



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: February 18, 2019

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

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

FROM: Monica Hand, Senior Title Examiner *JB for MH*
Real Estate Management Division

CONTACT PERSON: **Paul Sladek, Manager**

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

ACTION REQUESTED: Approval of Slope Easement, Pedestrian and Landscape Easement, Transit, Pedestrian and Utility Easement, and Temporary Construction Easement from The School Board of Orange County, Florida to Orange County and authorization to perform all actions necessary and incidental to closing

PROJECT: Palm Parkway Connector

District 1

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

ITEMS: Slope Easement
Cost: Donation
Size: 23,639 square feet

Pedestrian and Landscape Easement
Cost: Donation
Size: 23,860 square feet

Transit, Pedestrian and Utility Easement
Cost: Donation
Size: 17,702 square feet

Temporary Construction Easement
Cost: Donation
Total size: 8,196 square feet
Term: Seven years, or until completion of construction

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

REMARKS: These conveyances are requirements of the Palm Parkway to Apopka-Vineland Connector Road Agreement approved by the Board on December 6, 2005, as amended and supplemented.

Approval of this item is contingent upon approval of all other Palm Parkway Connector agenda items being processed concurrently by the Real Estate Management Division and upon approval of Petition to Vacate No. 15-12-026 which is being processed concurrently by the Public Works Department.

Grantor to pay all closing costs.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by [clicking here](#).

FEB 26 2019

This Instrument was prepared by,
and upon recording please return to:

James G. Willard, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR
Parcel id: 14-24-28-1242-78-001

SLOPE EASEMENT

THIS SLOPE EASEMENT AGREEMENT (this "**Agreement**") is made and entered this 18 day of Dec, 2018, by and between **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801 ("**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**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

WHEREAS, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

WHEREAS, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

NOW THEREFORE, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

Section 1. The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

Section 2. Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the

PROJECT: PALM PARKWAY CONNECTOR

Easement Area for the purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

Section 3. Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

Section 4. The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining property owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

Section 5. The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

Section 6. The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

Section 7. With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

Section 8. The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

“SCHOOL BOARD”

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

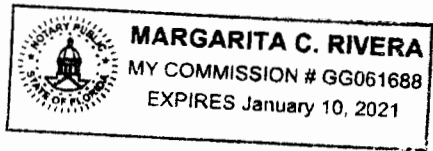
[Signature]
Print Name: Nancy L. Connor
[Signature]
Print Name: Madon Gutierrez

By: [Signature]
Teresa Jacobs, as Chair

Date: 12-17-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 17th day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

[Signature]
NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Signed and sealed in the presence of:

[Signature]
 Print Name: Nancy L. Condon

[Signature]
 Print Name: Marcia Gutierrez

Attest: [Signature]
 Barbara M. Jenkins, Ed. D., as its Superintendent

Dated: 12-18-18

STATE OF FLORIDA)
) s.s.:
 COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



[Signature]
 NOTARY PUBLIC OF FLORIDA
 Print Name: Susan M. Adams
 Commission No.: _____
 Expires: _____

Reviewed and approved by Orange County Public School's Chief Facilities Officer
[Signature]
 John T. Morris
 Chief Facilities Officer
 Date: Dec 13, 2018

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.
[Signature]
 Laura L. Kelly, Staff Attorney III/Planning and Real Estate
 Date: December 13, 2018

PROJECT: PALM PARKWAY CONNECTOR

Exhibit "A"

to Slope Easement

Legal Description of Easement Area
(Parcels 809B)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 809B

ESTATE: Perpetual Easement
PURPOSE: 20' Slope Easement

PARCEL 809B


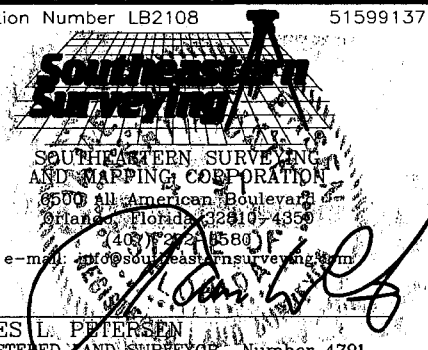
A portion of Central Orange Park, according to the Plat thereof as recorded in Plat Book O, Pages 63 through 65 and a portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 88°55'03" West, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence South 00°10'40" West, a distance of 1217.03 feet along the West line of said Northeast quarter of the Northeast quarter of Section 15 to the POINT OF BEGINNING said point also being on a non-tangent curve concave Northerly, having a radius of 646.00 feet, a central angle of 03°42'59" and a chord bearing of South 87°24'20" East; thence departing said West line from a tangent bearing South 85°32'50" East, Easterly 41.90 feet along the arc of said curve to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southerly, having a radius of 786.00 feet and a central angle of 41°37'31"; thence Easterly along the arc of said curve a distance of 571.03 feet to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence South 42°21'42" West, a distance of 20.00 feet along said Easterly line to a point on a non-tangent curve concave Southerly, having a radius of 766.00 feet, a central angle of 41°37'31" and a chord bearing of North 68°27'02" West; thence departing said Easterly line from a tangent bearing North 47°38'17" West, Westerly 556.50 feet along the arc of said curve to the of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 666.00 feet, a central angle of 03°35'16"; thence Westerly along the arc of said curve a distance of 41.70 feet to the aforesaid West line of Northeast quarter of the Northeast quarter of Section 15; thence North 00°10'40" East, a distance of 20.05 feet along said West line to the POINT OF BEGINNING.

Containing 23,639 square, more or less

SURVEYOR'S REPORT:

- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 88°55'03" West.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

	Sketch & Description		Date: 04/14/2017 S.S.	Certification Number LB2108 51599137
	Job Number: 51599	Scale: 1" = 200'		
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 809B

NORTHWEST CORNER,
NE 1/4, NE 1/4,
SECTION 15-24-28

N88°55'03"W 1317.59'

NORTH LINE, NE 1/4, SECTION 15-24-28

NORTH LINE, NW 1/4, SECTION 14-24-28

POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE NORTHEAST 1/4,
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

GRANBY STREET
60' RIGHT OF WAY
(VACATED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°15'48"E	576.38'
L2	S42°21'42"W	20.00'
L3	N89°15'48"W	576.38'
L4	N00°10'40"E	20.05'

