -0400 | | |
| PROJECT No. 190030 | DRAWN DATE 2021.11.03 | SHERRY LEE MANOR, PSM - LSW 6961 | | |
| SURVEY BY N/A | REVIEWED BY SM | THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHERRY LEE MANOR, PSM LSW 6961 ON MARCH 18, 2021. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH F.A.C. 5J-17.602(3). | | |
| SURVEY DATE N/A | APPROVED BY SM | | | |
| DRAWN BY CBVG | CLIENT FILE NO. N/A | | | |
| No. | DATE | BY | DESCRIPTION | |
| 1 | 13-22-2021 | CBVG | OCU COMMENT REVISIONS | |
| 2 | 04-13-2023 | CBVG | OCU COMMENT REVISIONS | |

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SCHEDULE "A" LEGAL DESCRIPTION

25' TEMPORARY CONSTRUCTION EASEMENT

PROJECT: STOREY PARK (INNOVATION PLACE) MASTER PUMP STATION
PARCEL 701B

LEGAL DESCRIPTION:

A portion of Section 3, Township 24 South, Range 31 East, and more particularly described in Official Records Book 10526, Page 6529, Public Records of Orange County, Florida and more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence South 00°47'01" East along the West line of the Northwest 1/4 of said Section 3, a distance of 548.69 feet; thence departing said line, North 89°12'59" East, a distance of 184.15 feet to the Easterly Right of Way line of Innovation Way North as described in Official Records Book 10526, Page 6529, said point also being the Northwesterly corner of Parcel 101; thence North 67°47'24" East along the Northerly line of Parcel 101, a distance of 120.00 feet, to the Northeasterly corner of Parcel 101 and the POINT OF BEGINNING; thence North 40°09'20" West, a distance of 31.53 feet; thence North 67°47'24" East, a distance of 26.28 feet; thence South 40°09'20" East, a distance of 27.86 feet; thence South 30°19'07" East, a distance of 145.89 feet; thence South 08°06'30" East, a distance of 112.80 feet; thence South 67°47'24" West, a distance of 25.78 feet; thence North 08°06'30" West, a distance of 30.93 feet to the Southeasterly corner of aforesaid Parcel 101; thence North 08°06'30" West, a distance of 83.24 feet; thence North 30°19'04" West, a distance of 138.84 feet; thence North 40°09'20" West, a distance of 2.27 feet to the aforesaid Northeasterly corner of Parcel 101 and the POINT OF BEGINNING.

Said Parcel containing 7,167 square feet, more or less.


SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DESCRIBE THE LIMITS OF A TEMPORARY CONSTRUCTION EASEMENT.
3. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.602(3)
5. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°47'01" EAST.

SYMBOLS AND ABBREVIATION LEGEND:

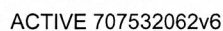
| | | | | | |
|--------|---|------------------|-------|---|-----------------------|
| N | = | NORTH | (D) | = | DEED |
| E | = | EAST | (C) | = | CALCULATED |
| S | = | SOUTH | L1 | = | LINE NUMBER |
| W | = | WEST | R/W | = | RIGHT OF WAY |
| CCR | = | CERTIFIED CORNER | PB | = | PLAT BOOK |
| | | RECORD | PG(S) | = | PAGE (PAGES) |
| A/K/A= | | ALSO KNOWN AS | ORB | = | OFFICIAL RECORDS BOOK |
| DOC # | = | DOCUMENT NUMBER | SEC | = | SECTION |

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH
THIS IS NOT A SURVEY

| | | | | |
|--|--|---|--|--|
| CERTIFIED TO: 1. WRIGHT-PIERCE 2. 3. 4. | | SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. | |  L & S Diversified Professional Surveyors and Mappers 489 STATE ROAD 436 SUITE 117 CASSELBERRY, FL 32707 PHONE 407.681.3836 FAX 407.681.6541 WWW.LSSURVEYOR.COM INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE LBR#829 |
| STOREY PARK MASTER PUMP STATION PROJECT No. 190030 DRAWN DATE 2023.11.04 SURVEY BY N/A REVIEWED BY SM SURVEY DATE N/A APPROVED BY SM DRAWN BY CBvG CLIENT FILE NO. N/A | | Digitally signed by Sherry Manor Date: 2023.04.17 16:28:52 -04'00' | | |
| No. DATE BY DESCRIPTION 1 11-22-2021 CBvG OCU COMMENT REVISIONS 2 04-13-2023 CBvG OCU COMMENT REVISIONS | | SHERRY LEE MANOR, PSM - LSH 6961 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHERRY LEE MANOR, PSM, LSH 6961 ON MARCH 18, 2021. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH F.A.C. 5J-17.602(3). | | |

⋮

25' TEMPORARY CONSTRUCTION EASEMENT
PROJECT: STOREY PARK (INNOVATION PLACE) MASTER PUMP STATION



Project: Storey Park (Innovation Place) Master Pump Station #F3219
Instrument 701A/B.1 and 703.1

