



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

DATE: November 30, 2018

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

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

FROM: Elizabeth Price Jackson, Senior Title Examiner *EPJ*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF SPECIAL WARRANTY DEED, TEMPORARY CONSTRUCTION EASEMENT, AND TEMPORARY DRAINAGE AND CONSTRUCTION EASEMENT FROM D.R. HORTON, INC. TO ORANGE COUNTY; DRAINAGE EASEMENT AND PERMANENT SLOPE EASEMENT FROM WATERLEIGH PHASE 1 COMMUNITY ASSOCIATION, INC. TO ORANGE COUNTY; PERMANENT DRAINAGE AND SLOPE AND FILL EASEMENT FROM D.R. HORTON, INC. AND WATERLEIGH MASTER COMMUNITY ASSOCIATION, INC. TO ORANGE COUNTY; UTILITY EASEMENT AND TEMPORARY SLOPE EASEMENT FROM D.R. HORTON, INC., WATERLEIGH PHASE 1 COMMUNITY ASSOCIATION, INC., AND WATERLEIGH MASTER COMMUNITY ASSOCIATION, INC. TO ORANGE COUNTY; AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Village H (Avalon Road – CR 545) RAC

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road improvements as a requirement of a road network agreement.

- ITEMS:**
- Special Warranty Deed (Parcels 1013, 1018, 9018)
Cost: \$73,372.50 (Impact Fee Credits)
Total size: 3.261 acres

 - Temporary Construction Easement (Parcel 7018B)
Cost: Donation
Size: 3.652 acres
Term: Seven years, or until completion of construction

 - Temporary Drainage and Construction Easement (Parcel 7018A)
Cost: Donation
Size: 19,012 square feet
Term: Until completion of construction and drainage is collected into the Grantor's stormwater system, respectively

 - Drainage Easement (Parcel 8038A)
Cost: Donation
Size: 1,256 square feet

 - Permanent Slope Easement (Parcel 8038B)
Cost: Donation
Size: 1,500 square feet

 - Permanent Drainage and Slope and Fill Easement (Parcel 8013)
Cost: Donation
Size: 2,319 square feet

 - Utility Easement (Parcels 8013A, 8013B, 8018B, 8037, 8037A, 8038C)
Cost: Donation
Total size: 26,054 square feet

 - Temporary Slope Easement (Parcels 7013A, 7013B, 7037, 7038A and 7038B)
Cost: Donation
Total size: 15,572 square feet
Term: Until no longer required for construction, repair and/or maintenance of the adjoining road
- APPROVALS:**
- Real Estate Management Division
 - County Attorney's Office
 - Public Works Department
 - Risk Management Division
 - Transportation Planning Division

Real Estate Management Division

Agenda Item 10

November 30, 2018

Page 3

REMARKS: These conveyances are requirements of the Village H Horizon West Road Network Agreement (C.R. 545) approved by the Board of County Commissioners on February 12, 2013, as amended.

Grantors to pay all closing costs.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 1 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1013, 1018, 9018

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 14th day of November, 2018, by **D.R. Horton, Inc.**, a Delaware corporation, whose address is 1361 Horton Circle, Arlington, TX 76011 (hereinafter referred to as the "Grantor") to **Orange County**, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (hereinafter referred to as the "Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

A portion of 07-24-27-0000-00003; 08-24-27-0000-00017; and 08-24-27-0000-00-017

(hereinafter referred to as the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1013, 1018, 9018

the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other. THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2018 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following two (2) witnesses:

Melissa Brown
Signature of Witness #1

Melissa Brown
Printed Name of Witness #1

Felicia Coquyt
Signature of Witness #2

Felicia Coquyt
Printed Name of Witness #2

GRANTOR:

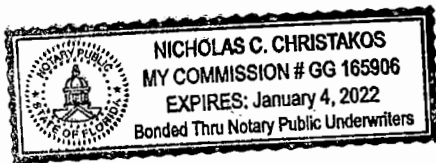
D.R. Horton, Inc.,
a Delaware corporation

By: Donna L. Pope
Name: Donna L. Pope
Title: VP

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 14th day of November, 2018, by Donna L. Pope, as Vice President of D.R. Horton, Inc. a Delaware corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Nicholas C. Christakos
Notary Public Signature
Nicholas C. Christakos
(Name typed, printed or stamped)

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1013, 1018, 9018

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

PARCEL NUMBER: 1013

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southeast corner of the southwest quarter of said Section 8; thence run along the South line of the southwest quarter, South 89°50'40" West, 2660.92 feet to the southwest corner of said southwest quarter; thence leaving said South line run along the West line of said southwest quarter, North 00°44'54" East, 1315.99 feet to the South line of the northwest quarter of the southwest quarter of said Section 8; thence leaving said West line run along said South line, North 89°52'13" East, 1359.77 feet to the POINT OF BEGINNING, said point also being the southeast corner of a portion of land described in Deed Book 400, Page 317 of the Public Records of Orange County, Florida; thence leaving said South line run along the East line of said portion of land, North 00°35'17" East, 837.20 feet to the point of curvature of a non-tangent curve concave westerly having a radius of 9940.00 feet, a delta angle of 001°35'31", a chord bearing of North 02°37'27" East and a chord distance of 276.19 feet; thence leaving said East line run northerly along the arc of said curve, 276.19 feet to a point of non-tangency; thence run South 47°23'43" East, 11.10 feet to the westerly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence run southerly along said westerly Right of Way Line, South 00°29'10" East, 1105.48 feet to the aforementioned South line of the northwest quarter of the southwest quarter; thence leaving said westerly Right of Way Line run along said South line, South 89°52'13" West, 38.79 feet to the POINT OF BEGINNING.

Said lands contain 0.689 Acres more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING SOUTH 89°50'40" WEST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

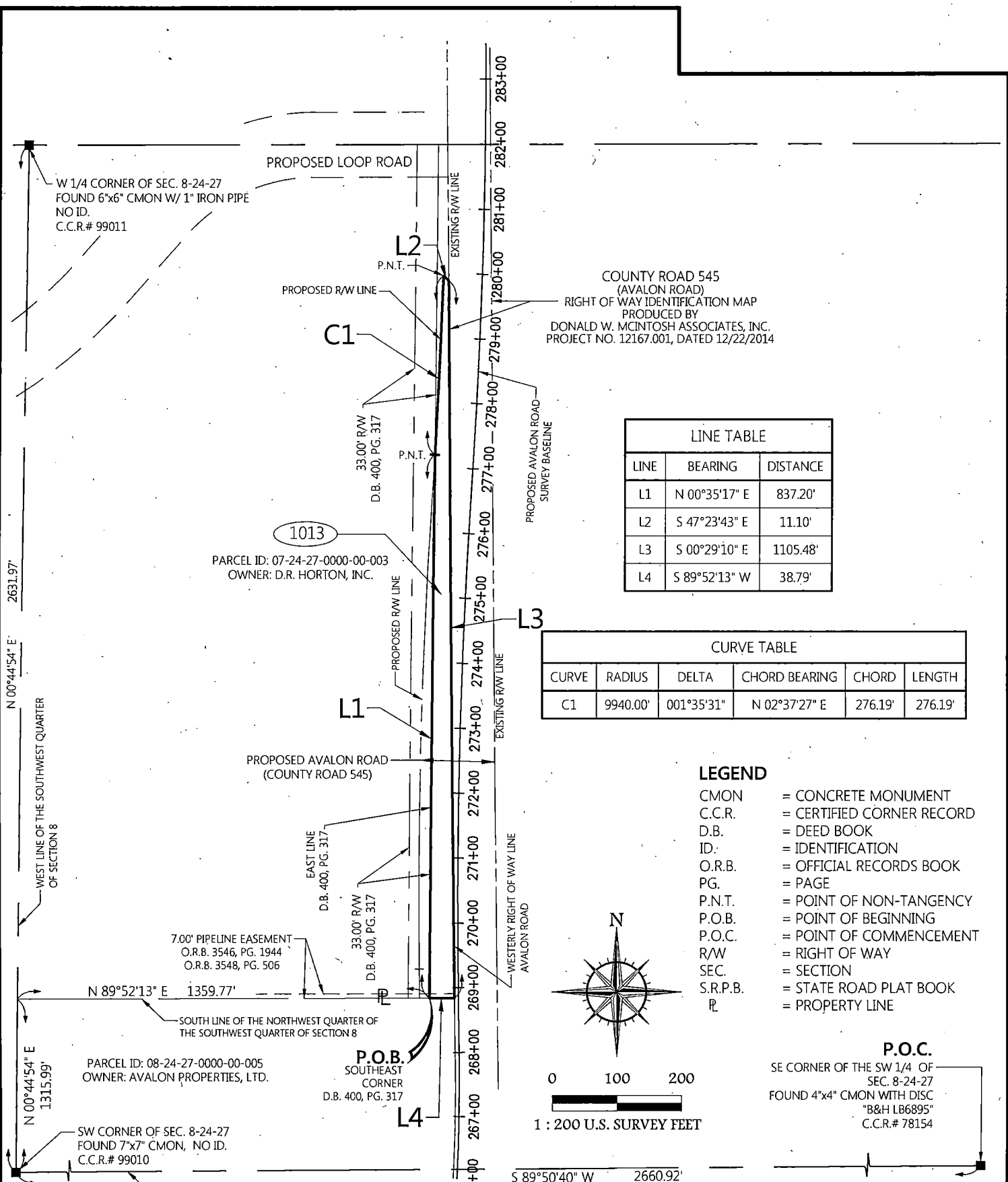
SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1013.DWG	
DRAWING DATE: 04/12/2018	
	SHEET 1 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1013
 ISSUED FOR:
D.R. HORTON, INC.



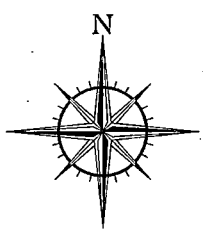
COUNTY ROAD 545
(AVALON ROAD)
RIGHT OF WAY IDENTIFICATION MAP
PRODUCED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
PROJECT NO. 12167.001, DATED 12/22/2014

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°35'17" E	837.20'
L2	S 47°23'43" E	11.10'
L3	S 00°29'10" E	1105.48'
L4	S 89°52'13" W	38.79'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	9940.00'	001°35'31"	N 02°37'27" E	276.19'	276.19'

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- D.B. = DEED BOOK
- ID. = IDENTIFICATION
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.N.T. = POINT OF NON-TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- ℙ = PROPERTY LINE



0 100 200
1 : 200 U.S. SURVEY FEET

P.O.C.
SE CORNER OF THE SW 1/4 OF
SEC. 8-24-27
FOUND 4"x4" CMON WITH DISC
"B&H LB6895"
C.C.R.# 78154

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Vanasse Hangen Brustlin, Inc.
Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1013.DWG	
DRAWING DATE: 04/12/2018	
SCALE: 1" = 200'	SHEET 2 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1013
ISSUED FOR:
D.H. HORTON, INC.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

PARCEL NUMBER: 1018

LEGAL DESCRIPTION

A portion of land being in the northwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 8; thence run along the West line of said southwest quarter, North 00°44'54" East, 2631.97 feet to the West 1/4 corner of said Section 8; thence leaving said West line run along the South line of the North half of said Section 8, North 89°53'47" East, 1436.22 feet to the easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said easterly Right of Way Line North 00°29'10" West, 77.58 feet to the POINT OF BEGINNING; thence continue along said Right of Way Line run, North 00°29'10" West, 1238.32 feet; to the North line of the South half of the northwest quarter of said Section 8; thence leaving said Right of Way Line run along said North line, North 89°25'38" East, 54.00 feet; thence leaving said North line run, South 00°29'10" East, 1116.29 feet to a point of curvature of a curve concave westerly, having a radius of 10060.00 feet, a delta angle of 000°39'19", a chord bearing of South 00°09'30" East and a chord distance of 115.08 feet; thence run southerly along the arc of said curve, 115.08 feet to a point of non-tangency; thence run South 44°55'05" East, 49.34 feet to a point on the North Right of Way Line of Flamingo Crossings Boulevard; thence run the following two courses along said North Right of Way Line, South 89°53'42" West, 53.84 feet; thence North 51°12'45" West, 43.98 feet to the POINT OF BEGINNING.

Said lands contain 1.572 Acres more or less.

NOTES

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2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 00°44'54" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



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Licensed Business # 7153

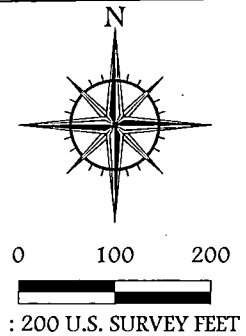
DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1018.DWG	
DRAWING DATE: 10/18/2017	
	SHEET 1 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1018

ISSUED FOR:
D.R. HORTON, INC.

PARCEL ID: 08-24-27-0000-00-022
 OWNER: REEDY CREEK IMP. DIST.

COUNTY ROAD 545
 (AVALON ROAD)
 RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY
 DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014



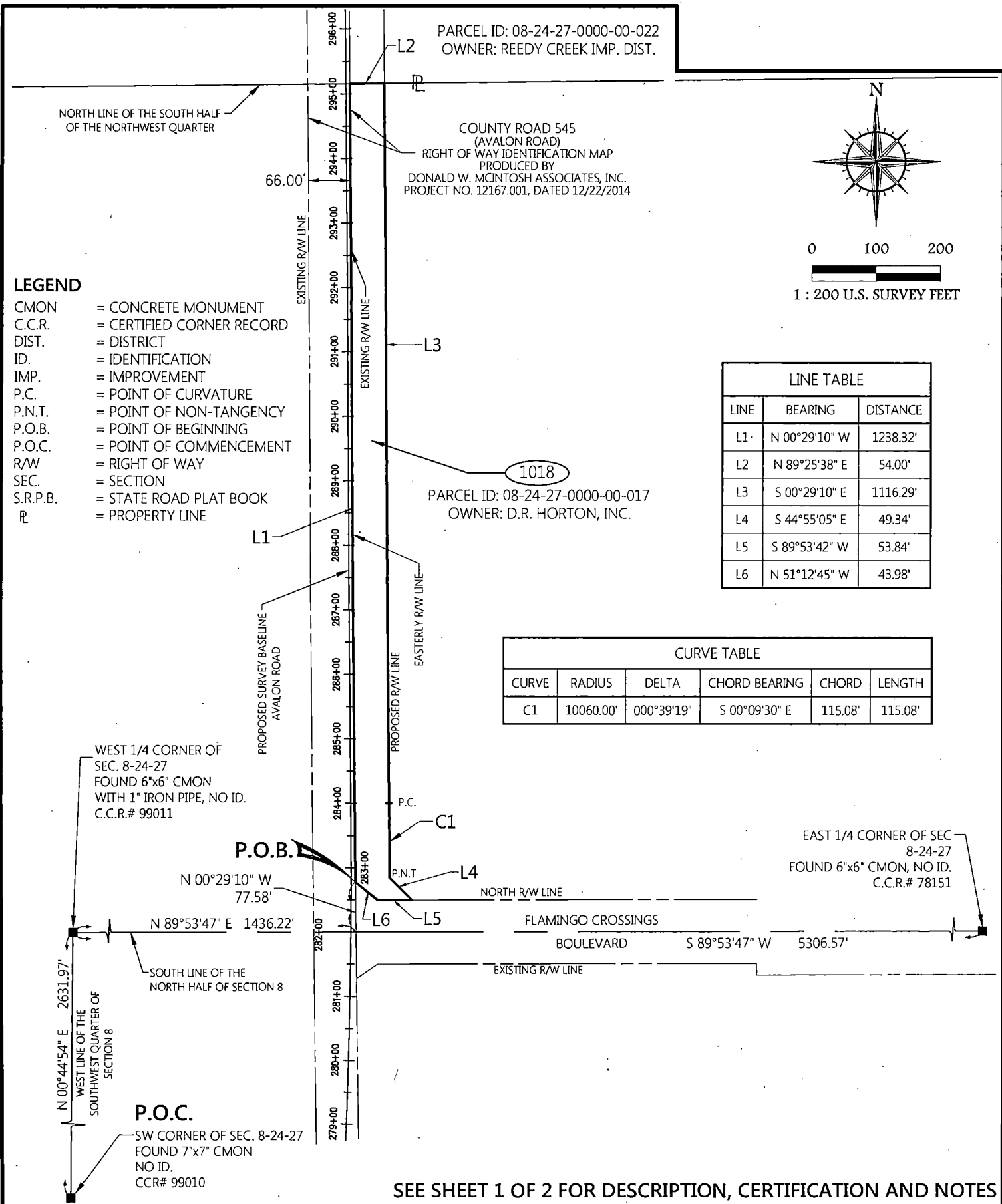
LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- DIST. = DISTRICT
- ID. = IDENTIFICATION
- IMP. = IMPROVEMENT
- P.C. = POINT OF CURVATURE
- P.N.T. = POINT OF NON-TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- ℙ = PROPERTY LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°29'10" W	1238.32'
L2	N 89°25'38" E	54.00'
L3	S 00°29'10" E	1116.29'
L4	S 44°55'05" E	49.34'
L5	S 89°53'42" W	53.84'
L6	N 51°12'45" W	43.98'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	10060.00'	000°39'19"	S 00°09'30" E	115.08'	115.08'