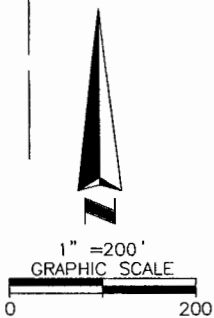
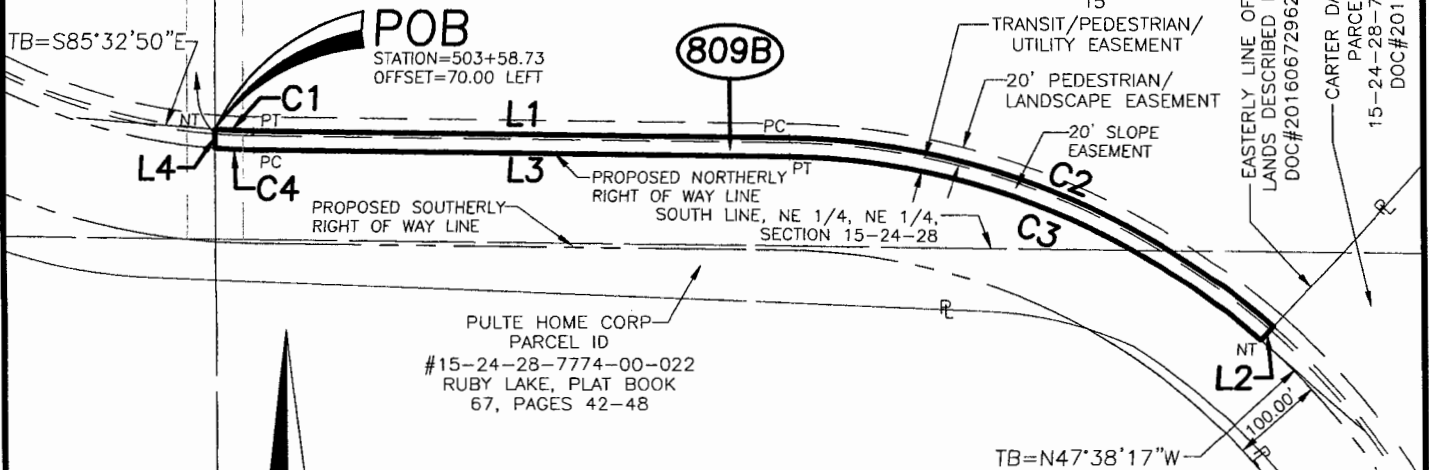
CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	41.90'	646.00'	3°42'59"	S87°24'20"E	41.89'
C2	571.03'	786.00'	41°37'31"	S68°27'02"E	558.55'
C3	556.50'	766.00'	41°37'31"	N68°27'02"W	544.34'
C4	41.70'	666.00'	3°35'16"	N87°28'11"W	41.70'

MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22
KERINA VILLAGE INC
PARCEL ID
#15-24-28-5844-00-050
O.R.B. 9858/2576

WEST LINE, NE 1/4, NE 1/4, SECTION 15-24-28
S00°10'40"W 1217.03'

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65
SCHOOL BOARD OF ORANGE
COUNTY FLORIDA
PARCEL ID # 14-24-28-1242-78-001
DOC#20160672962

CARTER DARYL M TR
PARCEL ID #
15-24-28-7774-00-023
DOC#20160653171



LEGEND

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- PL = PROPERTY LINE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- POB = POINT OF BEGINNING
- DOC = DOCUMENT



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com

NOTE:
SEE SHEETS 10, 11 & 12 OF PALM PARKWAY TO
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599137
Job No. 51599
Date: 04/14/2017
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

PROJECT: PALM PARKWAY CONNECTOR

Exhibit "B"

to Slope Easement

Legal Description of Benefited Property
(Parcels 103 and 105A)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103
 ESTATE: Fee Simple
 PURPOSE: Road Right of Way

PARCEL 103


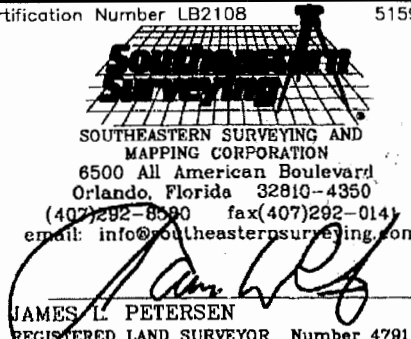
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 68°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

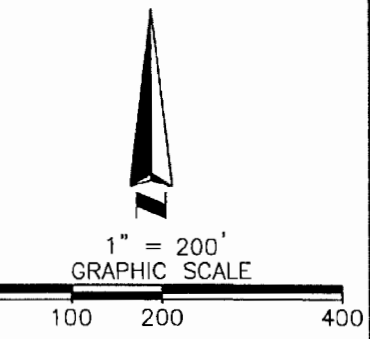
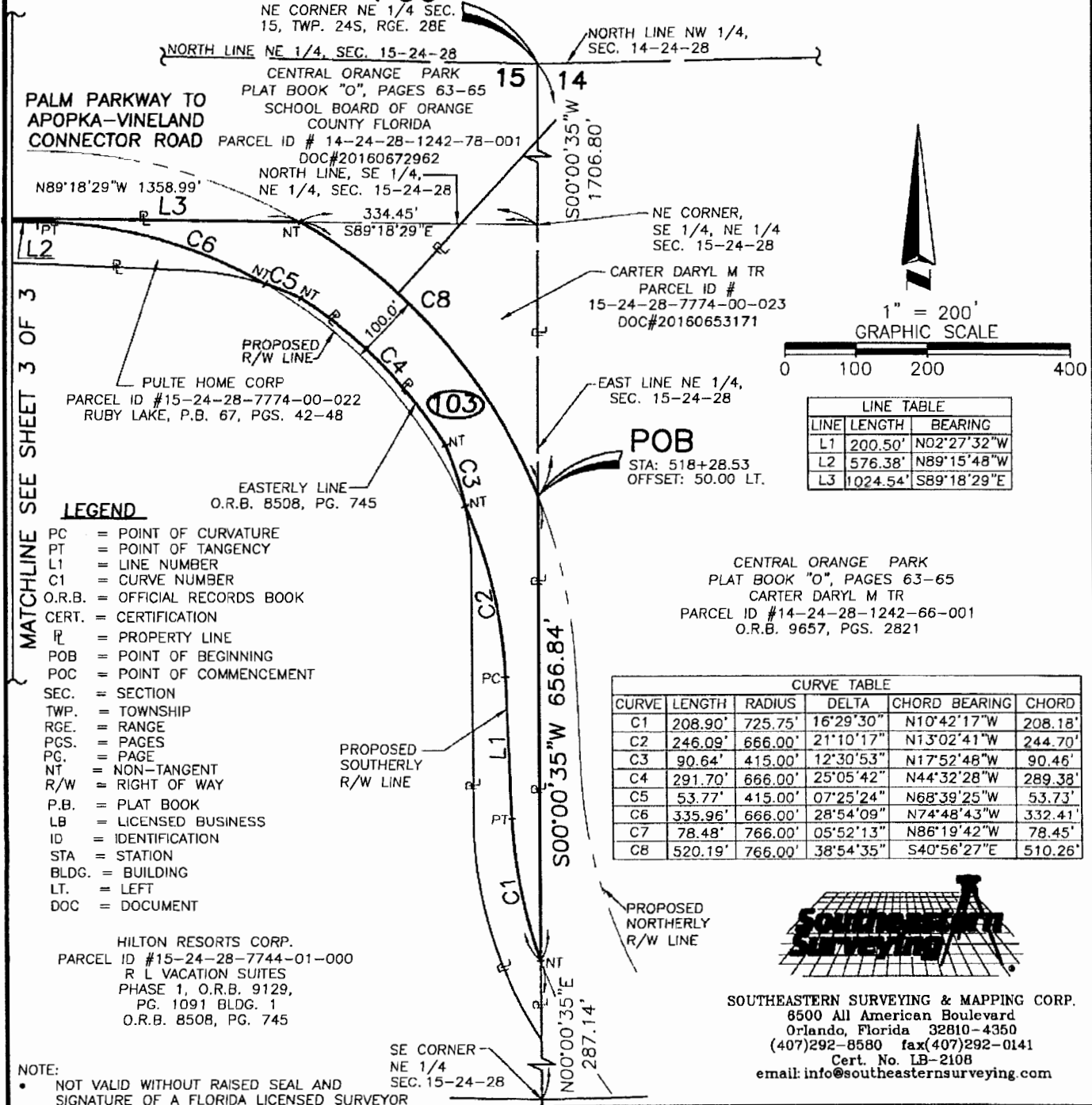
SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.
Not valid without sheets 2-3

		Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 06/2017	Address Comments	Revision: 02/2015	Orange County comments CBvG
Revision: 09/2016	Revised Sketch BMD	Revision: 12/2014	Orange County comments CBvG
DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG		Certification Number LB2108 51599062
	Job Number: 51599	Scale: 1" = 200'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH			

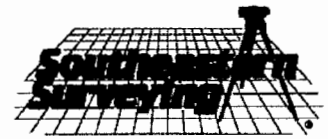
SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'	
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'	
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'	
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'	
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'	
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'	
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'	
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'	



SOUTHEASTERN SURVEYING & MAPPING CORP.
 8500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

- LEGEND**
- PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - L1 = LINE NUMBER
 - C1 = CURVE NUMBER
 - O.R.B. = OFFICIAL RECORDS BOOK
 - CERT. = CERTIFICATION
 - ℙ = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - SEC. = SECTION
 - TWP. = TOWNSHIP
 - RGE. = RANGE
 - PGS. = PAGES
 - PG. = PAGE
 - NT = NON-TANGENT
 - R/W = RIGHT OF WAY
 - P.B. = PLAT BOOK
 - LB = LICENSED BUSINESS
 - ID = IDENTIFICATION
 - STA = STATION
 - BLDG. = BUILDING
 - LT. = LEFT
 - DOC = DOCUMENT

HILTON RESORTS CORP.
 PARCEL ID #15-24-28-7744-01-000
 R L VACATION SUITES
 PHASE 1, O.R.B. 9129,
 PG. 1091 BLDG. 1
 O.R.B. 8508, PG. 745

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEETS 1-2 of 3
 - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

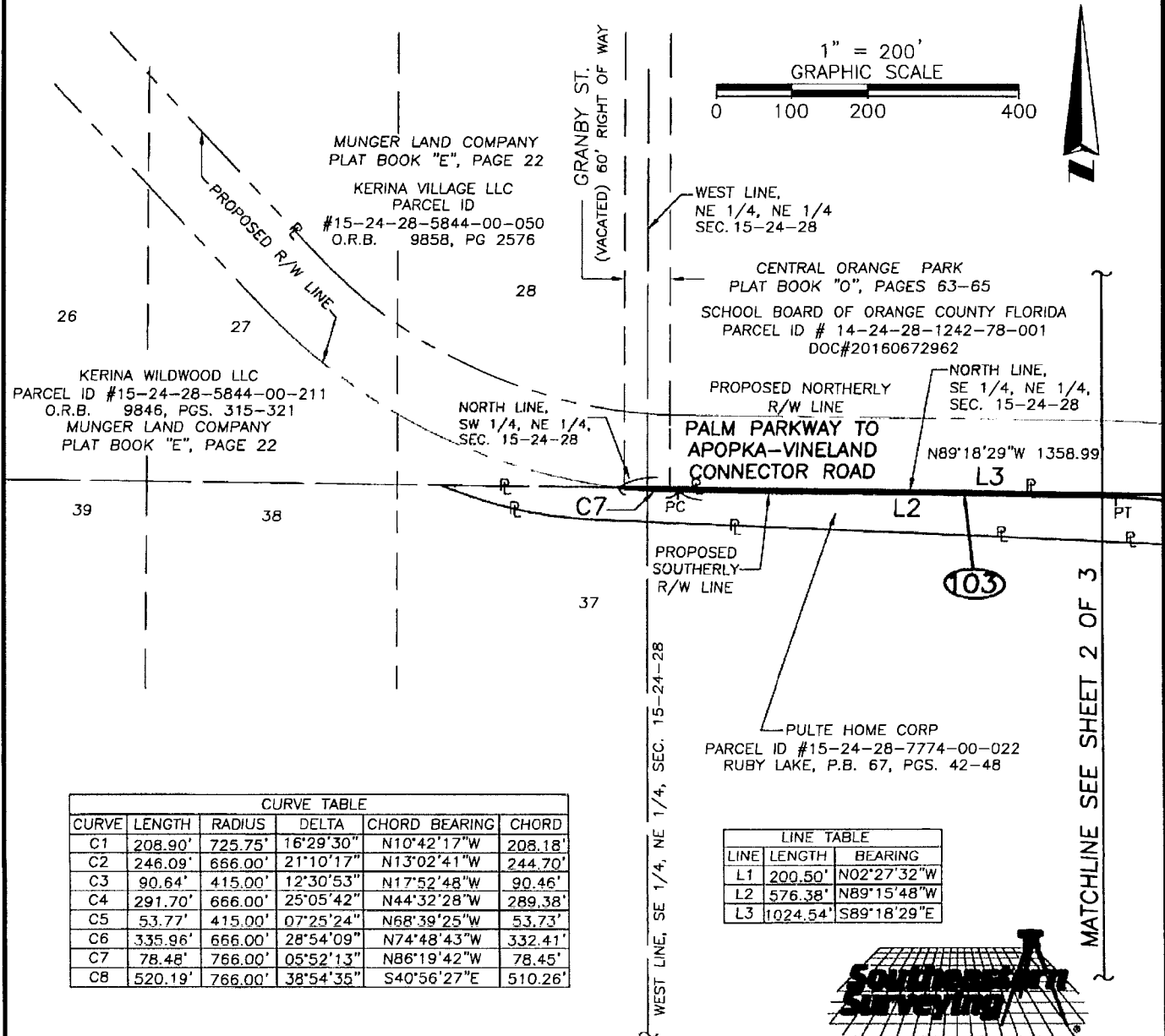
Drawing No: 51599062
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision:	Address	Comments
06/2017		
09/16-4/17	Revised Sketch	BMD-Parcel Ownership S.S
08/2016	Revised Sketch	REJ
02/2015	Orange County comments	CBvG
12/2014	Orange County comments	CBvG

SKETCH OF DESCRIPTION
 PALM PARKWAY TO APOPKA-VINELAND
 CONNECTOR ROAD
 PARCEL 103

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E



SOUTHEASTERN SURVEYING & MAPPING CORP.
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
 - SEE SHEET 2 OF 3 FOR LEGEND.
 - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 3 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision:	Address Comments
06/2017	Address Comments
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
08/2016	Revised Sketch REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 2 OF 3