SCHEDULE "A" LEGAL DESCRIPTION

30' TEMPORARY CONSTRUCTION EASEMENT
PROJECT: STOREY PARK (INNOVATION PLACE) MASTER PUMP STATION
PARCEL 703

LEGAL DESCRIPTION:

A portion Tract FD-4(Future Development), DOWDEN ROAD-PHASES 3 AND 4, as recorded in Plat Book 99, Pages 49 through 52 Public Records of Orange County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence South 00°47'01" East along the West line of the Northwest 1/4 of said Section 3, a distance of 548.69 feet; thence departing said line, North 89°12'59" East, a distance of 184.15 feet to the Easterly Right of Way line of Innovation Way North as described in Official Records Book 10526, Page 6529, said point also being the Northwesterly corner of Parcel 101; thence South 22°12'36" East, along the Westerly line of Parcel 101, a distance of 220.34 feet to the Southwesterly corner of said Parcel 101 and the POINT OF BEGINNING; thence departing said Westerly line North 67°47'24" East along the Southerly line of said Parcel 101, a distance of 120.00 feet; thence South 08°06'30" East, a distance of 30.93 feet; thence South 67°47'24" West, a distance of 125.96 feet to the Easterly Right of Way Line as recorded in Plat Book 99, Pages 49 through 52; thence North 22°12'36" West along said Right of Way line, a distance of 30.00 feet; thence departing said line North 67°47'24" East, a distance of 13.50 feet to the aforementioned Southwest corner of Parcel 101 and the POINT OF BEGINNING.

Said Parcel containing 3,892 square feet, more or less.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO DESCRIBE THE LIMITS OF A TEMPORARY CONSTRUCTION EASEMENT.
3. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.602(3).
5. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, AS BEING SOUTH 00°47'01" EAST.

SYMBOLS AND ABBREVIATION LEGEND:

| | | | | | |
|--------|---|------------------|-------|---|-----------------------|
| N | = | NORTH | (D) | = | DEED |
| E | = | EAST | (C) | = | CALCULATED |
| S | = | SOUTH | L1 | = | LINE NUMBER |
| W | = | WEST | R/W | = | RIGHT OF WAY |
| CCR | = | CERTIFIED CORNER | PB | = | PLAT BOOK |
| | | RECORD | PG(S) | = | PAGE (PAGES) |
| A/K/A= | | ALSO KNOWN AS | ORB | = | OFFICIAL RECORDS BOOK |
| DOC # | = | DOCUMENT NUMBER | SEC | = | SECTION |

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH
THIS IS NOT A SURVEY

| | | | |
|---------------------------------|------------|-----------------|-----------------------|
| CERTIFIED TO: | | | |
| 1. WRIGHT-PIERCE | | | |
| 2. | | | |
| 3. | | | |
| 4. | | | |
| STOREY PARK MASTER PUMP STATION | | | |
| PROJECT No. | 790030 | DRAWN DATE | 2021.11.04 |
| SURVEY BY | N/A | REVIEWED BY | SM |
| SURVEY DATE | N/A | APPROVED BY | SM |
| DRAWN BY | CBVG | CLIENT FILE No. | N/A |
| No. | DATE | BY | DESCRIPTION |
| 1 | 11-22-2021 | CBVG | OCU COMMENT REVISIONS |
| 2 | 04-13-2023 | CBVG | OCU COMMENT REVISIONS |

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE (PURSUANT TO CHAPTERS 177 AND 473 OF THE FLORIDA STATUTES).



Digitally signed
by Sherry Manor
Date: 2023.04.17
16:31:42 -0400

SHERRY LEE MANOR, PSM - LSF 6961
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SHERRY LEE MANOR, PSM, LSF 6961 ON MARCH 18, 2021. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH F.A.C. 5J-17.602(3).



L & S
Diversified

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL 32707
PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