1018
 PARCEL ID: 08-24-27-0000-00-017
 OWNER: D.R. HORTON, INC.



WEST 1/4 CORNER OF
 SEC. 8-24-27
 FOUND 6"x6" CMON
 WITH 1" IRON PIPE, NO ID.
 C.C.R.# 99011

EAST 1/4 CORNER OF SEC
 8-24-27
 FOUND 6"x6" CMON, NO ID.
 C.C.R.# 78151

P.O.B.
 N 00°29'10" W 77.58'
 N 89°53'47" E 1436.22'

P.O.C.
 SW CORNER OF SEC. 8-24-27
 FOUND 7"x7" CMON
 NO ID.
 CCR# 99010

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1018.DWG	
DRAWING DATE: 10/18/2017	
SCALE: 1" = 200'	SHEET 2 OF 2

**SKETCH & DESCRIPTION
 RIGHT OF WAY PARCEL 1018**

ISSUED FOR:
D.R. HORTON, INC.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

STORM WATER POND PARCEL: 9018

LEGAL DESCRIPTION

A portion of land being in the northwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 8; thence run along the South line of the northwest quarter of said Section 8, North 89°53'47" East, 1370.21 feet to the existing westerly right of way line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said westerly right of way line, North 00° 29' 10" West, 1201.10 feet; thence leaving said westerly right of way line, run North 89° 30' 50" East, 120.00 feet to the POINT OF BEGINNING; thence run, North 00° 29' 10" West, 114.44 feet to the North line of the South half of the northwest quarter of said Section 8; thence run along said North line, North 89° 25' 38" East, 381.00 feet; thence leaving said North line run, South 00° 29' 10" East, 104.46 feet to the point of curvature of a curve to the right, having a radius of 10.00 feet and a central angle of 89° 54' 48"; thence along the arc of said curve a distance of 15.69 feet to the point of tangency; thence South 89° 25' 38" West, 371.02 feet to the POINT OF BEGINNING.

Said parcel contains 1.000 Acres more or less.

NOTES


1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°53'47" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

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eli Donaldson 10/29/2018
 ELI DONALDSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
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 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

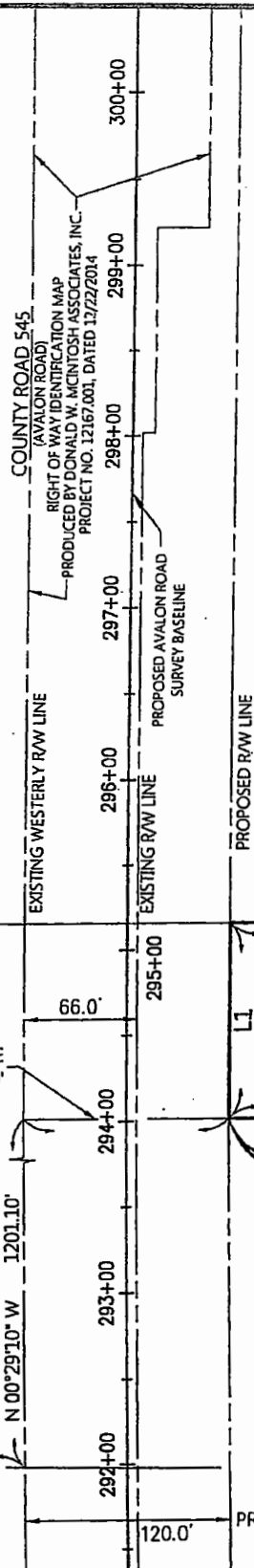
DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: POND-PARCEL 9018.DWG	
DRAWING DATE: 10/12/2018	
	SHEET 1 OF 2

SKETCH & DESCRIPTION
STORM WATER POND 9018

ISSUED FOR:
D.R. HORTON, INC.



0 50 100
1 : 100 U.S. SURVEY FEET



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°29'10" W	114.44'
L2	N 89°25'38" E	381.00'
L3	S 00°29'10" E	104.46'
L4	S 89°25'38" W	371.02'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	10.00'	89°54'48"	S 44°28'14" W	14.13'	15.69'

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.C. = POINT OF CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- ℙ = PROPERTY LINE

PARCEL ID: 08-24-27-0000-00-022
OWNER: REEDY CREEK IMP DIST

9018
PARCEL ID: 08-24-27-0000-00-017
OWNER: DR HORTON INC

NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 8

N 89°30'50" E
120.00'

P.O.C.
W 1/4 CORNER OF SEC. 8-24-27
FOUND 6"x6" CMON WITH
1" IRON PIPE, NO ID.
C.C.R.# 99011

N 89°53'47" E
1370.21'

SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8

EAST 1/4 CORNER OF SEC. 8-24-27
FOUND 6"x6" CMON, NO ID.
C.C.R.# 78151

S 89°53'47" W
5306.57'

PROPOSED AVALON ROAD
(COUNTY ROAD 545)

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P. CHECKED: E.J.D.
PROJECT # 61992.00
DRAWING: POND PARCEL 9018.DWG
DRAWING DATE: 10/12/2018
SCALE: 1" = 100' SHEET 2 OF 2

SKETCH & DESCRIPTION
STORM WATER POND 9018

ISSUED FOR:
D.R. HORTON, INC.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7018B

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to us, we, **D.R. Horton, Inc.**, a corporation, organized and existing under the laws of the state of Delaware, whose address is 1361 Horton Circle, Arlington, TX 76011, GRANTOR, do hereby give, grant, bargain, and release to 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, a temporary easement to enter upon the portion of the lands of the owners being described as follows:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Numbers:

a portion of

08-24-27-0000-00-017

for the purpose of tying in and harmonizing said property and the driveways, walkways, etc., thereon with the construction to be undertaken by ORANGE COUNTY, FLORIDA, in conjunction with construction of County Road 545 (the "Project")

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, 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 improvements will not be damaged. THIS EASEMENT shall expire upon the completion of the construction of the said Project or after seven (7) years, whichever occurs first.

[Signature and Notary Form Appear on Following Page]

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7018B

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following two (2) witnesses:

Signature of Witness #1

Jim Simmerman

Printed Name of Witness #1

Signature of Witness #2

Joe Tucker

Printed Name of Witness #2

GRANTOR:

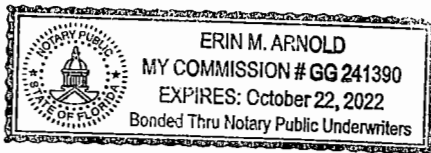
D.R. Horton, Inc.,
a Delaware corporation

By: *Ch*
Christopher N. Wrenn
Assistant Secretary

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13 day of NOV., 2018, by Christopher N. Wrenn, as Assistant Secretary of D.R. Horton, Inc. a Delaware corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Erin M. Arnold
Notary Public Signature
ERIN M. ARNOLD
(Name typed, printed or stamped)

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7018B

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7018B

LEGAL DESCRIPTION

A portion of land being in the northwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West 1/4 corner of said Section 8; thence run along the South line of the North half of said Section 8, North 89°53'47" East, 1436.22 feet to the easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said easterly Right of Way Line, North 00°29'10" West, 1315.90 feet to the North line of the South half of the northwest quarter of said Section 8; thence leaving said easterly Right of Way Line run along said North line, North 89°25'38" East, 54.00 feet to the POINT OF BEGINNING; thence continue North 89°25'38" East, 582.97 feet; thence run, South 29°57'50" East, 104.03 feet; thence run, South 01°42'52" West, 92.98 feet; thence run, South 41°23'43" West, 60.52 feet; thence run South 86°26'44" West, 143.17 feet; thence run South 68°34'56" West, 201.31 feet; thence run North 72°40'54" West, 150.82 feet; thence run North 68°00'21" West, 125.11 feet; thence run North 00°29'10" West, 213.29 feet to the POINT OF BEGINNING.

Said lands contain 3.652 Acres more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°53'47" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

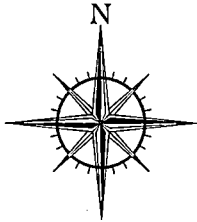


Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7018B.DWG	
DRAWING DATE: 07/25/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT 7018B
ISSUED FOR:
D.R. HORTON, INC.



0 100 200
 1 : 200 U.S. SURVEY FEET

N 89°25'38" E
 54.00'

PARCEL ID: 08-24-27-0000-00-022
 OWNER: REEDY CREEK IMP. DIST.

NORTH LINE OF THE SOUTH HALF OF
 THE NORTHWEST QUARTER
 SECTION 8

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- DIST. = DISTRICT
- ID. = IDENTIFICATION
- IMP. = IMPROVEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.A. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- ℙ = PROPERTY LINE

7018B
 PARCEL ID: 08-24-27-0000-00-017
 OWNER: D.R. HORTON, INC.

COUNTY ROAD 545
 (AVALON ROAD)
 RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°25'38" E	582.97'
L2	S 29°57'50" E	104.03'
L3	S 01°42'52" W	92.98'
L4	S 41°23'43" W	60.52'
L5	S 86°26'44" W	143.17'
L6	S 68°34'56" W	201.31'
L7	N 72°40'54" W	150.82'
L8	N 68°00'21" W	125.11'
L9	N 00°29'10" W	213.29'

P.O.C.

WEST 1/4 CORNER OF
 SEC 8-24-27
 FOUND 6"x6" CMON
 WITH 1" IRON PIPE, NO ID.
 C.C.R.# 99011

SOUTH LINE OF THE
 NORTH HALF OF SECTION 8

N 89°53'47" E 1436.22'

EAST 1/4 CORNER OF SEC
 8-24-27
 FOUND 6"x6" CMON, NO ID.
 C.C.R.# 78151

FLAMINGO CROSSINGS

BOULEVARD

S 89°53'47" W 5306.57'

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7018B.DWG	
DRAWING DATE: 07/25/2017	
SCALE: 1" = 200'	SHEET 2 OF 2

SKETCH & DESCRIPTION
 TEMPORARY CONSTRUCTION EASEMENT 7018B
 ISSUED FOR:
D.R. HORTON, INC.

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7018A

TEMPORARY DRAINAGE AND CONSTRUCTION EASEMENT

THIS INDENTURE, Made this 13th day of November, A.D. 2018, between D.R. Horton, Inc., a Delaware corporation, whose address is 1361 Horton Circle, Arlington, Texas 76011, 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, an easement for temporary drainage and construction purposes, including but not limited to tying in and harmonizing the existing grade with the adjacent roadway, with full authority to enter upon, excavate, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, and appurtenant facilities (the "Improvements") on, over, under, within, 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
08-24-27-0000-00-017

TO HAVE AND TO HOLD said temporary construction easement portion unto said GRANTEE for a period of time expiring upon the completion of the construction on the project adjacent to the lands described in attached Exhibit "A"; and the drainage purposes of this easement until such time as the drainage is collected into the GRANTOR'S stormwater system.

At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands. After the construction on the Parcel is completed, the GRANTEE shall restore the Parcel to substantially the same condition as the one existing before use of the easement by the GRANTEE.

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

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7018A

THE GRANTOR may use the granted easement for any use consistent with the GRANTEE'S intended use of the granted easement including, but not limited to, project development, driveways, access, open space, setback area, or any activity that will not adversely affect the operation, functionality, and structural integrity of the Improvements.

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

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

Signed, sealed, and delivered
in the presence of:

D.R. Horton, Inc.,
a Delaware corporation

Witness

[Handwritten Signature]

BY:

[Handwritten Signature]

Christopher N. Wrenn
Assistant Secretary

Printed Name

Witness

Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

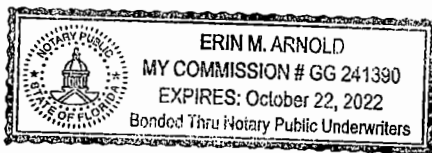
The foregoing instrument was acknowledged before me this 13 of NOV., 2018, by Christopher N. Wrenn, as Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

(Notary Seal)

[Handwritten Signature]
Notary Signature
Erin M. Arnold
Printed Notary Name

Notary Public in and for
the county and state aforesaid

My commission expires:



Project: Village H (Avalon Road – CR 545) RAC
Parcel: 7018A

EXHIBIT "A"

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY DRAINAGE & CONSTRUCTION EASEMENT NUMBER: 7018A

LEGAL DESCRIPTION

A portion of land being in the northwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 8; thence run along the West line of said southwest quarter, North 00°44'54" East, 2631.97 feet to the West 1/4 corner of said Section 8; thence leaving said West line run along the South line of the North half of said Section 8, North 89°53'47" East, 1436.22 feet to the easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said easterly Right of Way Line North 00°29'10" West, 1025.13 feet; thence leaving said easterly Right of Way Line run, North 89°30'50" East, 54.00 feet to the POINT OF BEGINNING; thence continue North 89°30'50" East, 20.00 feet; thence run, South 00°29'10" East, 825.44 feet to the point of curvature of a curve concave westerly, having a radius of 10080.00 feet, a delta angle of 000°46'07", a chord bearing of South 00°06'07" East and a chord distance of 135.23 feet; thence run southerly along the arc of said curve 135.23 feet; thence run North 44°55'05" West, 28.21 feet to the point of curvature of a non-tangent curve concave westerly, having a radius of 10060.00 feet, a delta angle of 000°39'19", a chord bearing of North 00°09'30" West and a chord distance of 115.08 feet; thence run northerly along the arc of said curve, 115.08 feet to the point of tangency; thence run North 00°29'10" West, 825.44 feet to the POINT OF BEGINNING.

Said lands contain 19,012 Square Feet more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 00°44'54" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TDCE PARCEL 7018A.DWG	
DRAWING DATE: 07/27/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION

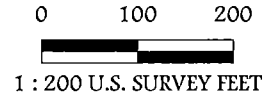
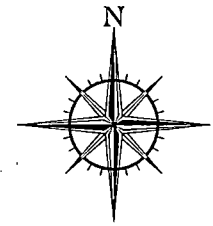
TEMP. DRAINAGE & CONST. ESMT. 7018A

ISSUED FOR:

D.R. HORTON, INC.