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105A
 ESTATE: Fee Simple
 PURPOSE: Road Right of Way

PARCEL 105A

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence departing said North line, South 00°10'40" West, a distance of 1237.08 feet along the West line of said Northeast quarter of the Northeast quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Northerly, having a radius of 666.00 feet and a chord bearing of South 87°28'11" East; thence departing said West line from a tangent bearing of South 85°40'33" East, run Easterly along the arc of said curve, through a central angle of 03°35'16", a distance of 41.70 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to the point of curvature of a curve concave Southerly, having a radius of 766.00 feet; thence Easterly along the arc of said curve through a central angle of 28°52'03", a distance of 385.94 feet to a point on the South line of the aforesaid Northeast quarter of the Northeast quarter; thence along said South line North 89°18'29" West, a distance of 986.92 feet to the Southwest corner of said Northeast quarter of the Northeast quarter; thence along the aforesaid West line of the Northeast quarter of the Northeast quarter North 00°10'40" East, a distance of 97.26 feet to the POINT OF BEGINNING.


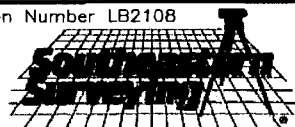
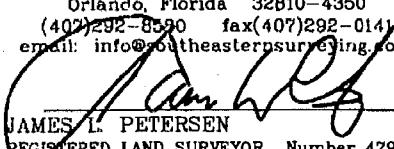
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 1.904 acres, more or less.

SURVEYORS REPORT

- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.
Not valid without sheet 2

Revision: 06/17-5/18	Address Comments--Revised description S.S.
Revision: 8/16-4/17	Revised Sketch REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599058
	Job Number: 51599	Scale: 1" = 200'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
 PALM PARKWAY TO APOPKA-VINELAND
 CONNECTOR ROAD
 PARCEL 105A

POC
 NW COR. NE 1/4 SEC. 15,
 TWP. 24S, RGE. 28E

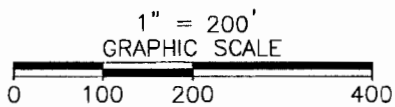
NORTH LINE OF NE 1/4
 SEC. 15-24-28

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NW COR.
 NE 1/4, NE 1/4
 SEC. 15-24-28

FENTON STREET
 (SEGMENT "C")
 O.R.B. 5433,
 PGS. 819-826

SEGMENT "B"
 O.R.B. 5433,
 PGS. 819-826



LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- TB = TANGENT BEARING
- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- COR. = CORNER

SCHOOL BOARD OF ORANGE COUNTY FLORIDA
 PARCEL ID # 14-24-28-1242-78-001
 DOC#20160672962

CENTRAL ORANGE PARK
 PLAT BOOK "O", PAGES 63-65

LINE TABLE		
LINE	LENGTH	BEARING
L1	1317.59'	S88°55'03"E
L2	1237.08'	S00°10'40"W
L3	97.26'	N00°10'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	41.70'	666.00'	03°35'16"	S87°28'11"E	41.70'
C2	385.94'	766.00'	28°52'03"	N74°49'46"W	381.87'

POB
 STA: 503+60.34
 OFFSET: 50.00 LT.

PALM PARKWAY TO APOPKA-VINELAND
 CONNECTOR ROAD

SOUTH LINE NE
 1/4, NE 1/4, SEC.
 15-24-28

PT S89°15'48"E 576.38' PC

PROPOSED R/W LINE
 CARTER DARYL M TR
 PARCEL ID #14-24-28-1242-66-001
 O.R.B. 9657, PG. 2821

NT N89°18'29"W

105A



SOUTHEASTERN SURVEYING & MAPPING CORP.
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

MUNGER LAND COMPANY
 PLAT BOOK "E", PAGE 22

PULTE HOME CORP
 PARCEL ID #15-24-28-7774-00-022
 RUBY LAKE, P.B. 67, PGS. 42-48
 SW COR.,

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1
 - SEE SHEETS 10-12 OF RIGHT OF WAY MAPS.

THIS IS NOT A SURVEY.

Drawing No: 51599058
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 2
 See Sheet 1 for Description

Revision: 06/2017

Address Comments

Revision: 8/16-4/17

Revised Sketch REJ-Parcel Ownership S.S

Revision: 02/2015

Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 26 2019

This Instrument was prepared by,
and upon recording please return to:

James G. Willard, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR
Parcel id: 14-24-28-1242-78-001

PEDESTRIAN AND LANDSCAPE EASEMENT

THIS INDENTURE, made and executed this 18 day of Dec, 2018, by **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801, **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, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

TO HAVE AND TO HOLD said easement unto said GRANTEE and its successors and 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 easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities,



THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

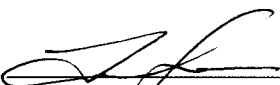
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

“SCHOOL BOARD”

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

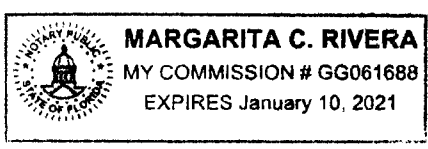

Print Name: Nancy L. Conrad

Print Name: Martin Gutierrez

By: 
Teresa Jacobs, as Chair

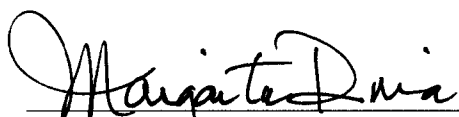
Date: 12-17-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 17th day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP


NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Signed and sealed in the presence of:

[Signature]
Print Name: Martin Campbell

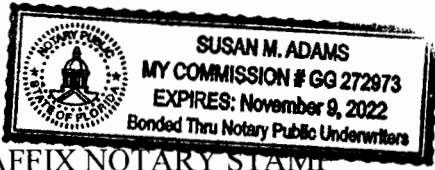
[Signature]
Print Name: Marcy L. Conrad

Attest: [Signature]
Barbara M. Jenkins, Ed. D., as its Superintendent

Dated: 12-18-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

[Signature]
NOTARY PUBLIC OF FLORIDA
Print Name: Susan M. Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County Public School's Chief Facilities Officer

[Signature]
John T. Morris
Chief Facilities Officer

Date: Dec 13, 2018

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

[Signature]
Laura L. Kelly, Staff Attorney III/Planning and Real Estate

Date: December 13, 2018

PROJECT: PALM PARKWAY CONNECTOR

Schedule "A"

to Pedestrian and Landscape Easement

Legal Description of the Easement Area
(Parcel 809C)