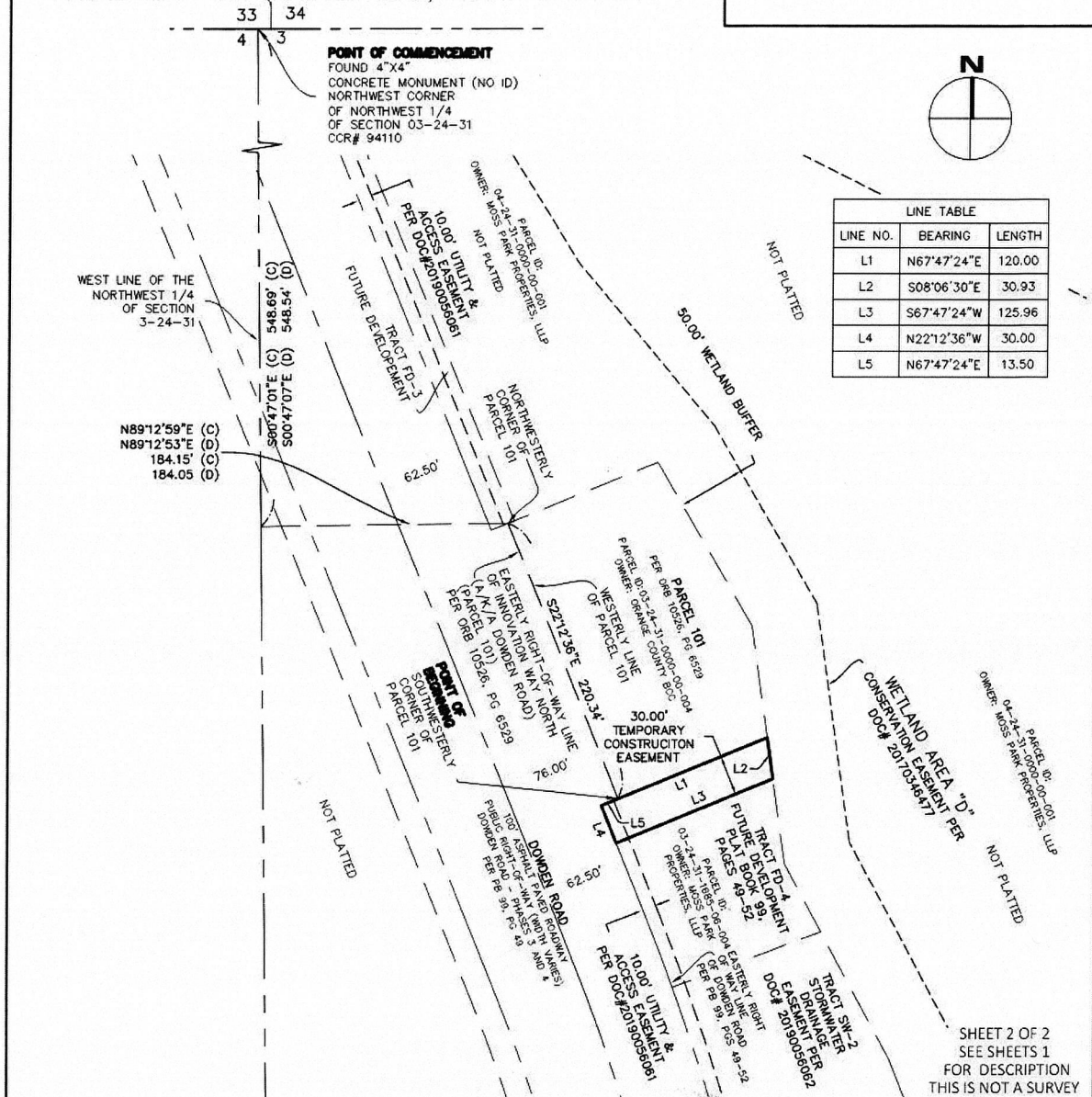
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

Instrument 701A/B.1 and 703.1

SKETCH OF DESCRIPTION

30' TEMPORARY CONSTRUCTION EASEMENT

PROJECT: STOREY PARK (INNOVATION PLACE) MASTER PUMP STATION



| LINE TABLE | | |
|------------|-------------|--------|
| LINE NO. | BEARING | LENGTH |
| L1 | N67°47'24"E | 120.00 |
| L2 | S08°06'30"E | 30.93 |
| L3 | S67°47'24"W | 125.96 |
| L4 | N22°12'36"W | 30.00 |
| L5 | N67°47'24"E | 13.50 |

SHEET 2 OF 2
SEE SHEETS 1
FOR DESCRIPTION
THIS IS NOT A SURVEY

CERTIFIED TO:

1. WRIGHT-PIERCE

7.

will

1

STOREY PARK MASTER PUMP
STATION

| | | | |
|-------------|--------|-----------------|------------|
| PROJECT No. | 190030 | DRAWN DATE | 2021.11.04 |
| SURVEY BY | N/A | REVIEWED BY | SM |
| SURVEY DATE | N/A | APPROVED BY | SM |
| DRAWN BY | CRUG | CLIENT FILE No. | N/A |

| No. | DATE | BY | DESCRIPTION |
|-----|------------|------|-----------------------|
| 1 | 11-22-2021 | CBWG | OCU COMMENT REVISIONS |
| 2 | 04-13-2023 | CBWG | OCU COMMENT REVISIONS |

SURVEYOR'S CERTIFICATION

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Digitally signed
by Sherry Manor
Date: 2023.04.17
16:32:03 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY
SHERRY LEE MANOR, PSM, LS# 6961 ON MARCH 18, 2021. THE
ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH F.A.C.
51.17.602(3).



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Diversified

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