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- DIST. = DISTRICT
- ID. = IDENTIFICATION
- IMP. = IMPROVEMENT
- P.C. = POINT OF CURVATURE
- P.N.T. = POINT OF NON-TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- ℙ = PROPERTY LINE



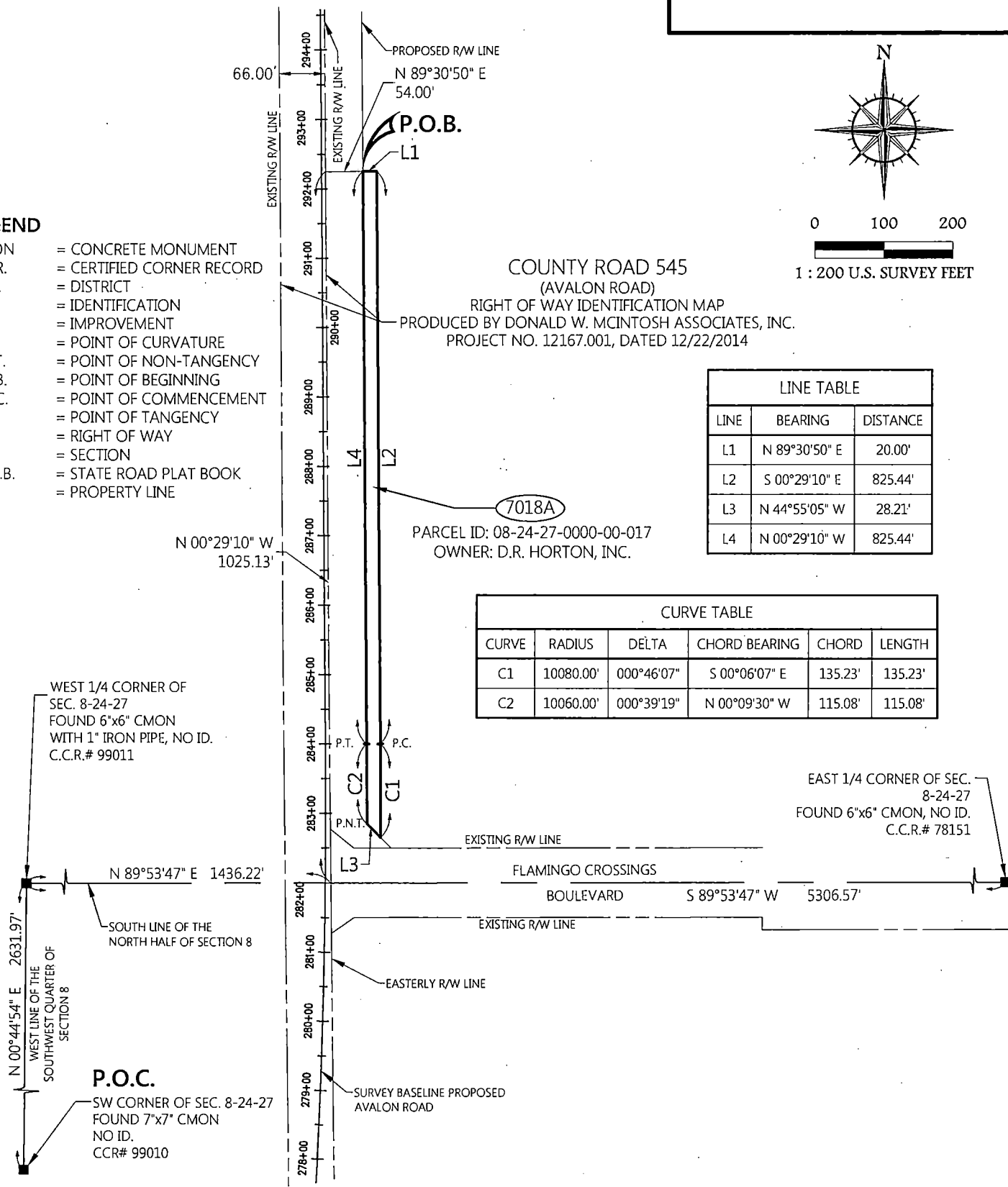
**COUNTY ROAD 545
(AVALON ROAD)**

RIGHT OF WAY IDENTIFICATION MAP
PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
PROJECT NO. 12167.001, DATED 12/22/2014

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°30'50" E	20.00'
L2	S 00°29'10" E	825.44'
L3	N 44°55'05" W	28.21'
L4	N 00°29'10" W	825.44'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	10080.00'	000°46'07"	S 00°06'07" E	135.23'	135.23'
C2	10060.00'	000°39'19"	N 00°09'30" W	115.08'	115.08'

7018A
PARCEL ID: 08-24-27-0000-00-017
OWNER: D.R. HORTON, INC.



WEST 1/4 CORNER OF
SEC. 8-24-27
FOUND 6"x6" CMON
WITH 1" IRON PIPE, NO ID.
C.C.R.# 99011

EAST 1/4 CORNER OF SEC.
8-24-27
FOUND 6"x6" CMON, NO ID.
C.C.R.# 78151

N 00°44'54" E 2631.97'
WEST LINE OF THE
SOUTHWEST QUARTER OF
SECTION 8
P.O.C.
SW CORNER OF SEC. 8-24-27
FOUND 7"x7" CMON
NO ID.
CCR# 99010

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TDCE PARCEL 7018A.DWG	
DRAWING DATE: 07/27/2017	
SCALE: 1" = 200'	SHEET 2 OF 2

SKETCH & DESCRIPTION
TEMP. DRAINAGE & CONST. ESMT. 7018A
ISSUED FOR:
D.R. HORTON, INC.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8038A

DRAINAGE EASEMENT

THIS INDENTURE, Made this 15th day of November, A.D. 2018, between WATERLEIGH PHASE 1 COMMUNITY ASSOCIATION, INC., a Florida corporation, whose address is 215 Celebration Place, Suite 115, Celebration, Florida 34747, 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, an easement for drainage and utility access purposes, with full authority to enter upon, construct, excavate and maintain, including as necessary, access to utility facilities located within the right-of-way, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon and as necessary, the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

31-23-27-8850-12-003

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

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

[Signature and Notary Form Appear on Following Page]

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8038A

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

Signed, sealed, and delivered
in the presence of:

WATERLEIGH PHASE 1 COMMUNITY
ASSOCIATION, INC., a Florida not-for-profit
corporation

Jean Roberts
Witness

By: [Signature]
Fred Roberts
President

Jean Roberts
Printed Name

[Signature]
Witness
Kathryn Smith
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15th of November, 2018, by Fred Roberts, as President of Waterleigh Phase 1 Community Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced drivers license as identification.

(Notary Seal)

[Signature]
Notary Signature
Kathryn Smith
Printed Notary Name

Notary Public in and for
the county and state aforesaid



Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8038A

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

DRAINAGE EASEMENT NUMBER: 8038A

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 32; thence run along the South line of the southwest quarter of said Section 32, North 89°53'24" East, 788.55 feet to the westerly Right of Way Line of County Road 545 (Avalon Road) as it now exists and shown on the plat Waterleigh Phase 1B, as recorded in Plat Book 86, Page 84 of the Public Records of Orange County, Florida; said point also being on a curve concave easterly having a radius of 968.47 feet, a delta angle of 011°08'31", a chord bearing of North 03°34'54" East and a chord distance of 188.04 feet; thence run northerly along said westerly Right of Way Line and arc of said curve 188.33 feet to the point of tangency; thence continue along said westerly Right of Way, North 09°09'09" East, 83.54 feet to the North Right of Way Line of Lakeview Crossing Drive as shown on said plat and the POINT OF BEGINNING; thence run, North 80°50'52" West, 10.00 feet; thence run, North 09° 09' 09" East, 125.57 feet; thence run South 80° 50' 51" East, 10.00 feet to the aforementioned westerly Right of Way Line; thence run along said westerly Right of Way Line, South 09° 09' 09" West, 125.57 feet to the POINT OF BEGINNING.

Said parcel contains 1256 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°53'24" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

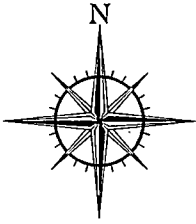
DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: DE PARCEL 8038A.DWG	
DRAWING DATE: 10/18/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
DRAINAGE EASEMENT 8038A

ISSUED FOR:

D.R. HORTON, INC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 80°50'52" W	10.00'
L2	N 09°09'09" E	125.57'
L3	S 80°50'51" E	10.00'
L4	S 09°09'09" W	125.57'



0 50 100
1 : 100 U.S. SURVEY FEET

WESTERN BELTWAY
(STATE ROAD 429)

PROPOSED AVALON ROAD
SURVEY BASELINE

EXISTING AVALON ROAD
(COUNTY ROAD 545)

PROPOSED AVALON ROAD
(COUNTY ROAD 545)

PARCEL ID: 31-23-27-8850-12-003
OWNER: D.R. HORTON, INC.
TRACT LOW-3 LANDSCAPE/WALL
PER PLAT BOOK 86, PAGE 84

NORTH RIGHT OF WAY LINE OF
LAKEVIEW CROSSING DRIVE

LAKEVIEW CROSSING DRIVE
PLAT BOOK 86, PAGE 84

N 09°09'09" E
83.54'
P.T.
R=968.47'
Δ=011°08'31"
CHB=N 3°34'54" E
CHD=188.04'
L=188.33'

EXISTING WESTERLY R/W
PER WATERLEIGH PHASE 1B
PLAT BOOK 86, PAGE 84

N 89°53'24" E 788.55'
N 89°53'24" E 2653.93'

P.O.C.
SW CORNER OF SEC.
32-23-27
FOUND 6"x6" CMON, NO ID.
C.C.R.# 74864

SOUTH LINE OF
THE SOUTHWEST
QUARTER,
SECTION 32

LEGEND

- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- DIST. = DISTRICT
- ID. = IDENTIFICATION
- IMP. = IMPROVEMENT
- L = LENGTH
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- Δ = DELTA ANGLE
- ℙ = PROPERTY LINE

S 1/4 CORNER OF SEC. 32-23-27
FOUND 3" IRON PIPE, NO ID.
C.C.R.# 74863

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: DE PARCEL 8038A.DWG	
DRAWING DATE: 10/18/2017	
SCALE: 1" = 100'	SHEET 2 OF 2

**SKETCH & DESCRIPTION
DRAINAGE EASEMENT 8038A**

ISSUED FOR:
D.R. HORTON, INC.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

Project: Village H (Avalon Road –CR 545) RAC
Parcel: 8038B

HIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road –CR 545) RAC
Parcel: 8038B

PERMANENT SLOPE EASEMENT

THIS INDENTURE, made and executed the 15th day of November, A.D. 2018, by WATERLEIGH PHASE 1 COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 215 Celebration Place, Suite 115, Celebration, Florida 34747, 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, its successors and assigns, a slope easement solely for the purpose of insuring the integrity of the county road which runs over the property encumbered by this easement. This easement is to allow GRANTEE to maintain the elevation of the road, to GRANTEE'S specifications, with the right to enter upon, clear, grade, excavate and/or add fill material, to the easement area including, as necessary, access to utility facilities located within the right-of-way adjacent to such easement area, the following described lands of the GRANTOR, situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

**a portion of
31-23-27-8850-12-003**

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

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

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons

whomsoever.

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 utility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility.

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.

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

Signed, sealed and delivered
in the presence of:

WATERLEIGH PHASE 1 COMMUNITY
ASSOCIATION, INC., a Florida not-for-profit
corporation

Jean Roberts
Witness

By: [Signature]
Fred Roberts
President

Jean Roberts
Printed Name

[Signature]
Witness

Kathryn Smith
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15th of November, 2018, by Fred Roberts, as President of WATERLEIGH PHASE 1 COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced drivers license as identification.

(Notary Seal)

[Signature]
Notary Signature

Kathryn Smith
Printed Notary Name
Notary Public in and for
the county and state aforesaid.
My commission expires:



Project: Village H (Avalon Road –CR 545) RAC
Parcel: 8038B

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

SLOPE EASEMENT NUMBER: 8038B

LEGAL DESCRIPTION

A portion of Tract LOW-3, Waterleigh Phase 1B, Plat Book 86, Page 84, Public Records or Orange County, Florida, within the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 32; thence run along the South line of the southwest quarter of said Section 32, North 89°53'24" East, 788.55 feet to the westerly Right of Way Line of County Road 545 (Avalon Road) as it now exists and shown on the plat Waterleigh Phase 1B, as recorded in Plat Book 86, Page 84 of the Public Records of Orange County, Florida; said point also being on a curve concave easterly having a radius of 968.47 feet, a delta angle of 011°08'31", a chord bearing of North 03°34'54" East and a chord distance of 188.04 feet; thence run northerly along said westerly Right of Way Line and arc of said curve 188.33 feet to the point of tangency; thence run North 09°09'09" East, 209.11 feet to the POINT OF BEGINNING; thence leaving said westerly Right of Way Line run, North 80°50'44" West, 10.00 feet; thence run North 09°09'09" East, 150.00 feet; thence run South 80°50'51" East, 10.00 feet to a point on the aforementioned westerly Right of Way Line of County Road 545 (Avalon Road); thence run, South 09°09'09" West, 150.00 feet to the POINT OF BEGINNING.

Said lands contain 1,500 Square Feet more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°53'24" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE; PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2013

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: SE PARCEL 8038B.DWG	
DRAWING DATE: 10/18/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
SLOPE EASEMENT 8038B

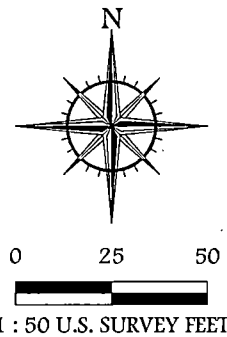
ISSUED FOR:

D.R. HORTON, INC.

8038B
 PARCEL ID:
 31-23-27-8850-12-003
 OWNER: D.R. HORTON, INC.

EXISTING R/W LINE
 AVALON ROAD
 PLAT BOOK 86, PAGE 84

COUNTY ROAD 545
 (AVALON ROAD)
 RIGHT OF WAY IDENTIFICATION
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014



TRACT LOW-3 LANDSCAPE/WALL
 PER PLAT BOOK 86, PAGE 84

L1 L2 L3 L4
 P.O.B.

N 09°09'09" E
 209.11'

R=968.47'
 $\Delta=011^{\circ}08'31''$
 CHB=N 03°34'54" E
 CHD=188.04'
 L=188.33'

LAKEVIEW CROSSING DRIVE
 55.00' R/W
 PER PLAT BOOK 86, PAGE 84

WESTERLY R/W LINE PER
 WATERLEIGH PHASE 1B
 PLAT BOOK 86, PAGE 84

LEGEND

- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- DIST. = DISTRICT
- ID. = IDENTIFICATION
- IMP. = IMPROVEMENT
- L = LENGTH
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- Δ = DELTA ANGLE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 80°50'44" W	10.00'
L2	N 09°09'09" E	150.00'
L3	S 80°50'51" E	10.00'
L4	S 09°09'09" W	150.00'

P.O.C.
 SW CORNER OF SEC. 32-23-27
 FOUND 6"x6" CMON, NO ID.
 C.C.R.# 74864

N 89°53'24" E
 788.55'

S 1/4 CORNER OF SEC. 32-23-27
 FOUND 3" IRON PIPE, NO ID.
 C.C.R.# 74863

SOUTH LINE OF THE SOUTHWEST
 QUARTER, SECTION 32

N 89°53'24" E 2653.93'

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: SE PARCEL 8038B.DWG	
DRAWING DATE: 10/18/2017	
SCALE: 1" = 50'	SHEET 2 OF 2

**SKETCH & DESCRIPTION
 SLOPE EASEMENT 8038B**

ISSUED FOR:

D.R. HORTON, INC.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

DEC 18 2018

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8013

PERMANENT DRAINAGE AND SLOPE AND FILL EASEMENT

THIS INDENTURE, Made this 13th day of November, A.D. 2018, between D.R. HORTON, INC., a Delaware corporation whose address is 1361 Horton Circle, Arlington, Texas 76011 and WATERLEIGH MASTER COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 215 Celebration Place, Suite 115, Celebration, Florida 34747 (hereinafter collectively referred to as the “Grantor”) to ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, (hereinafter referred to as the “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, an easement for drainage purposes, with full authority to enter upon, excavate, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, and appurtenant facilities (the “Improvements”) on, over, under, and upon said land; and a slope and fill easement for the purpose of ensuring the structural integrity of the roadway facility adjacent to the granted easement, and shall allow the GRANTEE to enter upon, clear, grade, excavate and add or remove fill material to the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED EXHIBIT “A”

**Property Appraiser’s Parcel Identification Numbers:
a portion of**

07-24-27-7501-23-001; 08-24-27-0000-00-021 and 07-24-27-7501-12-001

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

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility. Further, the GRANTOR, may use the granted easement for any use consistent with the GRANTEE’S intended use of the granted easement including, but not limited to driveways, access, open space, setback area and any activity that will not adversely affect the operation, functionality, and structural integrity of the Improvements and/or the adjacent roadway facility.