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 809C

ESTATE: Perpetual Easement

PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 809C



A portion of Central Orange Park, according to the Plat thereof as recorded in Plat Book O, Pages 63 through 65 and a portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 88°55'03" West, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence South 00°10'40" West, a distance of 1201.98 feet along the West line of said Northeast quarter of the Northeast quarter of Section 15 to the POINT OF BEGINNING said point also being on a non-tangent curve concave Northerly, having a radius of 631.00 feet, a central angle of 03°49'05" and a chord bearing of South 87°21'16" East; thence departing said West line from a tangent bearing South 85°26'44" East, Easterly 42.05 feet along the arc of said curve to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southerly, having a radius of 801.00 feet and a central angle of 41°37'31"; thence Easterly along the arc of said curve a distance of 581.93 feet to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence South 42°21'42" West, a distance of 20.00 feet along said Easterly line to a point on a non-tangent curve concave Southerly, having a radius of 781.00 feet, a central angle of 41°37'31" and a chord bearing of North 68°27'02" West; thence departing said Easterly line from a tangent bearing North 47°38'17" West, Westerly 567.40 feet along the arc of said curve to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 651.00 feet, a central angle of 03°41'00"; thence Westerly along the arc of said curve a distance of 41.85 feet to the aforesaid West line of Northeast quarter of the Northeast quarter of Section 15; thence North 00°10'40" East, a distance of 20.06 feet along said West line to the POINT OF BEGINNING.

Containing 23,860 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 88°55'03" West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

	Date: 04/14/2017 S.S.		Certification Number LB2108 515 138_PAR 809C  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32819-4350 (407) 202-6580 e-mail: info@southeasternsurveying.com JAMES L. PETERSEN, ORLD REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 200'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 809C

NORTHWEST CORNER,
NE 1/4, NE 1/4,
SECTION 15-24-28

N88°55'03"W 1317.59'

NORTH LINE, NE 1/4, SECTION 15-24-28

NORTH LINE, NW 1/4, SECTION 14-24-28

POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE NORTHEAST 1/4,
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

GRANBY STREET
60' RIGHT OF WAY
(VACATED)

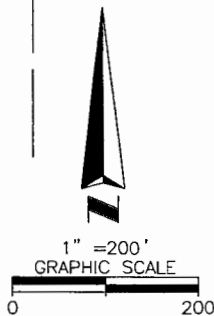
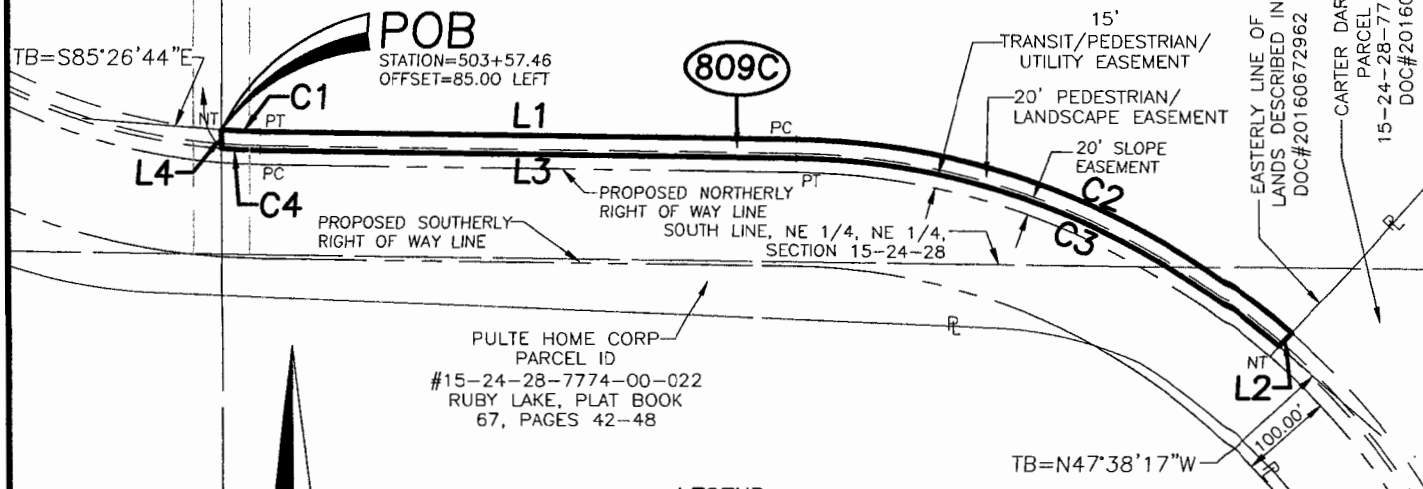
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°15'48"E	576.38'
L2	S42°21'42"W	20.00'
L3	N89°15'48"W	576.38'
L4	N00°10'40"E	20.06'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	42.05'	631.00'	3°49'05"	S87°21'16"E	42.04'
C2	581.93'	801.00'	41°37'31"	S68°27'02"E	569.21'
C3	567.40'	781.00'	41°37'31"	N68°27'02"W	555.00'
C4	41.85'	651.00'	3°41'00"	N87°25'19"W	41.84'

MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22
KERINA VILLAGE INC
PARCEL ID
#15-24-28-5844-00-050
O.R.B. 9858/2576

WEST LINE, NE 1/4, NE 1/4, SECTION 15-24-28
S00°10'40"W 1201.98'

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65
SCHOOL BOARD OF ORANGE
COUNTY FLORIDA
PARCEL ID # 14-24-28-1242-78-001
DOC#20160672962



LEGEND

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- R = PROPERTY LINE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- POB = POINT OF BEGINNING
- DOC = DOCUMENT



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108
e-mail: info@southeasternsurveying.com

NOTE:
SEE SHEETS 10, 11 & 12 OF PALM PARKWAY TO
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599138_PAR 809C
Job No. 51599
Date: 04/14/2017
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

This Instrument was prepared by,
and upon recording please return to:

James G. Willard, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR
Parcel id: 14-24-28-1242-78-001

TRANSIT, PEDESTRIAN AND UTILITY EASEMENT

THIS INDENTURE, made this 18 day of Dec, 2018, between **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801, **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 TEN DOLLARS (\$10.00) and other valuable considerations, paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does hereby give and grant to the **GRANTEE** and its assigns a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the **GRANTEE** and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

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

THE GRANTEE 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 roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the **GRANTOR** and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the **GRANTEE'S** intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the **GRANTEE**.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

"SCHOOL BOARD"

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida



Print Name: Nancy L. Condon



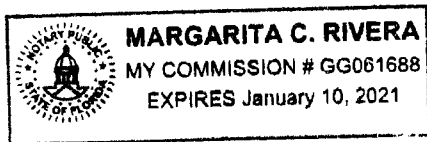
Print Name: Martin Gutierrez

By: 
Teresa Jacobs, as Chair


Date: 12-17-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 17th day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP


NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

PROJECT: PALM PARKWAY CONNECTOR

Schedule "A"

to Transit, Pedestrian and Utility Easement

Legal Description of the Easement Area
(Parcel 809A)

[See attached Sketch and Legal Description]