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


[Signature and Notary Form Appear on Following Pages]

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 8013

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

D.R. Horton, Inc., a Delaware corporation

Signed, sealed, and delivered
in the presence of:

BY: 
Christopher N. Wrenn
Assistant Secretary


Witness

Joe Tucker
Printed Name

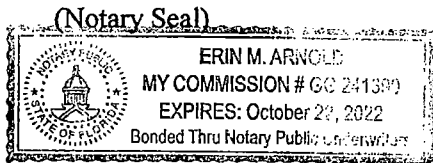

Witness


Jim Simmerston
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13 of NOV, 2018, by Christopher N. Wrenn, Assistant Secretary of D. R. Horton, Inc., a Delaware corporation, on behalf of the corporation. She is personally known to me or has produced _____ as identification.




Notary Signature
ERIN M. ARNOLD
Printed Notary Name

Notary Public in and for
the county and state aforesaid

My commission expires:

Signed, sealed and delivered
in the presence of:

WATERLEIGH MASTER COMMUNITY
ASSOCIATION, INC., a Florida not-for-profit
corporation

Maria Dimarco
Witness

By: Melisa Dotson
Melisa Dotson
President

Nicole DiVenzo
Printed Name

Sade Lebron-Jacobs
Witness

Sade Lebron
Printed Name

(Signature of TWO witnesses required by Florida law)

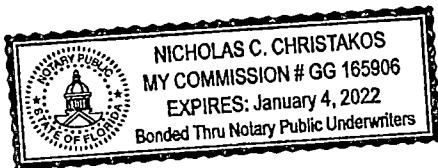
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th of November, 2018, by
MELISSA DOTSON, as President of WATERLEIGH MASTER COMMUNITY ASSOCIATION, INC., a
Florida not-for-profit corporation, on behalf of the corporation. She is personally known to me or has
produced _____ as identification.

(Notary Seal)

Nicholas C. Christakos
Notary Signature

Nicholas C. Christakos
Printed Notary Name



Notary Public in and for
the county and state aforesaid.
My commission expires: 1/4/22

EXHIBIT "A"

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

SLOPE, FILL & DRAINAGE EASEMENT NUMBER: 8013

LEGAL DESCRIPTION

A portion of Tract LS-1, and Tract W-1, WATERLEIGH PHASE 2A, as recorded in Plat Book 92, Page 06 of the Public Records of Orange County, Florida and a portion of land as described in Official Records Book 7975, Page 1223 of the Public Records of Orange County, Florida. Lying in the northwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 8; thence run along the South line of the North half of said Section 8, North 89° 53' 47" East, 1370.21 feet to a point on the existing westerly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said existing westerly Right of Way Line, North 00° 29' 10" West, 499.69 feet to the POINT OF BEGINNING; thence leaving said westerly Right of Way Line, run, South 89° 30' 50" West, 10.00 feet; thence run, North 00° 29' 10" West, 100.00 feet; thence run, North 89° 30' 50" East, 5.00 feet; thence run, North 00° 29' 10" West, 90.00 feet; thence run, North 89° 30' 50" East, 1.00 feet; thence run, North 00° 29' 10" West, 60.16 feet; thence run, South 89° 39' 41" West, 6.00 feet; thence run, North 00° 29' 10" West, 62.85 feet; thence run, North 89° 30' 50" East, 10.00 feet; thence run, South 00° 29' 10" East, 313.04 feet to the POINT OF BEGINNING.

Said parcel contains 2,319 Square Feet, more or less.

NOTES

- 1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°53'47" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Signature of Eli Donaldson, dated 4/12/2018. Eli Donaldson, Professional Surveyor and Mapper, Florida License No. 6984.

REVISED PER COUNTY COMMENTS 3-26-18

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Table with 2 columns: DRAWN BY: C.A.P., CHECKED: E.J.D., PROJECT # 61992.00, DRAWING: SFDE PARCEL 8013.DWG, DRAWING DATE: 04/12/2018, SHEET 1 OF 2

Table with 2 columns: SKETCH & DESCRIPTION, SLOPE, FILL & DRAINAGE EASEMENT 8013, ISSUED FOR: D.R. HORTON, INC.

PARCEL ID: 08-24-27-0000-00-021
 OWNER: D.R. HORTON, INC.
 O.R.B. 7975, PG. 1223

8013
 PARCEL ID: 07-24-27-7501-23-001
 OWNER: D.R. HORTON, INC.

TRACT W-1
 WETLAND TRACT

TRACT LINE

TRACT LS-1
 WATERLEIGH PHASE 2A
 PLAT BOOK 92, PAGE 06
 PARCEL ID: 08-24-27-7501-12-001
 OWNER: D.R. HORTON, INC.

N 00°29'10" W
 499.69'

EXISTING WESTERLY R/W LINE

EXISTING EASTERLY R/W LINE

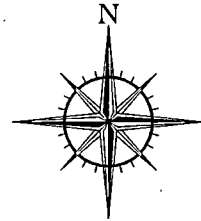
PROPOSED AVALON ROAD
 SURVEY BASELINE

COUNTY ROAD 545
 (AVALON ROAD)

RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- NO. = NUMBER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION



0 50 100

1 : 100 U.S. SURVEY FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°30'50" W	10.00'
L2	N 00°29'10" W	100.00'
L3	N 89°30'50" E	5.00'
L4	N 00°29'10" W	90.00'
L5	N 89°30'50" E	1.00'
L6	N 00°29'10" W	60.16'
L7	S 89°39'41" W	6.00'
L8	N 00°29'10" W	62.85'
L9	N 89°30'50" E	10.00'
L10	S 00°29'10" E	313.04'

P.O.C.

W 1/4 CORNER OF SEC. 8-24-27
 FOUND 6"x6" CMON WITH
 1" IRON PIPE, NO ID.
 C.C.R.# 99011

N 89°53'47" E
 1370.21'

SOUTH LINE OF THE NORTH
 HALF OF SECTION 8

WATERWAY PASSAGE DRIVE

E 1/4 CORNER OF SEC. 8-24-27
 FOUND 6"x6" CMON, NO ID.
 C.C.R.# 78151

N 89°53'47" E 5306.57'

FLAMINGO CROSSINGS BLVD.

REVISED PER COUNTY COMMENTS 3-26-18

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: SFDE PARCEL 8013.DWG	
DRAWING DATE: 04/12/2018	
SCALE: 1" = 100'	SHEET 2 OF 2

SKETCH & DESCRIPTION

SLOPE, FILL & DRAINAGE EASEMENT 8013

ISSUED FOR:

D.R. HORTON, INC.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 8013A, 8013B, 8018B, 8037, 8037A, 8038C

UTILITY EASEMENT

THIS INDENTURE, Made this 16th day of November, A.D. 2018, between D.R. HORTON, INC., a Delaware corporation, whose address is 1361 Horton Circle, Arlington, Texas 76011, WATERLEIGH PHASE 1 COMMUNITY ASSOCIATION, INC., whose address is 215 Celebration Place, Suite 115, Celebration, Florida 34747, and WATERLEIGH MASTER COMMUNITY ASSOCIATION, INC., whose address is 215 Celebration Place, Suite 115, Celebration, Florida 34747, collectively 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

07-24-27-0000-00-003, 07-24-27-7501-12-001, 05-24-27-7500-12-001, 08-24-27-0000-00-017,
31-23-27-8850-12-194, and 05-24-27-7500-12-002

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, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 8013A, 8013B, 8018B, 8037, 8037A, 8038C

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.

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

Signed, sealed and delivered
in the presence of:

D.R. Horton, Inc., a Delaware corporation

Cristina Ruiz
Witness

BY: [Signature]
Christopher N. Wrenn
Assistant Secretary

Cristina Ruiz
Printed Name

[Signature]
Witness

Kathryn Smith
Printed Name

(Signature of TWO witnesses required by Florida law)

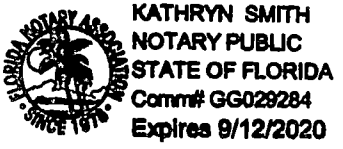
STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 16th of November, 2018, by Christopher N. Wrenn, as Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature

Kathryn Smith
Printed Notary Name



Notary Public in and for
the county and state aforesaid.
My commission expires:

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 8013A, 8013B, 8018B, 8037, 8037A, 8038C

Signed, sealed and delivered
in the presence of:

WATERLEIGH PHASE 1 COMMUNITY
ASSOCIATION, INC., a Florida not-for-profit
corporation

Jean Roberts
Witness

By: [Signature]
Fred Roberts
President

Jean Roberts
Printed Name

JS
Witness

Kathryn Smith
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15th of November, 2018, by Fred Roberts, as President of WATERLEIGH PHASE 1 COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced driver's license as identification.

(Notary Seal)

[Signature]
Notary Signature

Kathryn Smith
Printed Notary Name



KATHRYN SMITH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG029284
Expires 9/12/2020

Notary Public in and for
the county and state aforesaid.
My commission expires:

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 8013A, 8013B, 8018B, 8037, 8037A, 8038C

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

CHRIS WRENN
Printed Name

[Signature]
Witness

Michael Gardner
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15 of NOVEMBER 2018, by William Childs, as Vice-President of WATERLEIGH MASTER COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

(Notary Seal)



KARLA R. CUEVAS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG198967
Expires 4/24/2022

WATERLEIGH MASTER COMMUNITY
ASSOCIATION, INC., a Florida not-for-profit
corporation

By: [Signature] 11/15/18
William Childs
Vice-President

[Signature]
Notary Signature

KARLA R. CUEVAS
Printed Notary Name

Notary Public in and for
the county and state aforesaid.
My commission expires:

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 8013A, 8013B, 8018B, 8037, 8037A, 8038C

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

UTILITY EASEMENT NUMBER: 8013A

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 8; thence run along the North line of the South half of said Section 8, North 89° 53' 47" East, 1356.92 feet; thence leaving said North line run, South 00° 06' 31" East, 75.01 feet to the POINT OF BEGINNING; thence run, South 44° 31' 34" East, 13.98 feet to the point of curvature of a non-tangent curve concave westerly, having a radius of 9940.00 feet, a delta angle of 002° 34' 22", a chord bearing of South 02° 26' 19" West and a chord distance of 446.31 feet; thence run southerly along the arc of said curve, 446.34 feet to a point of reverse curvature of a curve concave easterly, having a radius of 10060.00 feet, a delta angle of 001° 13' 45"; a chord bearing of South 03° 06' 38" West and a chord distance of 215.83 feet; thence run southerly along the arc of said curve, 215.84 feet; thence run North 87° 30' 15" West, 10.00 feet to the point of curvature of a non-tangent curve concave easterly, having a radius of 10070.00 feet, a delta angle of 001° 13' 45", a chord bearing of North 03° 06' 38" East and a chord distance of 216.05 feet; thence run northerly along the arc of said curve 216.05 feet to the point of reverse curvature of a curve concave westerly, having a radius of 9930.00 feet, a delta angle of 002° 37' 45" a chord bearing of North 02° 24' 38" East and a chord distance of 455.63 feet; thence run northerly along the arc of said curve 455.67 feet to the POINT OF BEGINNING.

Said parcel contains 6669 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°53'47" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018
 ELI DONALDSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984
 DATE

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

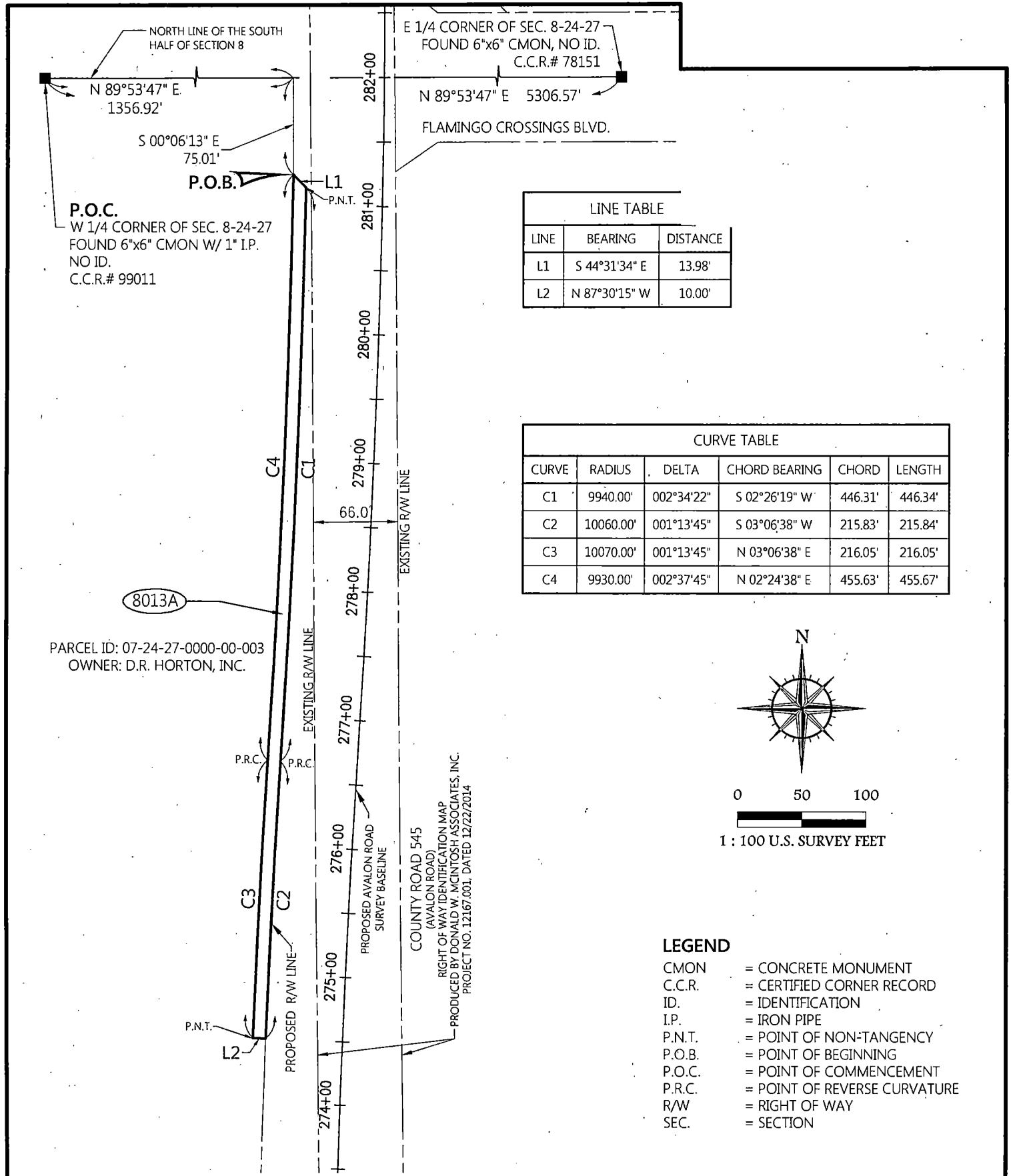


Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8013A.DWG	
DRAWING DATE: 10/18/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
UTILITY EASEMENT 8013A

ISSUED FOR:
D.R. HORTON, INC.