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 809A

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 809A

A portion of Central Orange Park, according to the Plat thereof as recorded in Plat Book O, Pages 63 through 65 and a portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North $88^{\circ}55'03''$ West, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence South $00^{\circ}10'40''$ West, a distance of 1222.04 feet along the West line of said Northeast quarter of the Northeast quarter of Section 15 to the POINT OF BEGINNING said point also being on a non-tangent curve concave Northerly, having a radius of 651.00 feet, a central angle of $03^{\circ}41'00''$ and a chord bearing of South $87^{\circ}25'19''$ East; thence departing said West line from a tangent bearing South $85^{\circ}34'49''$ East, Easterly 41.85 feet along the arc of said curve to the point of tangency; thence South $89^{\circ}15'48''$ East, a distance of 576.38 feet to a point of curvature of a curve concave Southerly, having a radius of 781.00 feet and a central angle of $41^{\circ}37'31''$; thence Easterly along the arc of said curve a distance of 567.40 feet to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence South $42^{\circ}21'42''$ West, a distance of 15.00 feet along said Easterly line to a point on a non-tangent curve concave Southerly, having a radius of 766.00 feet, a central angle of $41^{\circ}37'31''$ and a chord bearing of North $68^{\circ}27'02''$ West; thence departing said Easterly line from a tangent bearing North $47^{\circ}38'17''$ West, Westerly 556.50 feet along the arc of said curve to the point of tangency; thence North $89^{\circ}15'48''$ West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 666.00 feet, a central angle of $03^{\circ}35'16''$; thence Westerly along the arc of said curve a distance of 41.70 feet to the aforesaid West line of Northeast quarter of the Northeast quarter of Section 15; thence North $00^{\circ}10'40''$ East, a distance of 15.04 feet along said West line to the POINT OF BEGINNING.

Containing 17,702 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North $88^{\circ}55'03''$ West.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

Sketch & Description	Date: 04/14/2017 S.S.		Certification Number 1E21000111 51599136
	Job Number: 51599	Scale: 1" = 200'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
REVISED:		JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	



SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

SKETCH OF DESCRIPTION
 PALM PARKWAY TO APOPKA-VINELAND
 CONNECTOR ROAD
 PARCEL 809A

NORTHWEST CORNER,
 NE 1/4, NE 1/4,
 SECTION 15-24-28

N88°55'03"W 1317.59'

NORTH LINE, NE 1/4, SECTION 15-24-28

NORTH LINE, NW 1/4, SECTION 14-24-28

POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE NORTHEAST 1/4,
 SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°15'48"E	576.38'
L2	S42°21'42"W	15.00'
L3	N89°15'48"W	576.38'
L4	N00°10'40"E	15.04'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	41.85'	651.00'	3°41'00"	S87°25'19"E	41.84'
C2	567.40'	781.00'	41°37'31"	S68°27'02"E	555.00'
C3	556.50'	766.00'	41°37'31"	N68°27'02"W	544.34'
C4	41.70'	666.00'	3°35'16"	N87°28'11"W	41.70'

MUNGER LAND COMPANY
 PLAT BOOK "E", PAGE 22
 KERINA VILLAGE INC
 PARCEL ID
 #15-24-28-5844-00-050
 O.R.B. 9858/2576

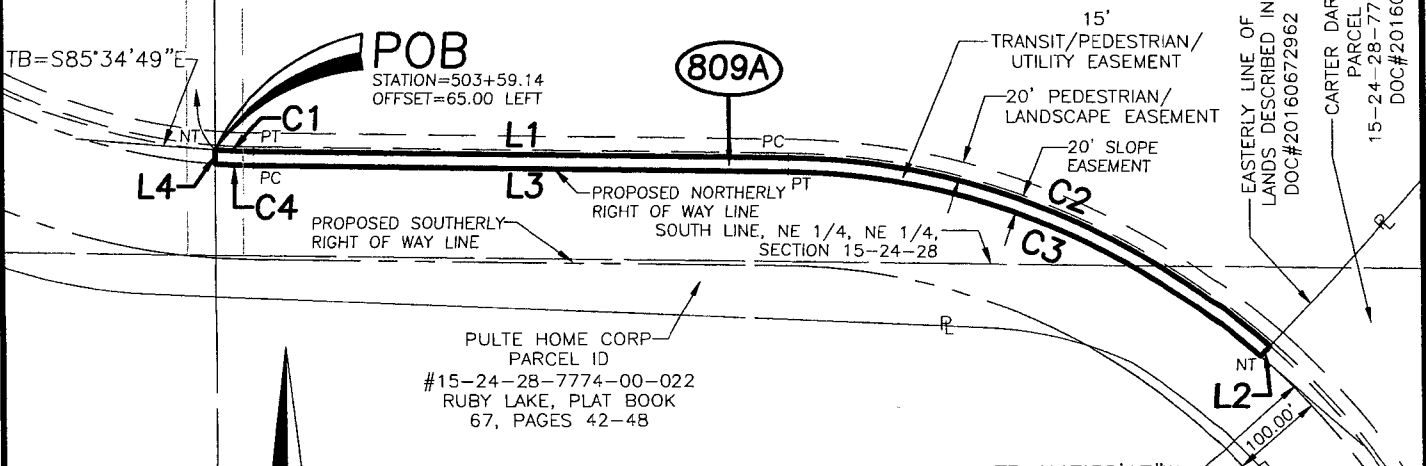
S00°10'40"W 1222.04'

WEST LINE, NE 1/4, NE 1/4, SECTION 15-24-28

GRANBY STREET
 60' RIGHT OF WAY
 (VACATED)

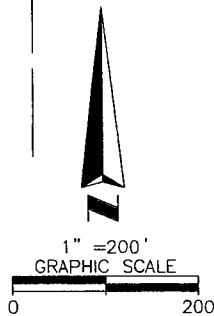
CENTRAL ORANGE PARK
 PLAT BOOK "O", PAGES 63-65

SCHOOL BOARD OF ORANGE
 COUNTY FLORIDA
 PARCEL ID # 14-24-28-1242-78-001
 DOC#20160672962



CARTER DARYL M TR
 PARCEL ID #
 15-24-28-7774-00-023
 DOC#20160653171

PULTE HOME CORP
 PARCEL ID
 #15-24-28-7774-00-022
 RUBY LAKE, PLAT BOOK
 67, PAGES 42-48



LEGEND

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- PL = PROPERTY LINE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- POB = POINT OF BEGINNING
- DOC = DOCUMENT



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

e-mail: info@southeasternsurveying.com

NOTE:
 SEE SHEETS 10, 11 & 12 OF PALM PARKWAY TO
 APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599136
 Job No. 51599
 Date: 04/14/2017
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,
and upon recording please return to:

James G. Willard, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR

Parcel Id: 14-24-28-1242-78-001

TEMPORARY CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801 ("**Grantor**"), does 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, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of lands of the Grantor being described as follows:

SEE ATTACHED **EXHIBIT "A"** (the "**Easement Area**").

and to perform such tying in, harmonizing, sloping and grading Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

THE EASEMENT is granted upon the condition that all sloping, grading and/or construction activities upon the above land shall not extend beyond the limits outlined, and that all grading, sloping or construction activities 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 said project, or after seven (7) years, whichever occurs first.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