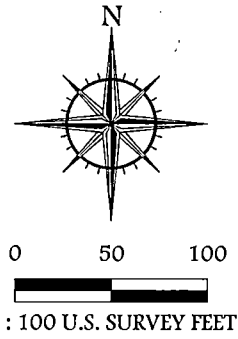


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°31'34" E	13.98'
L2	N 87°30'15" W	10.00'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	9940.00'	002°34'22"	S 02°26'19" W	446.31'	446.34'
C2	10060.00'	001°13'45"	S 03°06'38" W	215.83'	215.84'
C3	10070.00'	001°13'45"	N 03°06'38" E	216.05'	216.05'
C4	9930.00'	002°37'45"	N 02°24'38" E	455.63'	455.67'



- LEGEND**
- CMON = CONCRETE MONUMENT
 - C.C.R. = CERTIFIED CORNER RECORD
 - ID. = IDENTIFICATION
 - I.P. = IRON PIPE
 - P.N.T. = POINT OF NON-TANGENCY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.C. = POINT OF REVERSE CURVATURE
 - R/W = RIGHT OF WAY
 - SEC. = SECTION

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

<p style="font-weight: bold; font-size: 1.2em;">Vanasse Hangen Brustlin, Inc.</p>	Landmark Center Two 225 E. Robinson St., Suite 300 Orlando, FL 32801 407.839.4006 / FAX 407.839.4008 Licensed Business # 7153	DRAWN BY: C.A.P. CHECKED: E.J.D. PROJECT # 61992.00 DRAWING: UE PARCEL 8013A.DWG	<p style="font-weight: bold; font-size: 1.2em;">SKETCH & DESCRIPTION</p> <p style="font-weight: bold; font-size: 1.2em;">UTILITY EASEMENT 8013A</p> <p>ISSUED FOR:</p> <p style="font-weight: bold; font-size: 1.2em;">D.R. HORTON, INC.</p>
	DRAWING DATE: 10/18/2017		
	SCALE: 1" = 100' SHEET 2 OF 2		
	(Empty space for additional notes or signatures)		

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

UTILITY EASEMENT NUMBER: 8013B

LEGAL DESCRIPTION

A portion of Tract LS-1, WATERLEIGH PHASE 2A, as recorded in Plat Book 92, Page 06 of the Public Records of Orange County, Florida. Lying in the northwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 8; thence run along the South line of the North half of said Section 8, North 89° 53' 47" East, 1358.93 feet; thence leaving said South line run, North 00° 06' 13" West, 75.01 feet to the northerly Right of Way Line of Waterway Passage Drive as shown on said WATERLEIGH PHASE 2A, said point being the POINT OF BEGINNING and the point of curvature of a non-tangent curve concave westerly, having a radius of 9930.00 feet, a delta angle of 000° 42' 59", a chord bearing of North 00° 07' 41" West and a chord distance of 124.17 feet, thence leaving said northerly Right of Way Line, run northerly along the arc of said curve 124.17 feet to the point of tangency; thence run, North 00° 29' 10" West, 300.44 feet; thence run, North 89° 30' 50" East, 10.00 feet to a point on the westerly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence run along said westerly Right of Way Line, South 00° 29' 10" East, 300.44 feet to the point of curvature of a curve to the right, having a radius of 9940.00 feet, a central angle of 00° 39' 31", a chord bearing of South 00° 09' 25" East and a chord distance of 114.25 feet; thence continue along said westerly Right of Way Line and arc of said curve 114.25 feet to the northerly Right of Way Line of said Waterway Passage Drive; thence leaving said westerly Right of Way Line, run along said northerly Right of Way Line South 45° 05' 05" West, 14.17 feet to the POINT OF BEGINNING.

Said parcel contains 4,196 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°53'47" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8013B.DWG	
DRAWING DATE: 04/12/2018	
	SHEET 1 OF 2

SKETCH & DESCRIPTION
UTILITY EASEMENT 8013B

ISSUED FOR:

D.R. HORTON, INC.

PARCEL ID: 08-24-27-0000-00-021
 OWNER: D.R. HORTON, INC.
 O.R.B. 7995, PG. 1223

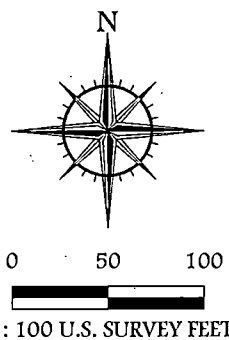
TRACT W-1
 WETLAND TRACT
 PARCEL ID: 07-24-27-7501-23-001
 OWNER: D.R. HORTON, INC.

8013B
 PARCEL ID: 07-24-27-7501-12-001
 OWNER: D.R. HORTON, INC.

TRACT LS-1
 LANDSCAPE/WALL TRACT

P.O.C.
 W 1/4 CORNER OF SEC. 8-24-27
 FOUND 6"x6" CMON WITH
 1" IRON PIPE NO ID.
 C.C.R. # 99011

N 89°53'47" E
 1358.93'
 SOUTH LINE OF THE NORTH
 HALF OF SECTION 8
 WATERWAY PASSAGE DRIVE



LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.C. = POINT OF CURVATURE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- SEC. = SECTION
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- IP = IRON PIPE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°29'10" W	300.44'
L2	N 89°30'50" E	10.00'
L3	S 00°29'10" E	300.44'
L4	S 45°05'05" W	14.17'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	9930.00'	000°42'59"	N 00°07'41" W	124.17'	124.17'
C2	9940.00'	000°39'31"	S 00°09'25" E	114.25'	114.25'

COUNTY ROAD 545
 (AVALON ROAD)
 RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8013B.DWG	
DRAWING DATE: 04/12/2018	
SCALE: 1" = 100'	SHEET 2 OF 2

**SKETCH & DESCRIPTION
 UTILITY EASEMENT 8013B**

ISSUED FOR:
D.R. HORTON, INC.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

UTILITY EASEMENT NUMBER: 8018B

LEGAL DESCRIPTION

A portion of land being in the northwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 8; thence run along the West line of said southwest quarter, North 00°44'54" East, 2631.97 feet to the West quarter corner of said Section 8; thence leaving said West line run along the South line of the North half of said Section 8, North 89°53'47" East, 1436.22 feet to the easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said easterly Right of Way Line, North 00°29'10" West, 84.62 feet; thence leaving said easterly Right of Way Line run, North 89°30'50" East, 53.34 feet to the POINT OF BEGINNING; said point also being a point of curvature of a non-tangent curve concave westerly, having a radius of 10060.00 feet, a delta angle of 000°39'19", a chord bearing of North 00°09'30" West and a chord distance of 115.08 feet; thence run northerly along the arc of said curve, 115.08 feet to the point of tangency; thence North 00°29'10" West, 1001.85 feet; thence run, North 89°25'38" East, 10.00 feet; thence run, South 00° 29' 10" East, 1001.87 feet to the point of curvature of a curve to the right, having a radius of 10070.00 feet, a central angle of 00° 42' 44", a chord bearing of South 00° 07' 48" East and a chord distance of 125.16 feet; thence run southerly along the arc of said curve 125.16 feet; thence run, North 44° 55' 05" West, 14.11 feet to the POINT OF BEGINNING.

Said lands contain 11,220 Square Feet more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 00°44'54" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



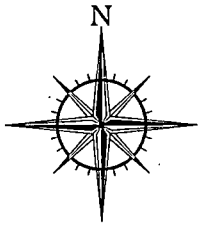
Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8018B.DWG	
DRAWING DATE: 10/18/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
UTILITY EASEMENT 8018B

ISSUED FOR:
D.R. HORTON, INC.



0 75 150

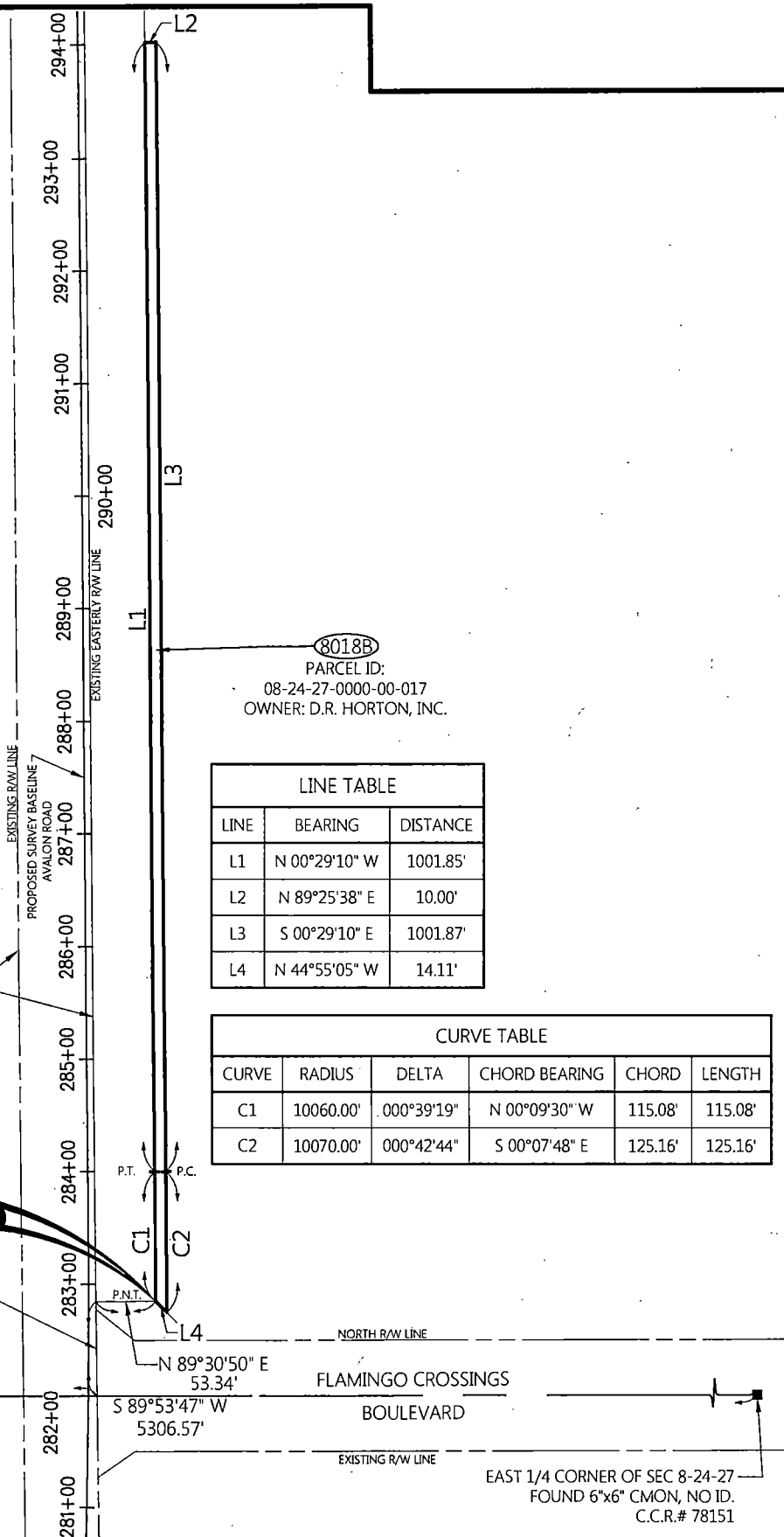


1 : 150 U.S. SURVEY FEET

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- DIST. = DISTRICT
- ID. = IDENTIFICATION
- IMP. = IMPROVEMENT
- P.C. = POINT OF CURVATURE
- P.N.T. = POINT OF NON-TANGENCY
- P.T. = POINT OF TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK

COUNTY ROAD 545
 (AVALON ROAD)
 RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY
 DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014



8018B
 PARCEL ID:
 08-24-27-0000-00-017
 OWNER: D.R. HORTON, INC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°29'10" W	1001.85'
L2	N 89°25'38" E	10.00'
L3	S 00°29'10" E	1001.87'
L4	N 44°55'05" W	14.11'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	10060.00'	000°39'19"	N 00°09'30" W	115.08'	115.08'
C2	10070.00'	000°42'44"	S 00°07'48" E	125.16'	125.16'

WEST 1/4 CORNER OF SEC. 8-24-27
 FOUND 6"x6" CMON
 WITH 1" IRON PIPE, NO ID.
 C.C.R.# 99011

N 00°44'54" E
 2631.97'

WEST LINE OF THE SOUTHWEST
 QUARTER OF SECTION 8

P.O.C.
 SW CORNER OF SEC. 8-24-27
 FOUND 7"x7" CMON NO ID.
 C.C.R. # 99010

P.O.B.
 N 00°29'10" W
 84.62'

N 89°53'47" E
 1436.22'

SOUTH LINE OF THE NORTH HALF OF SECTION 8

N 89°30'50" E
 53.34'

S 89°53'47" W
 5306.57'

WEST LINE OF THE SOUTHWEST
 QUARTER OF SECTION 8

P.O.C.
 SW CORNER OF SEC. 8-24-27
 FOUND 7"x7" CMON NO ID.
 C.C.R. # 99010

NORTH R/W LINE
 FLAMINGO CROSSINGS
 BOULEVARD
 EXISTING R/W LINE

EAST 1/4 CORNER OF SEC 8-24-27
 FOUND 6"x6" CMON, NO ID.
 C.C.R.# 78151

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8018B.DWG	
DRAWING DATE: 10/18/2017	
SCALE: 1" = 150'	SHEET 2 OF 2

**SKETCH & DESCRIPTION
UTILITY EASEMENT 8018B**

ISSUED FOR:
D.R. HORTON, INC.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

UTILITY EASEMENT NUMBER: 8037

LEGAL DESCRIPTION

A portion of Tract LS-1 (Landscape) as shown on the plat, WATERLEIGH PHASE 1A, as recorded in Plat Book 83, Page 51 of the Public Records of Orange County, Florida. Lying in Section 5, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the intersection of the South Right of Way Line of Waterleigh Cove Drive with the westerly Right of Way Line of Avalon Road as shown on said plat; said point being on a non-tangent curve concave westerly having a radius of 2380.00 feet, a delta angle of 000° 14' 34", a chord bearing of South 14° 00' 58" East and a chord distance of 10.09 feet; thence run southerly along said westerly Right of Way Line of Avalon Road and arc of said curve 10.09 feet to the POINT OF BEGINNING; said point being on the continuation of a curve, having a radius of 2380.00 feet, a delta angle of 004° 44' 01", a chord bearing of South 11° 31' 40" East and a chord distance of 196.58 feet; thence continue southerly along said westerly Right of Way Line and arc of said curve 196.63 feet; thence leaving said westerly Right of Way Line run, South 80° 50' 20" West, 10.00 feet to a point of curvature of a non-tangent curve concave westerly, having a radius of 2370.00 feet, a delta angle of 004° 45' 57", a chord bearing of North 11° 32' 38" West and a chord distance of 197.07 feet; thence run northerly along the arc of said curve 197.13 feet; thence run North 83° 38' 51" East, 10.09 feet to the POINT OF BEGINNING.

Said parcel contains 1969 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF WATERLEIGH COVE DRIVE PER PLAT BOOK 83, PAGE 51 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEING NORTH 83°38'51" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018
ELI DONALDSON DATE

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

REVISED: 3-15-2018 PER ORANGE COUNTY PUBLIC WORKS
REVISED: 3-13-2018 PER ORANGE COUNTY UTILITY COMMENTS

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



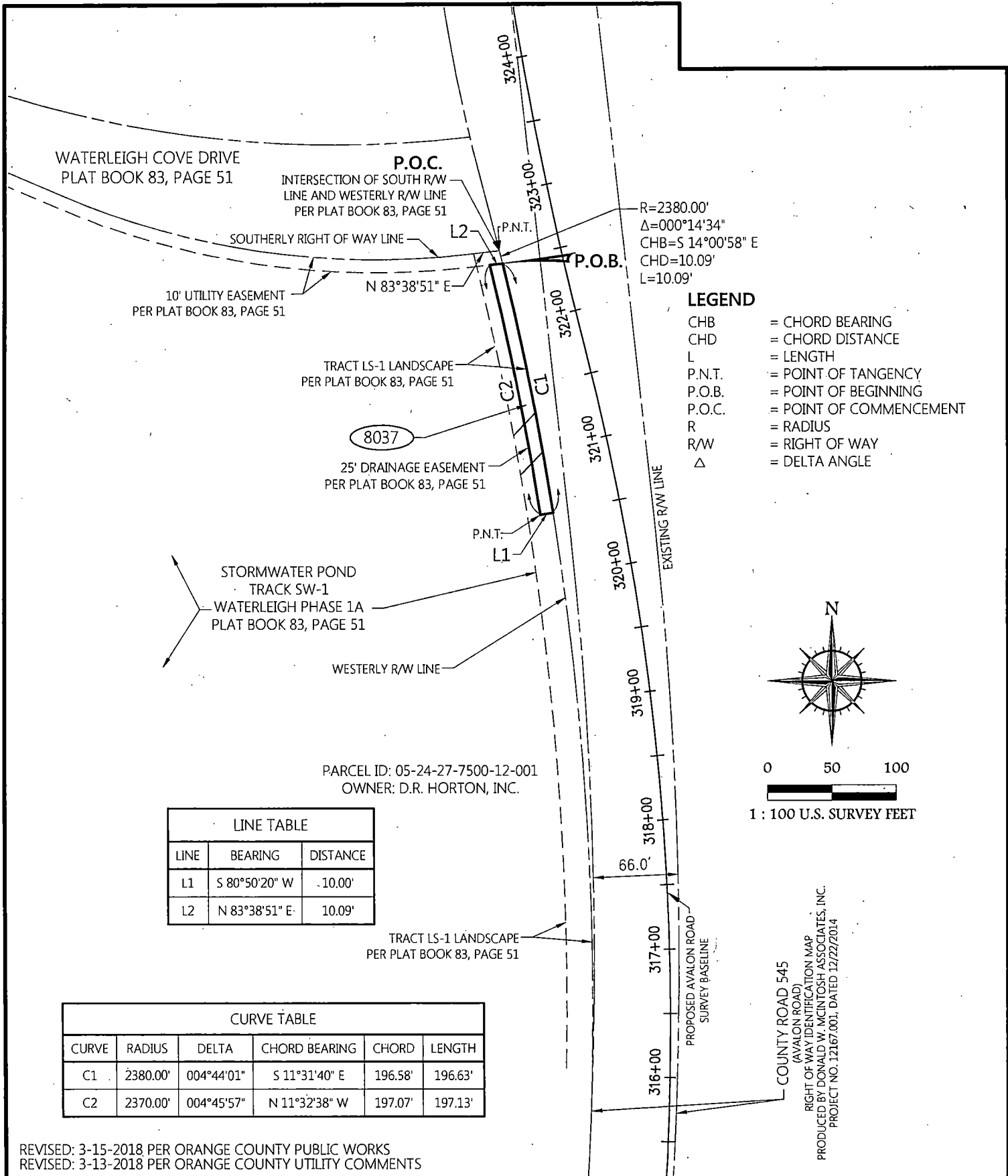
vhb
Vanasse Hangen Brustlin, Inc.

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8037.DWG	
DRAWING DATE: 10/18/2017	
SHEET 1 OF 2	

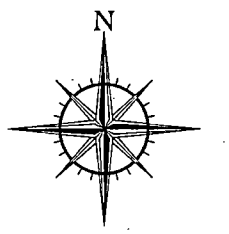
SKETCH & DESCRIPTION
UTILITY EASEMENT 8037

ISSUED FOR:
D.R. HORTON, INC.



R=2380.00'
 $\Delta=000^{\circ}14'34''$
 CHB=S 14°00'58" E
 CHD=10.09'
 L=10.09'

- LEGEND**
- CHB = CHORD BEARING
 - CHD = CHORD DISTANCE
 - L = LENGTH
 - P.N.T. = POINT OF TANGENCY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - Δ = DELTA ANGLE



0 50 100
 1 : 100 U.S. SURVEY FEET

PARCEL ID: 05-24-27-7500-12-001
 OWNER: D.R. HORTON, INC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 80°50'20" W	10.00'
L2	N 83°38'51" E	10.09'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2380.00'	004°44'01"	S 11°31'40" E	196.58'	196.63'
C2	2370.00'	004°45'57"	N 11°32'38" W	197.07'	197.13'

REVISED: 3-15-2018 PER ORANGE COUNTY PUBLIC WORKS
 REVISED: 3-13-2018 PER ORANGE COUNTY UTILITY COMMENTS

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8037.DWG	
DRAWING DATE: 10/18/2017	
SCALE: 1" = 100'	SHEET 2 OF 2

**SKETCH & DESCRIPTION
 UTILITY EASEMENT 8037**

ISSUED FOR:
D.R. HORTON, INC.

PROPOSED AVALON ROAD SURVEY BASELINE
 COUNTY ROAD 545 (AVALON ROAD)
 RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

UTILITY EASEMENT NUMBER: 8037A

LEGAL DESCRIPTION

A portion of Tract LS-2 (Landscape) as shown on the plat, WATERLEIGH PHASE 1A, as recorded in Plat Book 83, Page 51 of the Public Records of Orange County, Florida. Lying in Section 5, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 5; thence run along the North line of the southwest quarter, North 89° 33' 41" East, 1262.87 feet to the westerly Right of Way Line of Avalon Road as shown on said Plat; thence leaving said North line, run the following courses along said westerly Right of Way Line, South 00° 12' 57" East, 401.87 feet; thence South 00° 48' 38" East, 14.18 feet to the POINT OF BEGINNING; thence continue South 00° 48' 38" East, 50.00 feet; thence leaving said westerly Right of Way Line, run South 89° 47' 03" West, 10.00 feet; thence North 00° 48' 38" West, 50.00 feet; thence North 89° 47' 03" East, 10.00 feet to the POINT OF BEGINNING.

Said parcel contains 500 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°33'41" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018
DATE

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8037A.DWG	
DRAWING DATE: 04/12/2018	
SHEET 1 OF 2	

SKETCH & DESCRIPTION

UTILITY EASEMENT 8037A

ISSUED FOR:

D.R. HORTON, INC.

N89°33'41"E 1262.87'

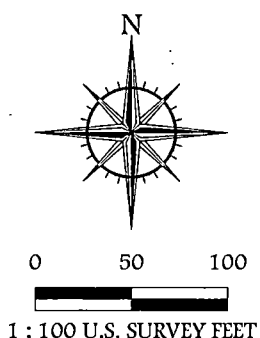
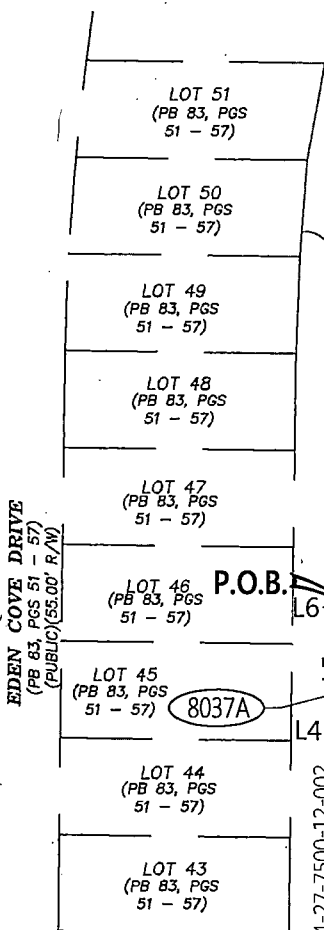
E 1/4 CORNER OF SEC 5-24-27
 FOUND 6"X6" CMON WITH 1" IRON ROD
 NO ID.
 C.C.R. # 78143

N89°33'41"E 5304.99'

P.O.C.
 W 1/4 CORNER OF SEC. 5-24-27
 NO CORNER FOUND OR SET FALLS IN LAKE

NORTH LINE OF THE
 SOUTHWEST QUARTER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°12'57" E	401.87'
L2	S 00°48'38" E	14.18'
L3	S 00°48'38" E	50.00'
L4	S 89°47'03" W	10.00'
L5	N 00°48'38" W	50.00'
L6	N 89°47'03" E	10.00'



- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - PB = PLAT BOOK
 - PGS = PAGES
 - CMON = CONCRETE MONUMENT
 - C.C.R. = CERTIFIED CORNER RECORD

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

Vanasse Hangen Brustlin, Inc.
 Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8037A.DWG	
DRAWING DATE: 04/12/2018	
SCALE: 1" = 100'	SHEET 2 OF 2

SKETCH & DESCRIPTION
UTILITY EASEMENT 8037A

ISSUED FOR:
D.R. HORTON, INC.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

UTILITY EASEMENT NUMBER: 8038C

LEGAL DESCRIPTION

A portion of land being in Tract LS-4 of the plat Waterleigh Phase 1B as recorded in Plat Book 86, Page 84 of the Public Records of Orange County Florida, lying in the northwest quarter of Section 5, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Tract LS-4, said corner also being on the North Right of Way Line of Marina Bay Drive as shown on said plat; thence run along said North Right of Way Line, North 68°34'48" East, 20.00 feet to the westerly Right of Way Line of Avalon Road as it now exists and as shown on said Plat; thence leaving said North Right of Way Line, run along said westerly Right of Way Line, North 21°25'12" West, 77.20 feet to the POINT OF BEGINNING; thence leaving said westerly Right of Way Line, run South 68°34'48" West, 10.00 feet; thence North 21°25'12" West, 150.00 feet; thence North 68°34'48" East, 10.00 feet to the aforementioned westerly Right of Way Line of Avalon Road; thence run along said westerly Right of Way Line, South 21°25'12" East, 150.00 feet to the POINT OF BEGINNING.

Said lands contain 1500 Square Feet more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT OF WAY LINE OF MARINA BAY DRIVE, AS SHOWN ON THE PLAT WATERLEIGH PHASE 1B, PLAT BOOK 86, PAGE 84, ORANGE COUNTY PUBLIC RECORDS, SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 68°34'48" EAST.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8038C.DWG	
DRAWING DATE: 10/18/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
UTILITY EASEMENT 8038C

ISSUED FOR:

D.R. HORTON, INC.

TRACT LS-4, 20' LANDSCAPE/WALL
PER WATERLEIGH PHASE 1B
PLAT BOOK 86, PAGE 84

WESTERLY R/W LINE AVALON ROAD
PER PLAT BOOK 86, PAGE 84

8038C

PARCEL ID: 31-23-27-8850-12-194
OWNER: D.R. HORTON, INC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 68°34'48" W	10.00'
L2	N 21°25'12" W	150.00'
L3	N 68°34'48" E	10.00'
L4	S 21°25'12" E	150.00'

PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
PROJECT NO. 12167.1001.1007.1001
COUNTY ROAD 545
(AVALON ROAD)
RIGHT OF WAY IDENTIFICATION MAP
DATED 12/22/2014

P.O.B.

N 21°25'12" W
77.20'

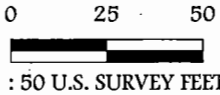
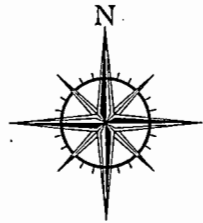
P.O.C.

SOUTHWEST CORNER OF
TRACT LS-4
PER PLAT BOOK 86, PAGE 84

N 68°34'48" E
20.00'

NORTH R/W LINE
MARINA BAY DRIVE
PER PLAT BOOK 86, PAGE 84

MARINA BAY DRIVE
90.00' R/W PER PLAT BOOK 86, PAGE 84



LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: UE PARCEL 8038C.DWG	
DRAWING DATE: 10/18/2017	
SCALE: 1" = 50'	SHEET 2 OF 2

**SKETCH & DESCRIPTION
UTILITY EASEMENT 8038C**

ISSUED FOR:

D.R. HORTON, INC.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 7013A, 7013B, 7037, 7038A and 7038B

TEMPORARY SLOPE EASEMENT

THIS INDENTURE, made and executed the 18th day of November, A.D. 2018, by D.R. HORTON, INC., a Delaware corporation, having an address at 1361 Horton Circle, Arlington, Texas 76011, WATERLEIGH PHASE 1 COMMUNITY ASSOCIATION, INC., whose address is 215 Celebration Place, Suite 115, Celebration, Florida 34747, and WATERLEIGH MASTER COMMUNITY ASSOCIATION, INC., whose address is 215 Celebration Place, Suite 115, Celebration, Florida 34747, collectively 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, its successors and assigns, a temporary slope easement solely for the purpose of insuring the integrity of the county road which runs over the property encumbered by this easement. This easement is to allow GRANTEE to maintain the elevation of the road, to GRANTEE'S specifications, with the right to enter upon, clear, grade, excavate and/or add fill material to the easement area; and the right of access in, on, over, and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A" (the "Easement Property")

Property Appraiser's Parcel Identification Number:
a portion of
05-24-27-7500-12-001; 07-24-27-0000-00-003; 07-24-27-7501-12-001;
and 31-23-27-8850-12-194

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

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

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of title to the Easement Property in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

0027233\173809\5876827v3

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 7013A, 7013B, 7038A and 7038B

THE GRANTOR and its heirs, successors, and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utility, or other structure that may adversely affect the structural integrity of the adjacent roadway facility or the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use consistent with the GRANTEE'S intended use of the granted easement including, but not limited to, project development, driveways, access, open space, setback area, adding fill material, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility or the granted easement.

This easement, and the rights granted herein, shall terminate and be of no further force or effect as to the Easement Property (or portion thereof, as the case may be) at such time as the lands within which the Easement Property (or portion thereof) are located are filled such that slopes are no longer required for the construction, repair, and/or maintenance of the adjoining paving improvements for Avalon Road – CR 545.

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

Signed, sealed, and delivered
in the presence of:

D.R. Horton, Inc., a Delaware corporation

Cristina Ruiz
Witness

BY: [Signature]
Christopher N. Wrenn
Assistant Secretary

Cristina Ruiz
Printed Name

[Signature]
Witness

Kathryn Smith
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 16th of November, 2018, by Christopher N. Wrenn, as Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

(Notary Seal) **KATHRYN SMITH**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG029284
Expires 9/12/2020

[Signature]
Notary Signature
Kathryn Smith
Printed Notary Name
Notary Public in and for
the county and state aforesaid
My commission expires:

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 7013A, 7013B, 7038A and 7038B

Signed, sealed and delivered
in the presence of:

WATERLEIGH PHASE 1 COMMUNITY
ASSOCIATION, INC., a Florida not-for-profit
corporation

Jean Roberts
Witness

By: [Signature]
Fred Roberts
President

Jean Roberts
Printed Name

LS
Witness

Kathryn Smith
Printed Name

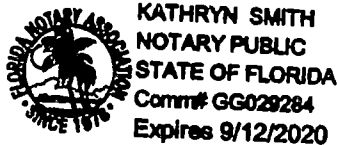
(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15th of November, 2018, by Fred Roberts, as President of WATERLEIGH PHASE 1 COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced drivers license as identification.

(Notary Seal)

LS
Notary Signature



Kathryn Smith
Printed Notary Name

Notary Public in and for
the county and state aforesaid.
My commission expires:

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 7013A, 7013B, 7038A and 7038B

Signed, sealed and delivered
in the presence of:

WATERLEIGH MASTER COMMUNITY
ASSOCIATION, INC., a Florida not-for-profit
corporation

[Signature]
Witness
CHRIS WREN

By: [Signature] 11/15/18
William Childs
Vice-President

Printed Name
[Signature]
Witness
Michael Gardner
Printed Name

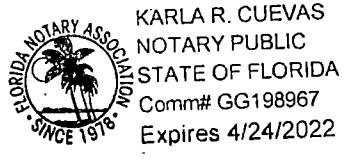
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15 of November, 2018, by William Childs, as Vice-President of WATERLEIGH MASTER COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature
KARLA R. CUEVAS
Printed Notary Name



Notary Public in and for
the county and state aforesaid.
My commission expires:

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 7013A, 7013B, 7037, 7038A and 7038B

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY SLOPE EASEMENT NUMBER: 7013A

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the West quarter corner of said Section 8; thence run along the North line of the South half of said Section 8, North 89° 53' 47" East, 1356.92 feet; thence leaving said North line run, South 00° 06' 13" East, 75.01 feet to the POINT OF BEGINNING; thence run, South 44° 31' 34" East, 13.98 feet to the point of curvature of a non-tangent curve concave westerly, having a radius of 9940.00 feet, a delta angle of 002° 34' 22", a chord bearing of South 02° 26' 19" West and a chord distance of 446.31 feet; thence run southerly along the arc of said curve, 446.34 feet to a point of reverse curvature of a curve concave easterly, having a radius of 10060.00 feet, a delta angle of 002° 56' 58"; a chord bearing of South 02°15'02" West and a chord distance of 517.79 feet; thence run southerly along the arc of said curve, 517.85 feet; thence run North 89° 13' 27" West, 5.00 feet to the point of curvature of a non-tangent curve concave easterly, having a radius of 10065.00 feet, a delta angle of 001° 43' 12", a chord bearing of North 01° 38' 09" East and a chord distance of 302.15 feet; thence run northerly along the arc of said curve 302.16 feet; thence run, North 87° 30' 15" West, 5.00 feet to the point of curvature of a non-tangent curve concave easterly, having a radius of 10070.00 feet, a delta angle of 000° 34' 21" a chord bearing of North 02° 46' 56" East and a chord distance of 100.63 feet; thence run northerly along the arc of said curve 100.63 feet; thence run, South 86° 55' 54" East, 5.00 feet to the point of curvature of a non-tangent curve concave easterly, having a radius of 10065.00 feet, a delta angle of 000° 39' 24" a chord bearing of North 03° 23' 48" East and a chord distance of 115.36 feet; thence run northerly along the arc of said curve 115.36 feet to the point of reverse curvature of a curve concave westerly, having a radius of 9935.00 feet, a delta angle of 001° 38' 09" a chord bearing of North 02°54'26" East and a chord distance of 283.66 feet; thence run northerly along the arc of said curve 283.67 feet; thence run, North 87° 56' 53" West, 5.00 feet to the point of curvature of a non-tangent curve concave westerly, having a radius of 9930.00 feet, a delta angle of 00° 59' 36" a chord bearing of North 01° 35' 33" East and a chord distance of 172.14 feet; thence run northerly along the arc of said curve 172.14 feet to the POINT OF BEGINNING.

Said parcel contains 6185 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°53'47" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

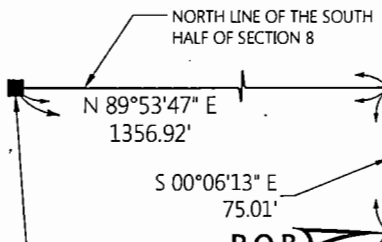
SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7013A.DWG	
DRAWING DATE: 08/28/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
TEMPORARY SLOPE EASEMENT 7013A
ISSUED FOR:
D.R. HORTON, INC.



E 1/4 CORNER OF SEC. 8-24-27
 FOUND 6"x6" CMON, NO ID.
 C.C.R.# 78151

N 89°53'47" E 5306.57'

FLAMINGO CROSSINGS BLVD.

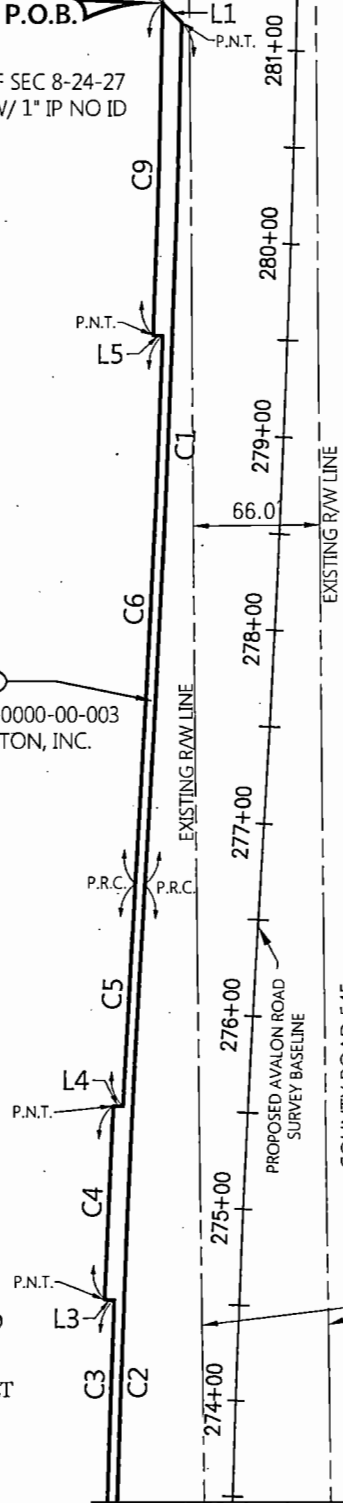
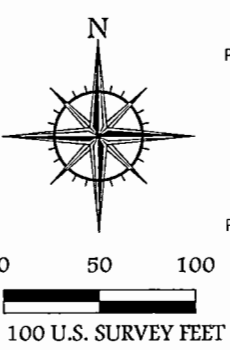
- LEGEND**
- CMON = CONCRETE MONUMENT
 - C.C.R. = CERTIFIED CORNER RECORD
 - ID. = IDENTIFICATION
 - P.N.T. = POINT OF NON-TANGENCY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.C. = POINT OF REVERSE CURVATURE
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - S.R.P.B. = STATE ROAD PLAT BOOK

P.O.C.
 W 1/4 CORNER OF SEC 8-24-27
 FOUND 6"x6"CM W/ 1" IP NO ID
 CCR# 99011

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°31'34" E	13.98'
L2	N 89°13'27" W	5.00'
L3	N 87°30'15" W	5.00'
L4	S 86°55'54" E	5.00'
L5	N 87°56'53" W	5.00'

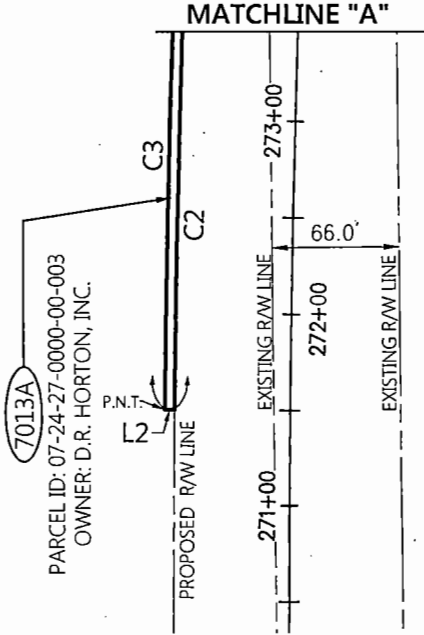
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	9940.00'	002°34'22"	S 02°26'19" W	446.31'	446.34'
C2	10060.00'	002°56'58"	S 02°15'02" W	517.79'	517.85'
C3	10065.00'	001°43'12"	N 01°38'09" E	302.15'	302.16'
C4	10070.00'	000°34'21"	N 02°46'56" E	100.63'	100.63'
C5	10065.00'	000°39'24"	N 03°23'48" E	115.36'	115.36'
C6	9935.00'	001°38'09"	N 02°54'26" E	283.66'	283.67'
C9	9930.00'	000°59'36"	N 01°35'33" E	172.14'	172.14'

7013A
 PARCEL ID: 07-24-27-0000-00-003
 OWNER: D.R. HORTON, INC.



PROPOSED AVALON ROAD
 SURVEY BASELINE

COUNTY ROAD 545
 (AVALON ROAD)
 RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014



MATCHLINE "A" SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7013A.DWG	
DRAWING DATE: 08/28/2017	
SCALE: 1" = 100'	SHEET 2 OF 2

SKETCH & DESCRIPTION
 TEMPORARY SLOPE EASEMENT 7013A

ISSUED FOR:
D.R. HORTON, INC.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY SLOPE EASEMENT NUMBER: 7013B

LEGAL DESCRIPTION

A portion of land being in Tract LS-1 of Waterleigh Phase 2A, Plat Book 92, Page 06, Public Records of Orange County, Florida, Section 8, Township 24 South, Range 27 East, and being more particularly described as follows:

Commence at the West quarter corner of said Section 8; thence run along the South line of the North half of said Section 8, North 89° 53' 47" East, 1358.93 feet; thence leaving said South line run, North 00° 06' 13" West, 75.01 feet to the POINT OF BEGINNING, also being on the northerly Right of Way of Waterway Passage Drive as shown on said plat and a point of curvature of a non-tangent curve concave westerly, having a radius of 9930.00 feet, a delta angle of 000° 42' 59", a chord bearing of North 00° 07' 41" West and a chord distance of 124.17 feet, thence run northerly along the arc of said curve 124.17 feet to the point of tangency; thence run, North 00° 29' 10" West, 300.44 feet; thence run North 89° 30' 50" East, 10.00 feet to a point on the westerly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014 and as shown on said plat; thence run along said westerly Right of Way Line, South 00° 29' 10" East, 300.44 feet to the point of curvature of a curve to the right, having a radius of 9940.00 feet and a delta angle of 000° 39' 31"; thence run along the arc of said curve 114.25 feet to the aforementioned northerly Right of Way of Waterway Passage Drive; thence run along said northerly Right of Way of Waterway Passage Drive, South 45° 05' 05" West, 14.17 feet to the POINT OF BEGINNING.

Said parcel contains 4196 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°53'47" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018
 ELI DONALDSON DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7013B.DWG	
DRAWING DATE: 08/28/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
TEMPORARY SLOPE EASEMENT 7013B

ISSUED FOR:
D.R. HORTON, INC.

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- ID. = IDENTIFICATION
- P.C. = POINT OF CURVATURE
- P.N.T. = POINT OF NON-TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK



0 50 100

1 : 100 U.S. SURVEY FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°29'10" W	300.44'
L2	N 89°30'50" E	10.00'
L3	S 00°29'10" E	300.44'
L4	S 45°05'05" W	14.17'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	9930.00'	000°42'59"	N 00°07'41" W	124.17'	124.17'
C2	9940.00'	000°39'31"	S 00°09'25" E	114.25'	114.25'

7013B
 PARCEL ID: 07-24-27-7501-12-001
 OWNER: D.R. HORTON, INC.

WESTERLY R/W LINE
 AVALON ROAD

TRACT LS-1
 PLAT BOOK 92, PAGE 06

P.O.C.
 W 1/4 CORNER OF SEC 8-24-27
 FOUND 6"x6"CM W/ 1" IP NO ID
 CCR# 99011

P.O.B.
 P.N.T. ON THE NORTHERLY RIGHT OF WAY
 OF WATERWAY PASSAGE DRIVE
 WATERLEIGH PHASE 2A
 PLAT BOOK 92, PAGE 06

N 89°53'47" E
 1358.93'

SOUTH LINE OF THE NORTH
 HALF OF SECTION 8
 WATERWAY PASSAGE DRIVE

NORTHERLY R/W

N 00°06'13" W
 75.01'

L2

L1

L3

C1

C2

L4

66.0'

EXISTING R/W LINE

288+00

287+00

286+00

285+00

284+00

283+00

282+00

EXISTING R/W LINE

288+00

287+00

286+00

285+00

284+00

283+00

282+00

PROPOSED AVALON ROAD
 SURVEY BASELINE

COUNTY ROAD 545
 (AVALON ROAD)

RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014

N 89°53'47" E 5306.57'
 FLAMINGO CROSSINGS BLVD.
 E 1/4 CORNER OF SEC. 8-24-27
 FOUND 6"x6" CMON, NO ID.
 C.C.R.# 78151

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7013B.DWG	
DRAWING DATE: 08/28/2017	
SCALE: 1" = 100'	SHEET 2 OF 2

SKETCH & DESCRIPTION
 TEMPORARY SLOPE EASEMENT 7013B

ISSUED FOR:

D.R. HORTON, INC.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY SLOPE EASEMENT NUMBER: 7037

LEGAL DESCRIPTION

A portion of Tract LS-1 (Landscape) as shown on the plat, WATERLEIGH PHASE 1A, as recorded in Plat Book 83, Page 51 of the Public Records of Orange County, Florida. Lying in Section 5, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the intersection of the South right of way line of Waterleigh Cove Drive with the westerly right of way line of Avalon Road as shown on said plat; said point being on a curve concave westerly having a radius of 2380.00 feet, a delta angle of 000° 14' 34", a chord bearing of South 14° 00' 58" East and a chord distance of 10.09 feet; thence run southerly along said westerly right of way line of Avalon Road and arc of said curve 10.09 feet to the POINT OF BEGINNING; said point being on a curve concave westerly, having a radius of 2380.00 feet, a delta angle of 015° 15' 53", a chord bearing of South 06° 15' 45" East and a chord distance of 632.20 feet; thence continue southerly along said westerly right of way and arc of said curve 634.07 feet; thence leaving said westerly right of way line run, North 88° 37' 48" West, 5.00 feet to a point of curvature of a non-tangent curve concave westerly, having a radius of 2375.00 feet, a delta angle of 015° 16' 50", a chord bearing of North 06° 16' 14" West and a chord distance of 631.53 feet; thence run northerly along the arc of said curve 633.40 feet; thence run North 83° 38' 50" East, 5.05 feet to the POINT OF BEGINNING.

Said parcel contains 3169 Square Feet, more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF WATERLEIGH COVE DRIVE PER PLAT BOOK 83, PAGE 51 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEING NORTH 83°33'50" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

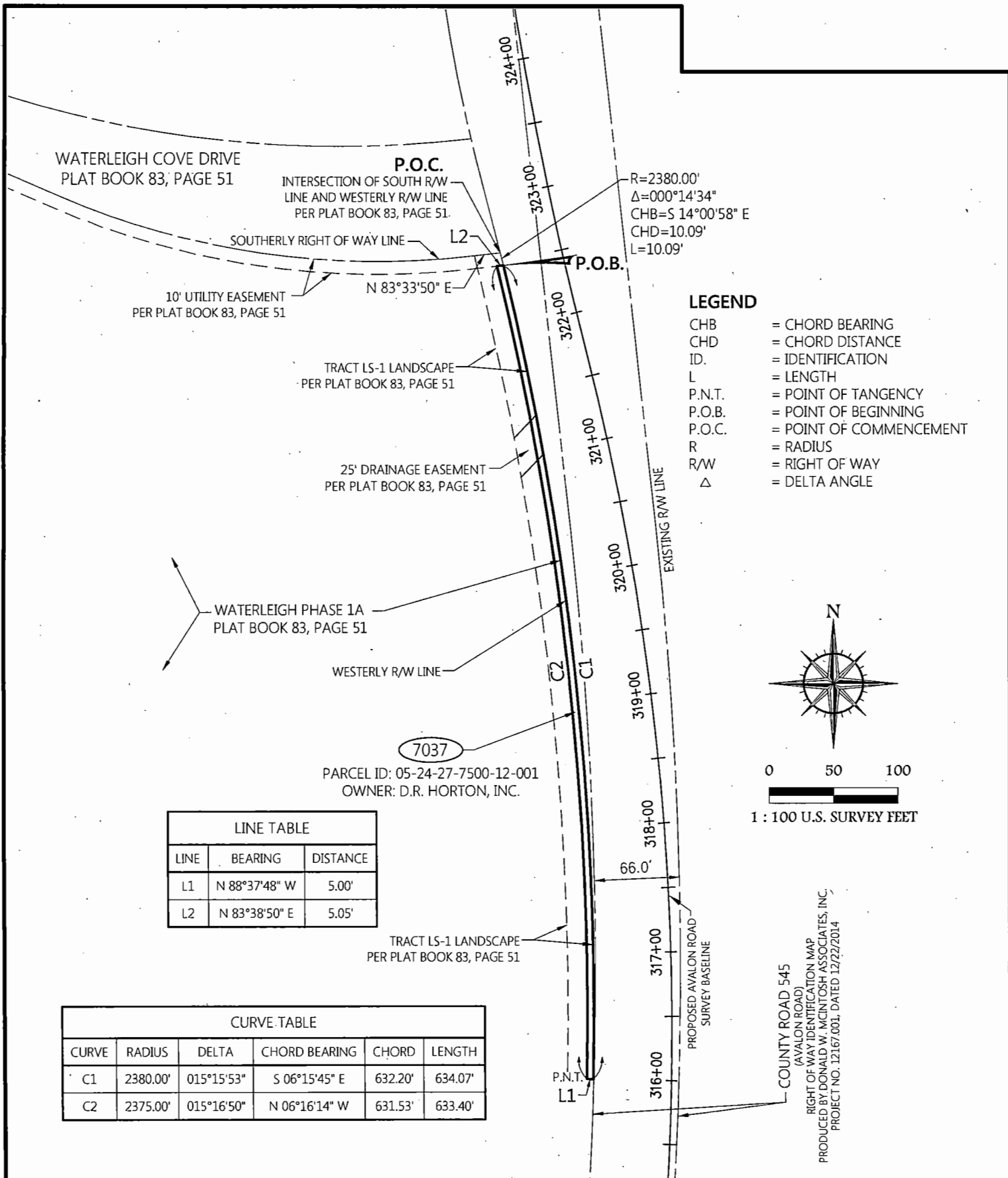
DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7037.DWG	
DRAWING DATE: 07/25/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION

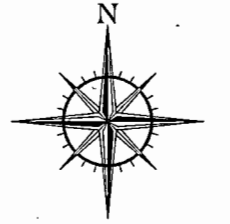
TEMPORARY SLOPE EASEMENT 7037

ISSUED FOR:

D.R. HORTON, INC.



- LEGEND**
- CHB = CHORD BEARING
 - CHD = CHORD DISTANCE
 - ID. = IDENTIFICATION
 - L = LENGTH
 - P.N.T. = POINT OF TANGENCY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - Δ = DELTA ANGLE



0 50 100
1 : 100 U.S. SURVEY FEET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°37'48" W	5.00'
L2	N 83°38'50" E	5.05'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2380.00'	015°15'53"	S 06°15'45" E	632.20'	634.07'
C2	2375.00'	015°16'50"	N 06°16'14" W	631.53'	633.40'

7037
PARCEL ID: 05-24-27-7500-12-001
OWNER: D.R. HORTON, INC.

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7037.DWG	
DRAWING DATE: 07/25/2017	
SCALE: 1" = 100'	SHEET 2 OF 2

SKETCH & DESCRIPTION
TEMPORARY SLOPE EASEMENT 7037
ISSUED FOR:
D.R. HORTON, INC.

COUNTY ROAD 545
(AVALON ROAD)
RIGHT OF WAY IDENTIFICATION MAP
PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
PROJECT NO. 12167.001, DATED 12/22/2014

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY SLOPE EASEMENT NUMBER: 7038A

LEGAL DESCRIPTION

A portion of land being in Tract LS-4 of the plat Waterleigh Phase 1B as recorded in Plat Book 86, Page 84 of the Public Records of Orange County Florida, lying in the northwest quarter of Section 5, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Tract LS-4, said corner also being on the North Right of Way Line of Marina Bay Drive as shown on said plat; thence run along said North Right of Way Line North 68°34'48" East, 15.00 feet to the POINT OF BEGINNING; thence leaving said North Right of Way Line run, North 21°25'12" West, 227.20 feet; thence run North 68°34'48" East, 5.00 feet to the westerly Right of Way Line of Avalon Road as it now exists and shown on said plat; thence run along said westerly Right of Way Line South 21°25'12" East, 227.20 feet to the aforementioned North Right of Way Line of Marina Bay Drive; thence run along said North Right of Way Line South 68°34'48" West, 5.00 feet to the POINT OF BEGINNING.

Said lands contain 1136 Square Feet more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH RIGHT-OF-WAY LINE OF MARINA BAY DRIVE, AS SHOWN ON THE PLAT WATERLEIGH PHASE 1B, PLAT BOOK 86, PAGE 84, ORANGE COUNTY PUBLIC RECORDS, SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 68°34'47" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON

4/12/2018

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7038A.DWG	
DRAWING DATE: 07/25/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
TEMPORARY SLOPE EASEMENT 7038A

ISSUED FOR:
D.R. HORTON, INC.

TRACT LS-4, 20' LANDSCAPE/WALL
PER WATERLEIGH PHASE 1B
PLAT BOOK 86, PAGE 84

WESTERLY R/W LINE AVALON ROAD
PER PLAT BOOK 86, PAGE 84

7038A

PARCEL ID: 31-23-27-8850-12-194
OWNER: D.R. HORTON, INC.

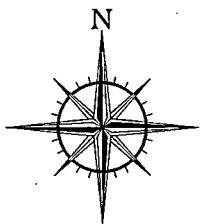
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 21°25'12" W	227.20'
L2	N 68°34'48" E	5.00'
L3	S 21°25'12" E	227.20'
L4	S 68°34'48" W	5.00'

P.O.C.
SOUTHWEST CORNER OF
TRACT LS-4
PER PLAT BOOK 86, PAGE 84

N 68°34'48" E
15.00'

NORTH R/W LINE
MARINA BAY DRIVE
PER PLAT BOOK 86, PAGE 84

MARINA BAY DRIVE
90.00' R/W PER PLAT BOOK 86, PAGE 84



0 25 50
1 : 50 U.S. SURVEY FEET

LEGEND

- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- DIST. = DISTRICT
- ID. = IDENTIFICATION
- IMP. = IMPROVEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK

PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
PROJECT NO. 12167.001, DATED 12/22/2014

COUNTY ROAD 545
(AVALON ROAD)

RIGHT OF WAY IDENTIFICATION MAP

SURVEY BASELINE FOR PROPOSED
AVALON ROAD

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7038A.DWG	
DRAWING DATE: 07/25/2017	
SCALE: 1" = 50'	SHEET 2 OF 2

SKETCH & DESCRIPTION

TEMPORARY SLOPE EASEMENT 7038A

ISSUED FOR:

D.R. HORTON, INC.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY SLOPE EASEMENT NUMBER: 7038B

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 32, Township 23 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 32; thence run along the South line of the southwest quarter of said Section 32, North 89°53'24" East, 788.55 feet to the westerly Right of Way Line of County Road 545 (Avalon Road) as it now exists and shown on the plat Waterleigh Phase 1B, as recorded in Plat Book 86, Page 84 of the Public Records of Orange County, Florida; said point also being on a curve concave easterly having a radius of 968.47 feet, a delta angle of 002°14'58", a chord bearing of North 00°51'53" West and a chord distance of 38.02 feet; thence run northerly along said westerly Right of Way Line and arc of said curve 38.02 feet to the POINT OF BEGINNING; thence leaving said westerly Right of Way Line run, North 89°49'52" West, 4.74 feet to a point on a non-tangent curve concave easterly having a radius of 985.00 feet, a delta angle of 008°59'00", a chord bearing of North 04°39'38" East and a chord distance of 154.28 feet; thence run northerly along the arc of said curve, 154.44 feet to the point of tangency; thence run North 09°09'08" East, 25.38 feet to a point on the southerly Right of Way Line of Lakeview Crossing Drive as shown on said plat; thence run along said southerly Right of Way Line, South 80°50'52" East, 5.12 feet to a point on the aforementioned westerly Right of Way Line of County Road 545 (Avalon Road); thence leaving said southerly Right of Way Line run along said westerly Right of Way Line, South 09°09'09" West, 28.74 feet to the point of curvature of a curve concave easterly, having a radius of 968.47 feet, a delta angle of 008°53'33", a chord bearing of South 04°42'23" West and a chord distance of 150.16 feet; thence run southerly along said westerly Right of Way Line and arc of said curve 150.31 feet to the POINT OF BEGINNING.

Said lands contain 886 Square Feet more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°53'24" EAST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON 4/12/2018

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

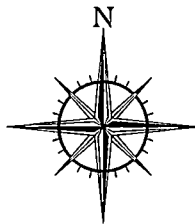
DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7038B.DWG	
DRAWING DATE: 10/18/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION
TEMPORARY SLOPE EASEMENT 7038B

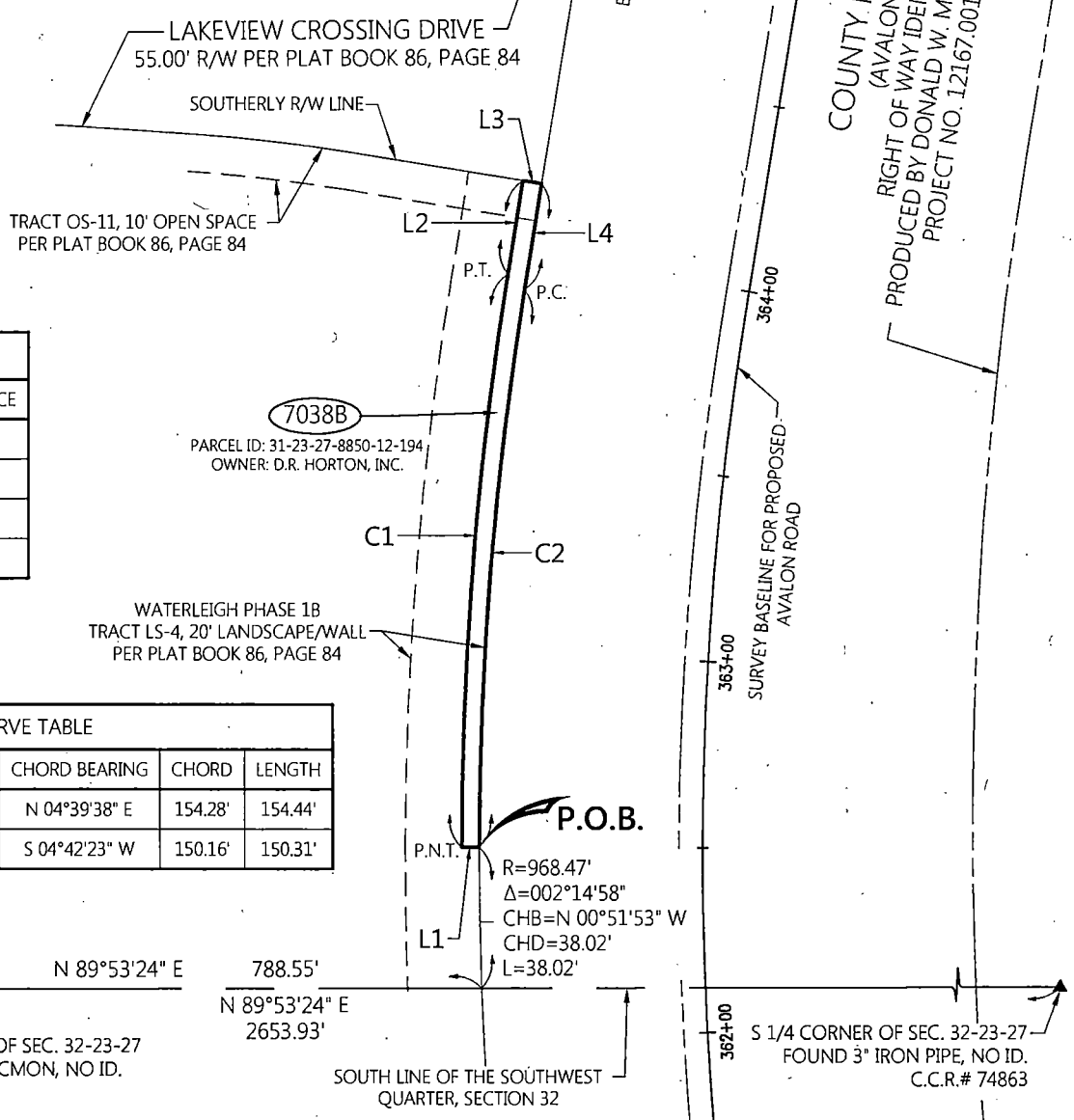
ISSUED FOR:
D.R. HORTON, INC.

LEGEND

- CMON = CONCRETE MONUMENT
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- DIST. = DISTRICT
- ID. = IDENTIFICATION
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- P.N.T. = POINT OF NON-TANGENCY
- P.O.B. = POINT OF BEGINNING
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0 25 50
1 : 50 U.S. SURVEY FEET



LAKEVIEW CROSSING DRIVE
55.00' R/W PER PLAT BOOK 86, PAGE 84

SOUTHERLY R/W LINE

TRACT OS-11, 10' OPEN SPACE
PER PLAT BOOK 86, PAGE 84

7038B
PARCEL ID: 31-23-27-8850-12-194
OWNER: D.R. HORTON, INC.

WATERLEIGH PHASE 1B
TRACT LS-4, 20' LANDSCAPE/WALL
PER PLAT BOOK 86, PAGE 84

COUNTY ROAD 545
(AVALON ROAD)

RIGHT OF WAY IDENTIFICATION MAP
PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
PROJECT NO. 12167.001, DATED 12/22/2014

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°49'52" W	4.74'
L2	N 09°09'08" E	25.38'
L3	S 80°50'52" E	5.12'
L4	S 09°09'09" W	28.74'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	985.00'	008°59'00"	N 04°39'38" E	154.28'	154.44'
C2	968.47'	008°53'33"	S 04°42'23" W	150.16'	150.31'

N 89°53'24" E 788.55'
P.O.C.
SW CORNER OF SEC. 32-23-27
FOUND 6"x6" CMON, NO ID.
C.C.R.# 74864

N 89°53'24" E
2653.93'

SOUTH LINE OF THE SOUTHWEST
QUARTER, SECTION 32

P.N.T.
R=968.47'
Δ=002°14'58"
CHB=N 00°51'53" W
CHD=38.02'
L=38.02'

P.O.B.

362+00 S 1/4 CORNER OF SEC. 32-23-27
FOUND 3" IRON PIPE, NO ID.
C.C.R.# 74863

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 32, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



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DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TSE PARCEL 7038B.DWG	
DRAWING DATE: 10/18/2017	
SCALE: 1" = 50'	SHEET 2 OF 2

SKETCH & DESCRIPTION

TEMPORARY SLOPE EASEMENT 7038B

ISSUED FOR:

D.R. HORTON, INC.