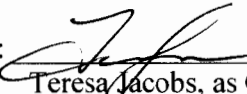
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

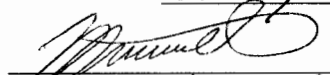
Signed and sealed in the presence of:

“SCHOOL BOARD”

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida


Print Name: Nancy L. Conow

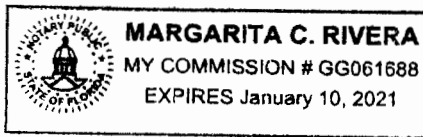
By: 
Teresa Jacobs, as Chair


Print Name: Myrtilin Gutierrez

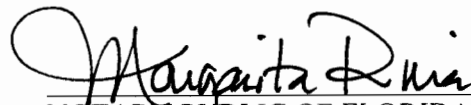
Date: 12-17-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 17th day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP


NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Signed and sealed in the presence of:

[Signature]
Print Name: Nancy L. Conover

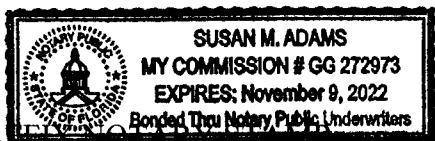
[Signature]
Print Name: Madan Gutierrez

Attest: [Signature]
Barbara M. Jenkins, Ed. D., as its Superintendent

Dated: 12-18-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



[Signature]
NOTARY PUBLIC OF FLORIDA
Print Name: Susan M. Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County Public School's Chief Facilities Officer

[Signature]
John T. Morris
Chief Facilities Officer

Date: DEC 13, 2018

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

[Signature]
Laura L. Kelly, Staff Attorney III/Planning and Real Estate

Date: December 13, 2018

PROJECT: PALM PARKWAY CONNECTOR

Exhibit "A"

to Temporary Construction Easement

Legal Description of the Easement Area
(Parcel 709A and 709B)

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 709A
 ESTATE: Temporary Easement
 PURPOSE: Temporary Construction

PARCEL 709A

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



Commence at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence departing said North line, South 00°10'40" West, a distance of 1237.08 feet along the West line of said Northeast quarter of the Northeast quarter to a point on a non-tangent curve concave Northerly, having a radius of 666.00 feet and a chord bearing of South 87°17'11" East; thence departing said West line, run Easterly along the arc of said curve, through a central angle of 03°13'16", a distance of 37.44 feet for the POINT OF BEGINNING; thence North 02°39'27" West, a distance of 50.82 feet; thence South 88°57'23" East, a distance of 101.55 feet; thence South 01°02'05" West, a distance of 50.21 feet; thence North 89°15'48" West, a distance of 94.01 feet to a point of curvature of a curve concave Northerly and having a radius of 666.00 feet; thence Northwesterly along said curve through a central angle of 00°22'00", a distance of 4.26 feet to the POINT OF BEGINNING.

Containing 5,043 square feet more or less.

SURVEYORS REPORT

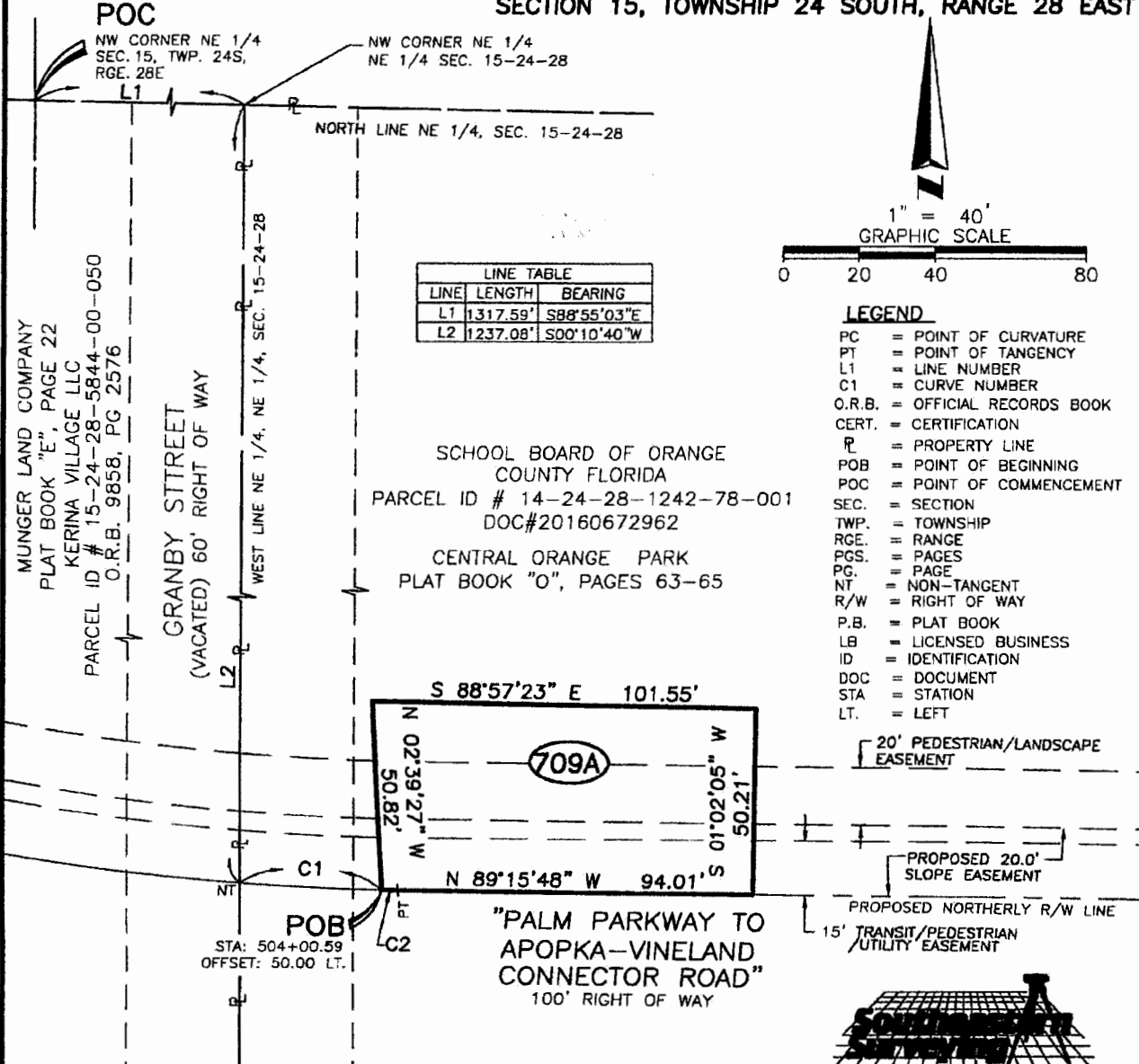
1. Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East, being North 88°55'03" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.
Not valid without sheet 2

Revision:	Address Comments
Revision: 06/2017	
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 08/2016	Revised Sketch REJ
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

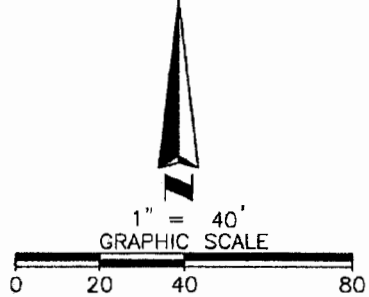
DESCRIPTION FOR 	Date: June 23, 2014 CBvG	Certification Number LB2108, 51599088	
	Job Number: 51599	Scale: 1" = 40'	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 709A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	1317.59'	S88°55'03\"E
L2	1237.08'	S00°10'40\"W



- LEGEND**
- PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - L1 = LINE NUMBER
 - C1 = CURVE NUMBER
 - O.R.B. = OFFICIAL RECORDS BOOK
 - CERT. = CERTIFICATION
 - PL = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - SEC. = SECTION
 - TWP. = TOWNSHIP
 - RGE. = RANGE
 - PGS. = PAGES
 - PG. = PAGE
 - NT = NON-TANGENT
 - R/W = RIGHT OF WAY
 - P.B. = PLAT BOOK
 - LB = LICENSED BUSINESS
 - ID = IDENTIFICATION
 - DOC = DOCUMENT
 - STA = STATION
 - LT. = LEFT

SCHOOL BOARD OF ORANGE
 COUNTY FLORIDA
 PARCEL ID # 14-24-28-1242-78-001
 DOC#20160672962
 CENTRAL ORANGE PARK
 PLAT BOOK "O", PAGES 63-65

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	37.44'	666.00'	03°13'16\"	S87°17'11\"E	37.44'
C2	4.26'	666.00'	00°22'00\"	N89°04'49\"W	4.26'

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 10 OF RIGHT OF WAY MAPS.

Drawing No: 51599088
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

SOUTHEASTERN SURVEYING & MAPPING CORP.
 8500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
08/2016	Revised Sketch REJ
02/2015	Orange County comments CBvG
12/2014	Orange County comments CBvG

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 709B
 ESTATE: Temporary Easement
 PURPOSE: Temporary Construction

PARCEL 709B

A Portion of Block 79, CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


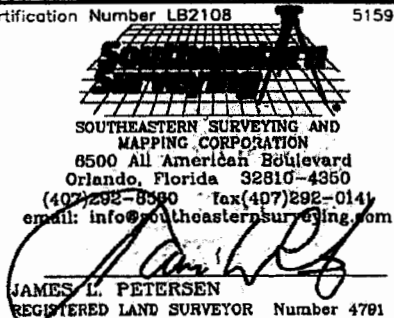
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East run South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of North 48°42'12" West; thence Northwesterly along the arc of said curve, through a central angle of 54°26'05", a distance of 727.75 feet for POINT OF BEGINNING; thence continue Northwesterly along the arc of said curve with a chord bearing of North 78°59'05" West, through a central angle of 06°07'40", a distance of 81.93 feet; thence North 11°00'54" East, a distance of 39.23 feet; thence South 78°59'06" East, a distance of 81.89 feet; thence South 11°00'54" West, a distance of 39.23 feet to the POINT OF BEGINNING.

Containing: 3,153 square feet, more or less.

SURVEYORS REPORT

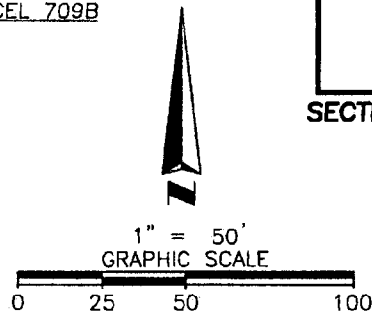
- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.
Not valid without sheet 2

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599107
	Job Number: 51599	Scale: 1" = 50'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4701

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 709B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

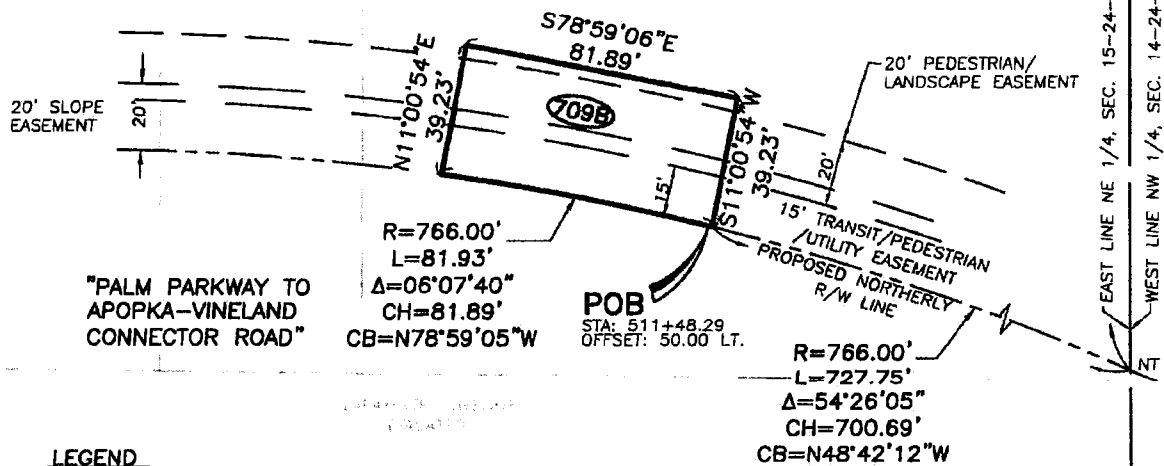


BRAMBLETON AVENUE
(VACATED)

POC
NE CORNER, NE 1/4,
SEC. 15-24-28

SCHOOL BOARD OF ORANGE
COUNTY FLORIDA
PARCEL ID # 14-24-28-1242-78-001
DOC#20180872962
CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

STREETS INDICATED AS "VACATED"
PER RESOLUTION OF THE COUNTY COMMISSION,
PER OFFICIAL RECORDS BOOK 395, PAGE 377,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



LEGEND

- | | |
|--------------------------------|--------------------|
| O.R.B. = OFFICIAL RECORDS BOOK | R = RADIUS |
| CERT. = CERTIFICATION | L = ARC LENGTH |
| PL = PROPERTY LINE | Δ = DELTA ANGLE |
| POB = POINT OF BEGINNING | CH = CHORD |
| POC = POINT OF COMMENCEMENT | CB = CHORD BEARING |
| SEC. = SECTION | |
| TWP. = TOWNSHIP | |
| RGE. = RANGE | |
| PGS. = PAGES | |
| PG. = PAGE | |
| NT = NON-TANGENT | |
| R/W = RIGHT OF WAY | |
| LB = LICENSED BUSINESS | |
| ID = IDENTIFICATION | |
| DOC = DOCUMENT | |
| STA = STATION | |
| LT. = LEFT | |

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1
 - SEE SHEETS 11 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.
8500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email:info@southeasternsurveying.com

Drawing No: 51599107
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision:	Address Comments
Revision: 06/2017	
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG