



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: September 6, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

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

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL AND EXECUTION OF EASEMENT FOR ACCESS (DRIVEWAY CONSTRUCTION AND INGRESS/EGRESS) WITH JOINDER AND CONSENT TO EASEMENT FOR ACCESS FROM SP COMMERCIAL INVESTORS, LLC AND EASEMENTS FOR ACCESS (SIDEWALK CONSTRUCTION AND INGRESS/EGRESS) WITH JOINDER AND CONSENT TO EASEMENTS FOR ACCESS FROM SP COMMERCIAL INVESTORS, LLC BETWEEN ORANGE COUNTY AND CENTRAL PARC AT BRIDGEWATER CROSSINGS, LLC AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Bridgewater Crossing Ingress/Egress Easement

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of access improvements over County property as a requirement of development.

ITEMS: Easement for Access (Driveway Construction and Ingress/Egress)
Revenue: None
Size: 168 square feet

Easements for Access (Sidewalk Construction and Ingress/Egress)
Revenue: None
Total size: 210 square feet

APPROVALS: Real Estate Management Division
County Attorney's Office
Parks and Recreation Division
Risk Management Division

REMARKS: Grantee's Development Plan (DP-16-09-330) requires access over a small portion of Summerport Neighborhood Park to be recorded and/or documented to County's satisfaction prior to approval of Grantee's construction plan. These easements will satisfy that requirement.

Grantee to pay all recording fees.

OCT 03 2017

This instrument was prepared by:
Cristina T. Berrios, Esq.
ORANGE COUNTY ATTORNEY'S OFFICE
201 S. Rosalind Ave., Third Floor
Orlando, FL 32801
(407) 836-7320

Project: Bridgewater Crossing Ingress/Egress Easement

**EASEMENT FOR ACCESS
(Driveway Construction and Ingress/Egress)**

THIS GRANT OF EASEMENT, is made effective as of the last date of execution below, between **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, 201 South Rosalind Avenue, Orlando, Florida 32801 (the "Grantor") in favor of **CENTRAL PARC AT BRIDGEWATER CROSSINGS, LLC**, a Florida Limited Liability Company, 174 West Comstock #115, Winter Park, Florida 32789 (the "Grantee") for the use and benefit of the second party in the manner described below.

WITNESSETH:

The parcel identification number of the land affected by the granting of this easement is 15-23-27-0000-00-011 (the "Property"). The Property is owned by the Grantor and is located within its exclusive jurisdiction.

The Grantor, in consideration of ten dollars (\$10.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, an easement commencing on the above date, over the Property for the sole purpose of the Grantee's construction and maintenance of a paved driveway for public use and access (ingress and egress) to the Grantee's property, a description of which is attached hereto as **Schedule "A"**.

This easement, and covenants herein, shall run with the title of the Grantee's land and is more particularly described as follows:

SEE ATTACHED SCHEDULE "B".

Should the Grantor decide to utilize the Property for the expansion of the road presently named "Bridgewater Crossing Boulevard," the easement granted herein will automatically terminate to the extent necessary for the Grantor's above-stated use of its Property. No compensation will be owed by the Grantor to the Grantee for any improvements destroyed and/or removed in the easement hereby conveyed if such expansion of the road presently named "Bridgewater Crossing Boulevard," is deemed necessary by the Grantor. Notwithstanding that, the Grantor will be responsible for ensuring that the Grantee maintains substantially similar paved access to the Grantee's property at the Grantor's own expense, either by relocating the paved access or reconstructing it at the same point as part of the expansion of the road presently named "Bridgewater Crossing Boulevard."

Indemnification. The Grantee shall defend, indemnify, and hold harmless the Grantor and the Grantor's officials, agents, and employees from and against any and all claims, suits, judgments,

demands, liabilities, damages, costs and expense (including reasonable attorneys' fees prior to and upon appeal) of any kind or nature whatsoever related to the easement hereby conveyed to the extent directly arising out of, or to the extent caused by:

1. the negligent use and enjoyment by the Grantee, its directors, officers, employees, agents, contractors, or subcontractors, anyone employed by them, or anyone for whose acts any of them may be liable (collectively "Grantee's Permittees") of any area of the easement hereby conveyed;

2. all liens and other charges asserted against the area of the easement hereby conveyed for any purpose whatsoever to the extent arising as a result of the actions of the Grantee or the Grantee's Permittees;

3. all claims relating to injury to persons or property occurring on or about the area of the easement hereby conveyed or adjoining lands to the extent caused by the use or control of the same by the Grantee or the Grantee's Permittees;

4. The Grantee's, or the Grantee's Permittees', failure to properly construct and maintain any and all improvements (including, but not limited to sidewalks) made within the area of the easement hereby conveyed, and;

5. The Grantee's, or the Grantee's Permittees', construction activities upon, over, or under the area of the easement hereby conveyed or adjoining lands.

Non-Waiver of Sovereign Immunity. Notwithstanding any provision of this conveyance instrument, nothing herein shall be construed as a waiver of the Grantor's sovereign immunity.

Insurance Requirements. Moreover, for as long as this easement exists, the Grantee shall obtain and possess:

1. Commercial General Liability coverage, issued on the most recent version of the ISO form as filed for use in Florida or its equivalent, for all operations under this conveyance instrument, including but not limited to Contractual, Products and Completed Operations, and Personal Injury. The limits shall be not less than \$1,000,000.00 Combined Single Limits (CSL) or its equivalent per occurrence. Such coverage shall not contain any endorsement(s) excluding or limiting Product/Completed Operations, Contractual Liability, or Severability of Interests. The general aggregate limit shall either apply separately to this contract or shall be at least twice the required occurrence limit;

2. All-risk property insurance to cover any and all improvements installed on the easement hereby conveyed for their full replacement value.

3. All parties that perform work on any and all improvements shall have Workers' Compensation coverage for any and all employees with statutory workers' compensation limits, and no less than \$100,000.00 for each incident of bodily injury or disease for Employers' Liability; and

4. All parties that perform work on any and all improvements shall have business automobile liability coverage for all owned, non-owned, and hired vehicles issued on the most recent version of the ISO form as filed for use in Florida, or its equivalent, with limits of not less

than \$500,000.00 per accident. In the event that the Grantee does not own automobiles, the Grantee shall maintain coverage for hired and non-owned auto liability, which may be satisfied by way of endorsement to the commercial General Liability policy or separate business Auto Liability policy.

Prior to commencing construction within the Property, the Grantee shall provide Certificates of Insurance to the County to verify coverage. The name of the project for which the improvements are to be installed and the type and amount of coverage provided shall be clearly stated on the face of each Certificate of Insurance. The insurance coverage shall name Orange County, Florida, as an additional insured, and shall contain a provision which forbids any cancellation, changes or material alterations, or renewal of coverage without providing thirty (30) days prior written notice to the Grantor.

The Grantee shall require and ensure that each of its contractors and subcontractors maintains insurance until the completion of their work under any contract associated with the easement hereby granted.

Failure of the Grantee to maintain insurance coverage for itself or for any other persons or entities for whom it is responsible or to insure that its contractors and subcontractors maintain coverage shall not relieve the Grantee of any contractual responsibility, obligation, or liability.

TO HAVE AND TO HOLD said easement unto the Grantee and to its successors and assigns.

AND, the Grantor hereby covenants with the Grantee that Grantor is lawfully seized of said land in fee simple; that they have good, right and lawful authority to grant said easement.

IN WITNESS WHEREOF, the Grantor has caused this conveyance instrument to be executed in its name by its Board, acting by the County Mayor, as of the day and year as written indicated below.

ORANGE COUNTY, FLORIDA

By: Orange County Board of County Commissioners

BY: _____

Teresa Jacobs

Orange County Mayor

DATE: 10.3.17

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

By: _____

Deputy Clerk

Katie Smith

Printed Name



Signed, sealed, and delivered in the presence of:

CENTRAL PARC AT BRIDGEWATER CROSSINGS, LLC, a Florida limited liability company

Adelfa Suarez
Witness

[Signature]
Signature

Adelfa Suarez
Printed Name

Miguel de Arcos
Printed Name

[Signature]
Witness

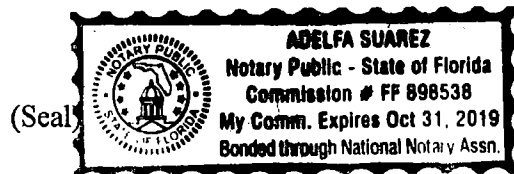
MEMBER
Official Title

Brittany De Arcos
Printed Name

8/30/17
Date

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30 day of August 2017, by Miguel de Arcos as Member of Central Parc at Bridgewater Crossings, LLC, a Florida limited liability company, on behalf of the limited liability company.



Adelfa Suarez
Signature Notary Public
Print, Type/Stamp Name of Notary

Personally Known ☒ or Produced Identification ☐
Type of Identification Produced: _____

JOINDER AND CONSENT TO EASEMENT FOR ACCESS

The undersigned hereby certifies that it is the holder of the following encumbrance:

Memorandum of Agreement executed between SP Commercial Investors, LLC, a Florida limited liability company, and Central Parc at Bridgewater Crossings, LLC, a Florida limited liability company, dated June 12, 2017 and recorded on June 14, 2017 in Official Records as Document No. 20170331122 of the Public Records of Orange County, Florida

upon the property presently owned by Central Parc at Bridgewater Crossings, LLC, a description of which is attached hereto as **Schedule "A"** (hereinafter the "Grantee's Property").

The undersigned hereby joins in, and consents to, the recording of the easement attached hereto as **Schedule "B"** (hereinafter the "Access Easement") in favor of the Grantee's Property and agrees that its above-referenced encumbrance, as it has been, and may be, modified, amended, and assigned from time to time, shall be subordinated to the Access Easement and, more specifically, the indemnification and insurance requirements that are attached to, and run with the title of, the Grantee's Property therein, as said Access Easement may be modified, amended, and assigned from time to time.

Signed, sealed, and delivered in the presence of:

[Signature]
Witness

Shawn Arosenius
Printed Name

[Signature]
Witness

Thomas J Karr III
Printed Name

SP Commercial Investors, LLC

[Signature]
Signature

Thomas J. Karr Jr
Printed Name

Man. Partner
Official Title

9/11/17
Date

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 1st day of Sept 2017, by Thomas J. Karr, Jr as man. Partner of SP Commercial Investors, LLC, a Florida limited liability company, on behalf of the limited liability company.

(Seal)

Personally Known ☒ or Produced Identification []
Type of Identification Produced: _____

[Signature]
Signature Notary Public
Print, Type/Stamp Name of Notary



Schedule "A"

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°41'25" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, FOR A DISTANCE OF 1958.33 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°18'35" WEST, FOR A DISTANCE OF 359.11 FEET; THENCE RUN NORTH 66°00'22" EAST, FOR A DISTANCE OF 556.68 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 84°58'11" EAST, FOR A DISTANCE OF 197.45 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4445.60 FEET, A CHORD BEARING OF SOUTH 04°03'38" EAST, AND A CHORD DISTANCE OF 195.25 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°31'00" FOR AN ARC DISTANCE OF 195.26 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING OF SOUTH 18°11'10" WEST, AND A CHORD DISTANCE OF 25.07 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°58'36" FOR AN ARC DISTANCE OF 25.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 631.00 FEET, A CHORD BEARING OF SOUTH 73°51'03" WEST, AND A CHORD DISTANCE OF 69.05 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'24" FOR AN ARC DISTANCE OF 69.09 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 70°42'51" WEST, FOR A DISTANCE OF 44.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 766.54 FEET, A CHORD BEARING OF SOUTH 67°38'44" WEST, AND A CHORD DISTANCE OF 82.07 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°08'13" FOR AN ARC DISTANCE OF 82.11 FEET; THENCE DEPARTING SAID CURVE, RUN NORTH 03°59'20" WEST, FOR A DISTANCE OF 266.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE BENEFICIAL EASEMENTS ARISING FROM AND UNDER THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUMMERPORT RESIDENTIAL VILLAGE DISTRICT RECORDED JANUARY 28, 2003 IN BOOK 6761, PAGE 728, TOGETHER WITH: FIRST AMENDMENT RECORDED NOVEMBER 11, 2003 IN BOOK 7190, PAGE 4914; SECOND AMENDMENT RECORDED JANUARY 25, 2005 IN BOOK 7797, PAGE 2459; THIRD AMENDMENT RECORDED FEBRUARY 4, 2005 IN BOOK 7816, PAGE 1619; AND FOURTH AMENDMENT RECORDED FEBRUARY 4, 2005 IN BOOK 7816, PAGE 1624; AND RE-RECORDED MARCH 4, 2005 IN BOOK 7857, PAGE 4593.

Tax Parcel I.D. No.: 15-23-27-0000-00-022

Schedule "B"

[one legal description and sketch attached]

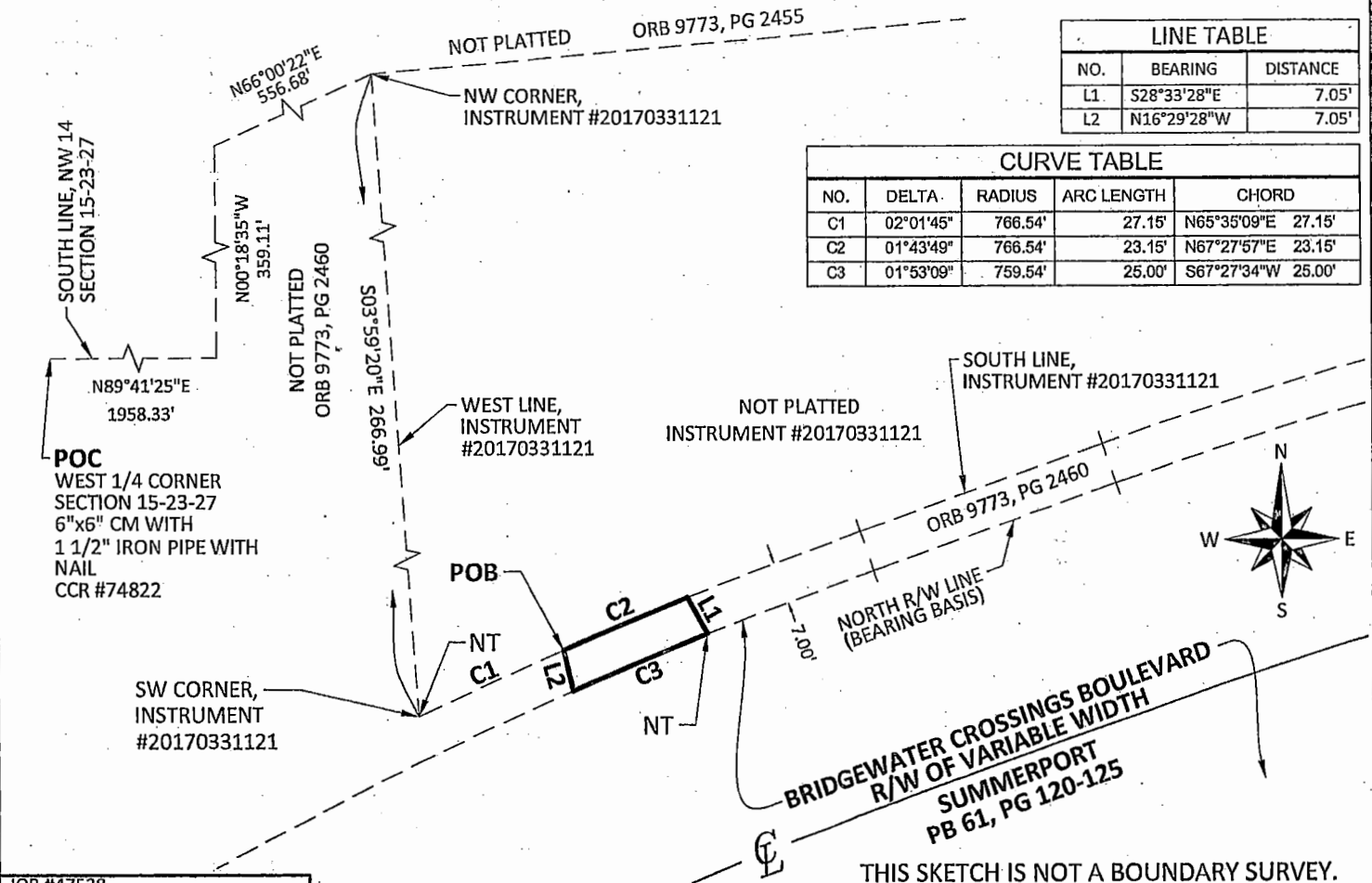
SKETCH OF DESCRIPTION

DESCRIPTION (DRIVEWAY EASEMENT)

A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°41'25"E, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, FOR A DISTANCE OF 1958.33 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°18'35"W, FOR A DISTANCE OF 359.11 FEET; THENCE RUN N66°00'22"E, FOR A DISTANCE OF 556.68 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN INSTRUMENT #20170331121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S03°59'20"E, ALONG THE WEST LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 266.99 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS, BEING A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 766.54 FEET, A CHORD BEARING OF N65°35'09"E, A CHORD DISTANCE OF 27.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF SAID DESCRIBED LANDS, THROUGH A CENTRAL ANGLE OF 02°01'45", A DISTANCE OF 27.15 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 766.54 FEET, A CHORD BEARING OF N67°27'57"E, A CHORD DISTANCE OF 23.15 FEET, THROUGH A CENTRAL ANGLE OF 01°43'49" A DISTANCE OF 23.15 FEET; THENCE S28°33'28"E A DISTANCE OF 7.05 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BRIDGEWATER CROSSINGS BOULEVARD PER THE PLAT OF SUMMERPORT AS RECORDED IN PLAT BOOK 61, PAGES 120 THROUGH 125, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING A NON-TANGENT POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 759.54, A CHORD BEARING OF S67°27'34"W, AND A CHORD DISTANCE OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°53'09", A DISTANCE OF 25.00 FEET; THENCE N16°29'28"W, A DISTANCE OF 7.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 168 SQUARE FEET, MORE OR LESS.



JOB #47538

CF# 15-23-27 SOD ACCESS ESMT (1)

DATE: 8/10/2017

SCALE: 1" = 30'

DRAWN BY: YEB

PREPARED FOR: CENTRAL PARC DEVELOPMENT

BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH R/W LINE OF
BRIDGEWATER CROSSINGS BOULEVARD, BEING: N70°42'51"E (PER PB 61, PGS 120-125)

REVISIONS:

COMMENTS - 8/22/17 - YEB

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS
REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND
SURVEYORS, PURSUANT TO SECTION 472.023, OF THE
FLORIDA STATUTES.

JAMES D. BRAY, PSM 6507

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND
MAPPER." OR THE DIGITAL SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM
6507.

ACCURIGHT

ACCURIGHT SURVEYS

OF ORLANDO INC., LB 4475

2012 E. Robinson Street Orlando, Florida 32803

www.AccurightSurveys.net

Admin@AccurightSurveys.net

PHONE: (407) 894-6314

LEGEND

- CL - CENTERLINE
- CLC - CALCULATED
- CBW - CONCRETE BLOCK WALL
- CLF - CHAIN LINK FENCE
- CM - CONCRETE MONUMENT
- CP - CONCRETE PAD
- CONC - CONCRETE
- COVD - COVERED
- CW - CONCRETE WALKWAY
- A - CENTRAL ANGLE
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DW - DRIVEWAY
- EP - EDGE OF PAVEMENT
- ESMT - EASEMENT
- FFE - FINISHED FLOOR ELEVATION
- FND - FOUND
- IP - IRON PIPE

- IR - IRON ROD
- L - ARC LENGTH
- MEAS - MEASURED
- MS - METAL SHED
- N&D - NAIL & DISK
- NT - NON-TANGENT
- ORB - OFFICIAL RECORDS BOOK
- P&M - PLAT & MEASURED
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- R/W - RIGHT OF WAY
- R - RADIUS
- TYP - TYPICAL
- UB - UTILITY BOX
- UE - UTILITY EASEMENT

OCT 03 2017

This instrument was prepared by:
Cristina T. Berrios, Esq.
ORANGE COUNTY ATTORNEY'S OFFICE
201 S. Rosalind Ave., Third Floor
Orlando, FL 32801
(407) 836-7320

Project: Bridgewater Crossing Ingress/Egress Easement

**EASEMENTS FOR ACCESS
(Sidewalk Construction and Ingress/Egress)**

THIS GRANT OF EASEMENT, is made effective as of the last date of execution below, between **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, 201 South Rosalind Avenue, Orlando, Florida 32801 (the "Grantor") in favor of **CENTRAL PARC AT BRIDGEWATER CROSSINGS, LLC**, a Florida Limited Liability Company, 174 West Comstock #115, Winter Park, Florida 32789 (the "Grantee") for the use and benefit of the second party in the manner described below.

WITNESSETH:

The parcel identification number of the land affected by the granting of this easement is 15-23-27-0000-00-011 (the "Property"). The Property is owned by the Grantor and is located within its exclusive jurisdiction.

The Grantor, in consideration of ten dollars (\$10.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, five easements commencing on the above date, over the Property for the sole purpose of the Grantee's construction and maintenance of sidewalk connections to the Grantor's pre-existing sidewalk for public use and access (ingress and egress) to the Grantee's property, a description of which is attached hereto as **Schedule "A"**.

These easements, and covenants herein, shall run with the title of the Grantee's land and are more particularly described as follows:

SEE ATTACHED COMPOSITE SCHEDULE "B".

Should the Grantor decide to utilize the Property for the expansion of the road presently named "Bridgewater Crossing Boulevard," all easements granted herein will automatically terminate to the extent necessary for the Grantor's above-stated use of its Property. No compensation will be owed by the Grantor to the Grantee for any improvements destroyed and/or removed in the easements hereby conveyed if such expansion of the road presently named "Bridgewater Crossing Boulevard," is deemed necessary by the Grantor.

Indemnification. The Grantee shall defend, indemnify, and hold harmless the Grantor and the Grantor's officials, agents, and employees from and against any and all claims, suits, judgments, demands, liabilities, damages, costs and expense (including reasonable attorneys' fees prior to and upon appeal) of any kind or nature whatsoever related to the easements hereby conveyed to the extent directly arising out of, or to the extent caused by:

1. the negligent use and enjoyment by the Grantee, its directors, officers, employees, agents, contractors or subcontractors, anyone employed by them, or anyone for whose acts any of them may be liable (collectively "Grantee's Permittees") of any area of the easements hereby conveyed;

2. all liens and other charges asserted against the areas of the easements hereby conveyed for any purpose whatsoever to the extent arising as a result of the actions of the Grantee or the Grantee's Permittees;

3. all claims relating to injury to persons or property occurring on or about the area of the easements hereby conveyed or adjoining lands to the extent caused by the use or control of the same by the Grantee or the Grantee's Permittees;

4. The Grantee's, or the Grantee's Permittees', failure to properly construct and maintain any and all improvements (including, but not limited to sidewalks) made within the area of the easements hereby conveyed, and;

5. The Grantee's, or the Grantee's Permittees', construction activities upon, over, or under the area of the easements hereby conveyed or adjoining lands.

Non-Waiver of Sovereign Immunity. Notwithstanding any provision of this conveyance instrument, nothing herein shall be construed as a waiver of the Grantor's sovereign immunity.

Insurance Requirements. Moreover, for as long as these easements exist, the Grantee shall obtain and possess:

1. Commercial General Liability coverage, issued on the most recent version of the ISO form as filed for use in Florida or its equivalent, for all operations under this conveyance instrument, including but not limited to Contractual, Products and Completed Operations, and Personal Injury. The limits shall be not less than \$1,000,000.00 Combined Single Limits (CSL) or its equivalent per occurrence. Such coverage shall not contain any endorsement(s) excluding or limiting Product/Completed Operations, Contractual Liability, or Severability of Interests. The general aggregate limit shall either apply separately to this contract or shall be at least twice the required occurrence limit;

2. All-risk property insurance to cover any and all improvements installed on easements hereby conveyed for their full replacement value.

3. All parties that perform work on any and all improvements shall have Workers' Compensation coverage for any and all employees with statutory workers' compensation limits, and no less than \$100,000.00 for each incident of bodily injury or disease for Employers' Liability; and

4. All parties that perform work on any and all improvements shall have business automobile liability coverage for all owned, non-owned, and hired vehicles issued on the most recent version of the ISO form as filed for use in Florida, or its equivalent, with limits of not less than \$500,000.00 per accident. In the event that the Grantee does not own automobiles, the Grantee shall maintain coverage for hired and non-owned auto liability, which may be satisfied

by way of endorsement to the commercial General Liability policy or separate business Auto Liability policy.

Prior to commencing construction within the Property, the Grantee shall provide Certificates of Insurance to the Grantor to verify coverage. The name of the project for which the improvements are to be installed and the type and amount of coverage provided shall be clearly stated on the face of each Certificate of Insurance. The insurance coverage shall name Orange County, Florida, as an additional insured, and shall contain a provision which forbids any cancellation, changes or material alterations, or renewal of coverage without providing thirty (30) days prior written notice to the Grantor.

The Grantee shall require and ensure that each of its contractors and subcontractors maintains insurance until the completion of their work under any contract associated with the easements hereby granted.

Failure of the Grantee to maintain insurance coverage for itself or for any other persons or entities for whom it is responsible or to insure that its contractors and subcontractors maintain coverage shall not relieve the Grantee of any contractual responsibility, obligation, or liability.

TO HAVE AND TO HOLD said easement unto the Grantee and to its successors and assigns.

AND, the Grantor hereby covenants with the Grantee that Grantor is lawfully seized of said land in fee simple; that they have good, right and lawful authority to grant said easement.

IN WITNESS WHEREOF, the Grantor has caused this conveyance instrument to be executed in its name by its Board, acting by the County Mayor, as of the day and year as written indicated below.

ORANGE COUNTY, FLORIDA

By: Orange County Board of County Commissioners

BY: _____

Teresa Jacobs

Orange County Mayor

DATE: _____

10.3.17

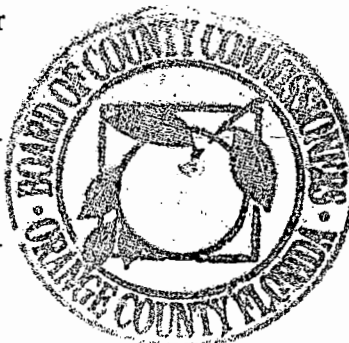
ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: _____

Deputy Clerk

Katie Smith

Printed Name



Signed, sealed, and delivered in the presence of:

CENTRAL PARC AT BRIDGEWATER CROSSINGS, LLC, a Florida limited liability company

Adelfa Suarez
Witness

[Signature]
Signature

Adelfa Suarez
Printed Name

Miguel de Arcos
Printed Name

[Signature]
Witness

MEMBER
Official Title

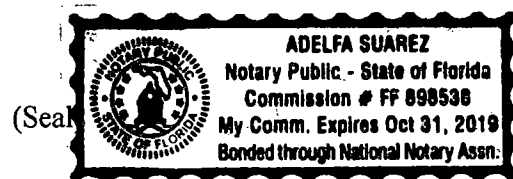
Brittany de Arcos
Printed Name

8/30/17
Date

STATE OF Florida)

COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 30 day of August 2017, by Miguel de Arcos as Member of Central Parc at Bridgewater Crossings, LLC, a Florida limited liability company, on behalf of the limited liability company.



Adelfa Suarez
Signature Notary Public
Print, Type/Stamp Name of Notary

Personally Known ☒ or Produced Identification [☐]
Type of Identification Produced: _____

JOINDER AND CONSENT TO EASEMENTS FOR ACCESS

The undersigned hereby certifies that it is the holder of the following encumbrance:

Memorandum of Agreement executed between SP Commercial Investors, LLC, a Florida limited liability company, and Central Parc at Bridgewater Crossings, LLC, a Florida limited liability company, dated June 12, 2017 and recorded on June 14, 2017 in Official Records as Document No. 20170331122 of the Public Records of Orange County, Florida

upon the property presently owned by Central Parc at Bridgewater Crossings, LLC, a description of which is attached hereto as Schedule "A" (hereinafter the "Grantee's Property").

The undersigned hereby joins in, and consents to, the recording of the five easements attached hereto as Composite Schedule "B" (hereinafter collectively known as the "Access Easements") in favor of the Grantee's Property and agrees that its above-referenced encumbrance, as it has been, and may be, modified, amended, and assigned from time to time, shall be subordinated to the Access Easements and, more specifically, the indemnification and insurance requirements that are attached to, and run with the title of, the Grantee's Property therein, as said Access Easements may be modified, amended, and assigned from time to time.

Signed, sealed, and delivered in the presence of:

[Signature]

Witness

Shawn Arsenius
Printed Name

[Signature]
Witness

Thomas J. Karr, III
Printed Name

SP Commercial Investors, LLC

[Signature]
Signature

Thomas J. Karr, Jr.
Printed Name

Man Partner
Official Title

9/11/17
Date

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 1st day of Sept 2017, by Thomas J. Karr, Jr. as man. partner of SP Commercial Investors, LLC, a Florida limited liability company, on behalf of the limited liability company.

(Seal)

Personally Known ☒ or Produced Identification ☐
Type of Identification Produced: _____

[Signature]
Signature Notary Public
Print, Type/Stamp Name of Notary



Schedule "A"

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°41'25" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, FOR A DISTANCE OF 1958.33 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 00°18'35" WEST, FOR A DISTANCE OF 359.11 FEET; THENCE RUN NORTH 66°00'22" EAST, FOR A DISTANCE OF 556.68 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 84°58'11" EAST, FOR A DISTANCE OF 197.45 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4445.60 FEET, A CHORD BEARING OF SOUTH 04°03'38" EAST, AND A CHORD DISTANCE OF 195.25 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°31'00" FOR AN ARC DISTANCE OF 195.26 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING OF SOUTH 18°11'10" WEST, AND A CHORD DISTANCE OF 25.07 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°58'36" FOR AN ARC DISTANCE OF 25.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 631.00 FEET, A CHORD BEARING OF SOUTH 73°51'03" WEST, AND A CHORD DISTANCE OF 69.05 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'24" FOR AN ARC DISTANCE OF 69.09 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 70°42'51" WEST, FOR A DISTANCE OF 44.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 766.54 FEET, A CHORD BEARING OF SOUTH 67°38'44" WEST, AND A CHORD DISTANCE OF 82.07 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°08'13" FOR AN ARC DISTANCE OF 82.11 FEET; THENCE DEPARTING SAID CURVE, RUN NORTH 03°59'20" WEST, FOR A DISTANCE OF 266.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE BENEFICIAL EASEMENTS ARISING FROM AND UNDER THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE SUMMERPORT RESIDENTIAL VILLAGE DISTRICT RECORDED JANUARY 28, 2003 IN BOOK 6761, PAGE 728, TOGETHER WITH: FIRST AMENDMENT RECORDED NOVEMBER 11, 2003 IN BOOK 7190, PAGE 4914; SECOND AMENDMENT RECORDED JANUARY 25, 2005 IN BOOK 7797, PAGE 2459; THIRD AMENDMENT RECORDED FEBRUARY 4, 2005 IN BOOK 7816, PAGE 1619; AND FOURTH AMENDMENT RECORDED FEBRUARY 4, 2005 IN BOOK 7816, PAGE 1624; AND RE-RECORDED MARCH 4, 2005 IN BOOK 7857, PAGE 4593.

Tax Parcel I.D. No.: 15-23-27-0000-00-022

Composite

Schedule "B"

(Five easement sketches labeled A-E)

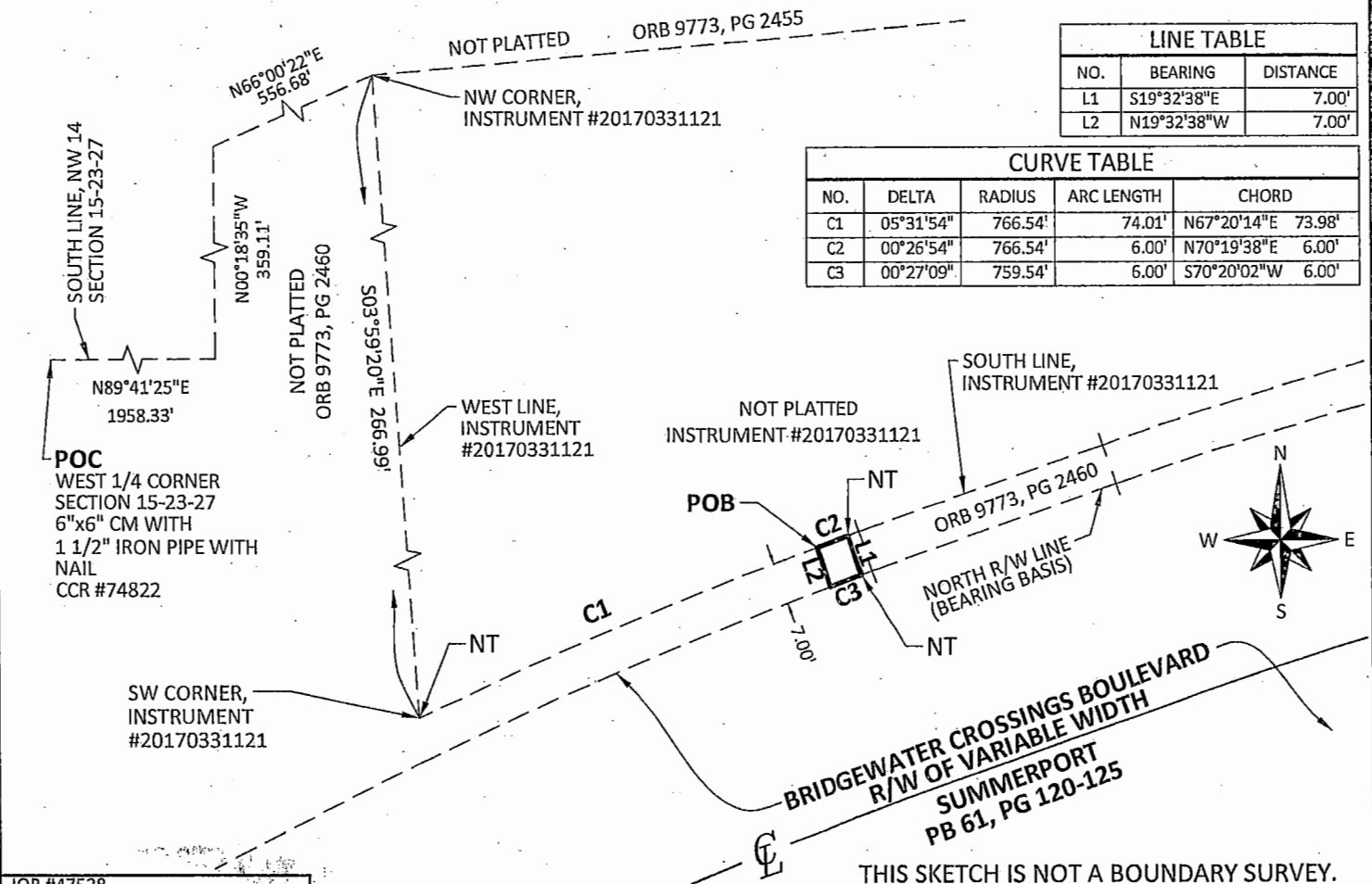
SKETCH OF DESCRIPTION

DESCRIPTION (SIDEWALK EASEMENT "A")

A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°41'25"E, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, FOR A DISTANCE OF 1958.33 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°18'35"W, FOR A DISTANCE OF 359.11 FEET; THENCE RUN N66°00'22"E, FOR A DISTANCE OF 556.68 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN INSTRUMENT #20170331121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S03°59'20"E, ALONG THE WEST LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 266.99 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS, BEING A NON-TANGENT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 766.54 FEET, A CHORD BEARING OF N67°20'14"E, A CHORD DISTANCE OF 73.98 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LANDS AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°31'54", A DISTANCE OF 74.01 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 766.54 FEET, A CHORD BEARING OF N70°19'38"E, A CHORD DISTANCE OF 6.00 FEET, THROUGH A CENTRAL ANGLE OF 00°26'54" A DISTANCE OF 6.00 FEET; THENCE S19°32'38"E A DISTANCE OF 7.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BRIDGEWATER CROSSINGS BOULEVARD PER THE PLAT OF SUMMERPORT AS RECORDED IN PLAT BOOK 61, PAGES 120 THROUGH 125, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A NON-TANGENT POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 759.54, A CHORD BEARING OF S70°20'02"W, AND A CHORD DISTANCE OF 6.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°27'09", A DISTANCE OF 6.00 FEET; THENCE N19°32'38"W A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 42 SQUARE FEET, MORE OR LESS.



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S19°32'38"E	7.00'
L2	N19°32'38"W	7.00'

CURVE TABLE				
NO.	DELTA	RADIUS	ARC LENGTH	CHORD
C1	05°31'54"	766.54'	74.01'	N67°20'14"E 73.98'
C2	00°26'54"	766.54'	6.00'	N70°19'38"E 6.00'
C3	00°27'09"	759.54'	6.00'	S70°20'02"W 6.00'

JOB #47538
CF# 15-23-27 SOD ACCESS ESMT (2)
DATE: 8/10/2017
SCALE: 1" = 30'
DRAWN BY: YEB

PREPARED FOR: CENTRAL PARC DEVELOPMENT

BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH R/W LINE OF BRIDGEWATER CROSSINGS BOULEVARD, BEING: N70°42'51"E (PER PB 61, PGS 120-125)

REVISIONS:
COMMENTS - 8/22/17 - YEB

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 51-12, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.02 OF THE FLORIDA STATUTES.

JAMES D. BRAY, PSM 6507
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER." OR THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM 6507.



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Admin@AccurightSurveys.net
PHONE: (407) 894-6314

LEGEND	
CL	- CENTERLINE
CLC	- CALCULATED
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CP	- CONCRETE PAD
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
Δ	- CENTRAL ANGLE
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
MEAS	- MEASURED
MS	- METAL SHED
N&D	- NAIL & DISK
NT	- NON-TANGENT
ORB	- OFFICIAL RECORDS BOOK
P&M	- PLAT & MEASURED
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UB	- UTILITY BOX
UE	- UTILITY EASEMENT

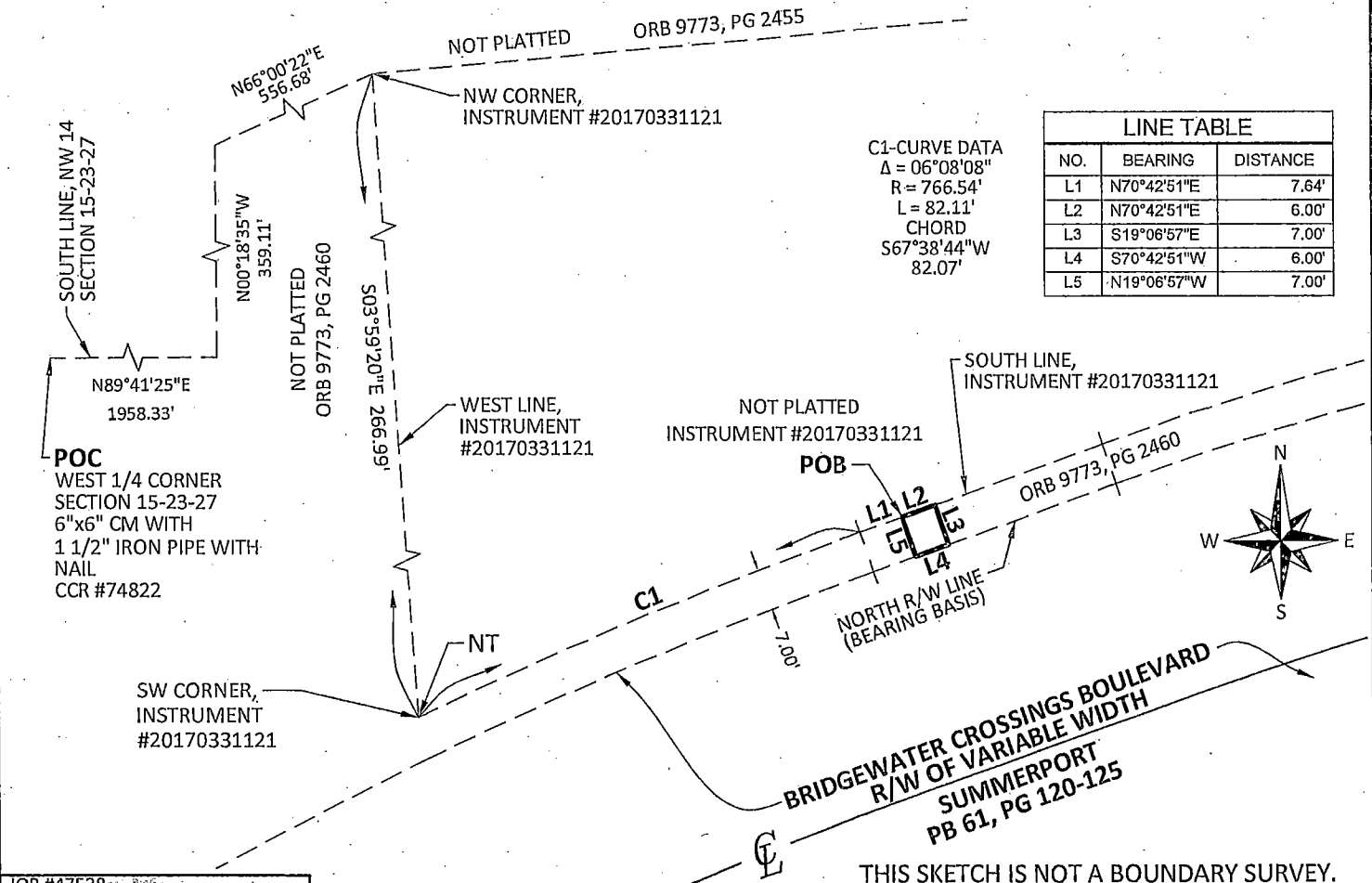
SKETCH OF DESCRIPTION

DESCRIPTION (SIDEWALK EASEMENT "B")

A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°41'25"E, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, FOR A DISTANCE OF 1958.33 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°18'35"W, FOR A DISTANCE OF 359.11 FEET; THENCE RUN N66°00'22"E, FOR A DISTANCE OF 556.68 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN INSTRUMENT #20170331121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S03°59'20"E, ALONG THE WEST LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 266.99 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS, BEING A NON-TANGENT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 766.54 FEET, A CHORD BEARING OF N67°38'44"E, A CHORD DISTANCE OF 82.07 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID DESCRIBED LANDS AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°08'08", A DISTANCE OF 82.11 FEET; THENCE N70°42'51"E A DISTANCE OF 7.64 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N70°42'51"E, ALONG SAID SOUTH LINE, A DISTANCE OF 6.00 FEET; THENCE S19°06'57"E A DISTANCE OF 7.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BRIDGEWATER CROSSINGS BOULEVARD PER THE PLAT OF SUMMERPORT AS RECORDED IN PLAT BOOK 61, PAGES 120 THROUGH 125, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S70°42'51"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET; THENCE N19°06'57"W A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 42 SQUARE FEET, MORE OR LESS.



JOB #47538
 CF# 15-23-27 SOD ACCESS ESMT (3)
 DATE: 8/10/2017
 SCALE: AS SHOWN
 DRAWN BY: YEB

PREPARED FOR: CENTRAL PARC DEVELOPMENT

BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH R/W LINE OF
 BRIDGEWATER CROSSINGS BOULEVARD, BEING: N70°42'51"E (PER PB 61, PGS 120-125)

REVISIONS:
 COMMENTS - 8/22/17 - YEB

THIS SURVEY MEETS THE STANDARDS OF "PRACTICE" AS
 REQUIRED BY CHAPTER 51-17, FLORIDA BOARD OF LAND
 SURVEYORS, PURSUANT TO SECTION 472.027 OF THE
 FLORIDA STATUTES.

JAMES D. BRAY, PSM 6507
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND
 MAPPER. FOR THE DIGITAL SEAL APPEARING ON THIS
 DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM
 6507.



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 www.AccurightSurveys.net
 Admin@AccurightSurveys.net
 PHONE: (407) 894-6314

LEGEND

CLC	- CENTERLINE	IR	- IRON ROD
CBW	- CALCULATED	L	- ARC LENGTH
CLF	- CONCRETE BLOCK WALL	MEAS	- MEASURED
CM	- CHAIN LINK FENCE	MS	- METAL SHED
CP	- CONCRETE MONUMENT	N&D	- NAIL & DISK
CONC	- CONCRETE PAD	NT	- NON-TANGENT
COVD	- COVERED	ORB	- OFFICIAL RECORDS BOOK
CW	- CONCRETE WALKWAY	P&M	- PLAT & MEASURED
A	- CENTRAL ANGLE	PB	- PLAT BOOK
DB	- DEED BOOK	PC	- POINT OF CURVATURE
DE	- DRAINAGE EASEMENT	PG	- PAGE
DW	- DRIVEWAY	POB	- POINT OF BEGINNING
EP	- EDGE OF PAVEMENT	POC	- POINT OF COMMENCEMENT
ESMT	- EASEMENT	R/W	- RIGHT OF WAY
FFE	- FINISHED FLOOR ELEVATION	R	- RADIUS
FND	- FOUND	TYP	- TYPICAL
IP	- IRON PIPE	UB	- UTILITY BOX
		UE	- UTILITY EASEMENT

SKETCH OF DESCRIPTION

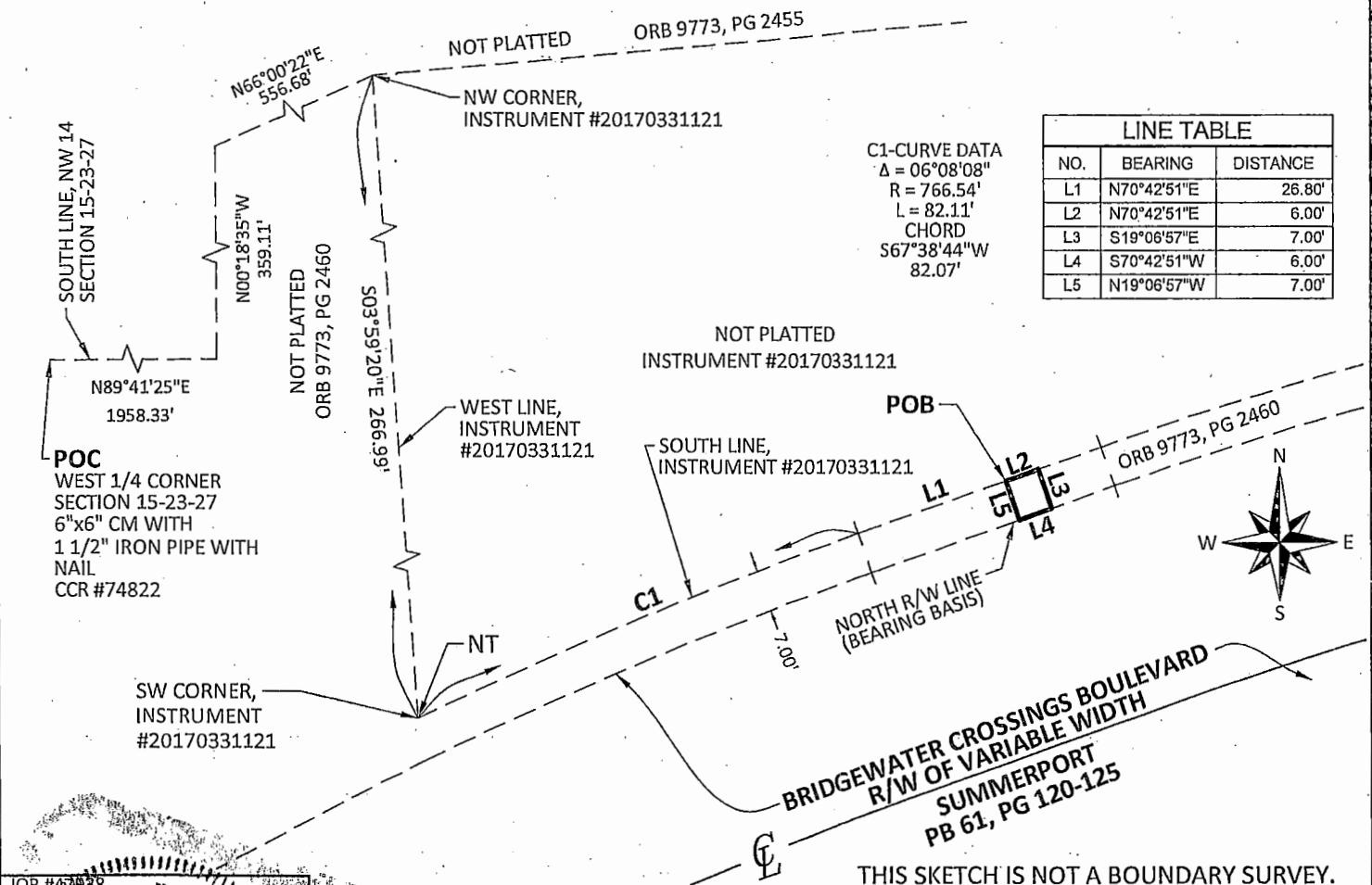
DESCRIPTION

(SIDEWALK EASEMENT "C")

A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°41'25"E, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, FOR A DISTANCE OF 1958.33 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°18'35"W, FOR A DISTANCE OF 359.11 FEET; THENCE RUN N66°00'22"E, FOR A DISTANCE OF 556.68 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN INSTRUMENT #20170331121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S03°59'20"E, ALONG THE WEST LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 266.99 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS, BEING A NON-TANGENT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 766.54 FEET, A CHORD BEARING OF N67°38'44"E, A CHORD DISTANCE OF 82.07 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID DESCRIBED LANDS AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°08'08", A DISTANCE OF 82.11 FEET; THENCE N70°42'51"E, ALONG SAID SOUTH LINE, A DISTANCE OF 26.80 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N70°42'51"E, ALONG SAID SOUTH LINE, A DISTANCE OF 6.00 FEET; THENCE S19°06'57"E A DISTANCE OF 7.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BRIDGEWATER CROSSINGS BOULEVARD PER THE PLAT OF SUMMERPORT AS RECORDED IN PLAT BOOK 61, PAGES 120 THROUGH 125, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S70°42'51"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 6.00 FEET; THENCE N19°06'57"W A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 42 SQUARE FEET, MORE OR LESS.



JOB #47838
CFR 15-23-27 SOD ACCESS ESMT (4)
DATE: 8/10/2017
SCALE: 1" = 330'
DRAWN BY: YEB

PREPARED FOR: CENTRAL PARC DEVELOPMENT

BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH R/W LINE OF BRIDGEWATER CROSSINGS BOULEVARD, BEING: N70°42'51"E (PER PB 61, PGS 120-125)

REVISIONS:
COMMENTS - 8/22/17 - YEB

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES.

JAMES D. BRAY, PSM 6507
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER, OR THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM 6507.

ACCURIGHT

ACCURIGHT SURVEYS
OF ORLANDO INC., LB 4475
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Admin@AccurightSurveys.net
PHONE: (407) 894-6314

LEGEND

C	CENTERLINE	IR	IRON ROD
CLC	CALCULATED	L	ARC LENGTH
CBW	CONCRETE BLOCK WALL	MEAS	MEASURED
CLF	CHAIN LINK FENCE	MS	METAL SHED
CM	CONCRETE MONUMENT	N&D	NAIL & DISK
CP	CONCRETE PAD	NT	NON-TANGENT
CONC	CONCRETE	ORB	OFFICIAL RECORDS BOOK
COVD	COVERED	P&M	PLAT & MEASURED
CW	CONCRETE WALKWAY	PB	PLAT BOOK
A	CENTRAL ANGLE	PC	POINT OF CURVATURE
DB	DEED BOOK	PG	PAGE
DE	DRAINAGE EASEMENT	POB	POINT OF BEGINNING
DW	DRIVEWAY	POC	POINT OF COMMENCEMENT
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
ESMT	EASEMENT	R	RADIUS
FFE	FINISHED FLOOR ELEVATION	TYP	TYPICAL
FND	FOUND	UB	UTILITY BOX
IP	IRON PIPE	UE	UTILITY EASEMENT

SKETCH OF DESCRIPTION

DESCRIPTION (SIDEWALK EASEMENT "D")

A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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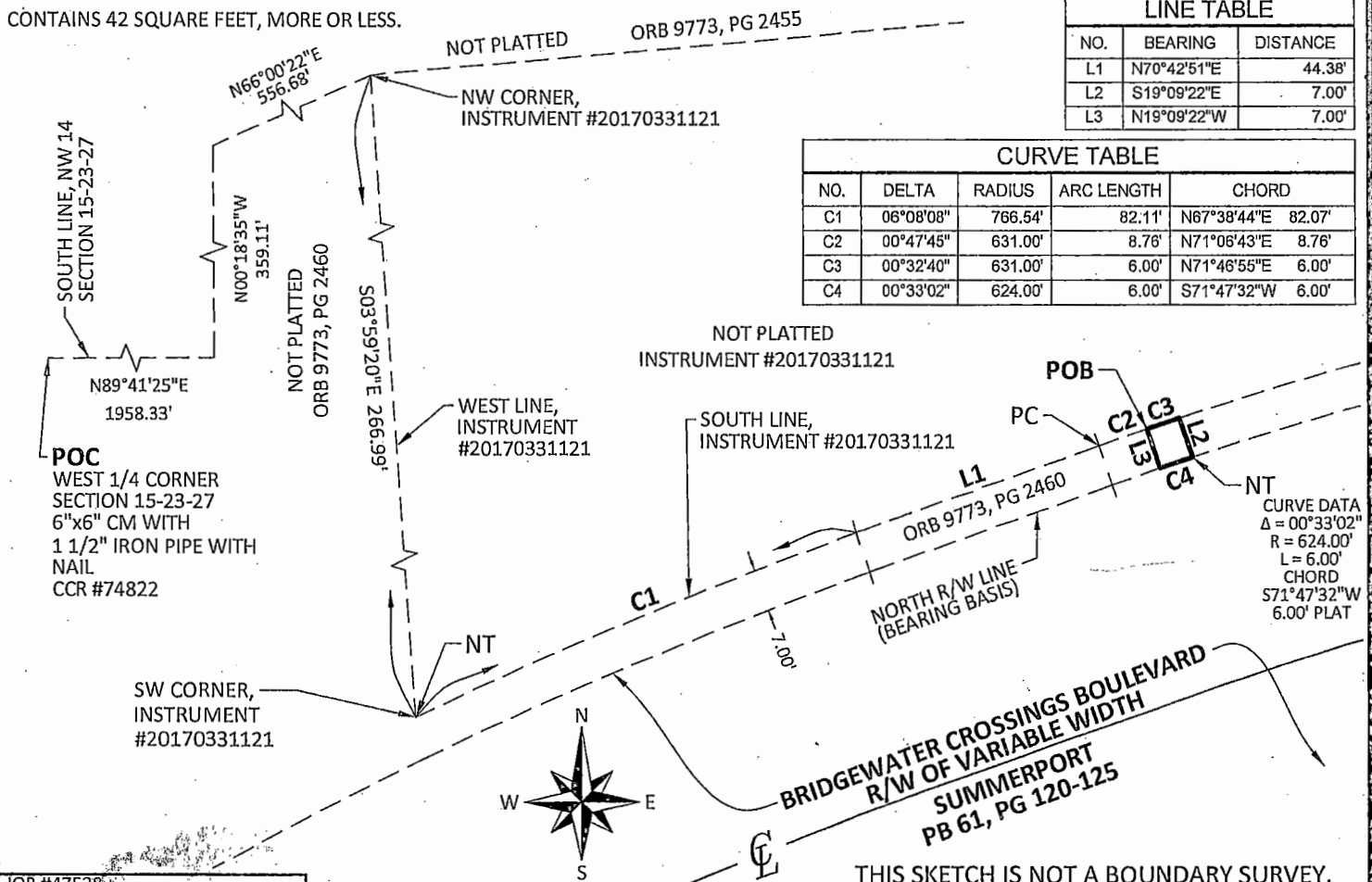
CONTAINS 42 SQUARE FEET, MORE OR LESS.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N70°42'51"E	44.38'
L2	S19°09'22"E	7.00'
L3	N19°09'22"W	7.00'

CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD
C1	06°08'08"	766.54'	82.11'	N67°38'44"E 82.07'
C2	00°47'45"	631.00'	8.76'	N71°06'43"E 8.76'
C3	00°32'40"	631.00'	6.00'	N71°46'55"E 6.00'
C4	00°33'02"	624.00'	6.00'	S71°47'32"W 6.00'



JOB #47538

CF# 15-23-27 SOD ACCESS ESMT (5)

DATE: 8/10/2017

SCALE: 1" = 50.00'

DRAWN BY: YEB

PREPARED FOR: CENTRAL PARC DEVELOPMENT

BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH R/W LINE OF BRIDGEWATER CROSSINGS BOULEVARD, BEING: N70°42'51"E (PER PB 61, PGS 120-125)

REVISIONS:

COMMENTS - 8/22/17 - YEB

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.02, OF THE FLORIDA STATUTES.

JAMES D. BRAY, PSM 6507

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER, OR THE DIGITAL SEAL AND BEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM 6507."



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LEGEND	
CLC - CENTERLINE	IR - IRON ROD
CBW - CONCRETE BLOCK WALL	L - ARC LENGTH
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DE - DRAINAGE EASEMENT	POB - POINT OF BEGINNING
DW - DRIVEWAY	POC - POINT OF COMMENCEMENT
EP - EDGE OF PAVEMENT	R/W - RIGHT OF WAY
ESMT - EASEMENT	R - RADIUS
FFE - FINISHED FLOOR ELEVATION	TYP - TYPICAL
FND - FOUND	UB - UTILITY BOX
IP - IRON PIPE	UE - UTILITY EASEMENT

DESCRIPTION
(SIDEWALK EASEMENT "E")

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°41'25"E, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15, FOR A DISTANCE OF 1958.33 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°18'35"W, FOR A DISTANCE OF 359.11 FEET; THENCE RUN N66°00'22"E, FOR A DISTANCE OF 556.68 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN INSTRUMENT #20170331121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S03°59'20"E, ALONG THE WEST LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 266.99 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS, BEING A NON-TANGENT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 766.54 FEET, A CHORD BEARING OF N67°38'44"E, A CHORD DISTANCE OF 82.07 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID DESCRIBED LANDS AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°08'08", A DISTANCE OF 82.11 FEET; THENCE N70°42'51"E, ALONG SAID SOUTH LINE, A DISTANCE OF 44.38 FEET TO A POINT OF CURVATURE ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 631.00 FEET, A CHORD BEARING OF N72°40'15"E, AND A CHORD DISTANCE OF 43.09 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°54'50", A DISTANCE OF 43.10 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 631.00 FEET, A CHORD BEARING OF N74°54'01"E, AND A CHORD DISTANCE OF 6.00 FEET, THROUGH A CENTRAL ANGLE OF 00°32'42", A DISTANCE OF 6.00 FEET; THENCE S16°40'16"E A DISTANCE OF 7.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BRIDGEWATER CROSSINGS BOULEVARD PER THE PLAT OF SUMMERPORT AS RECORDED IN PLAT BOOK 61, PAGES 120 THROUGH 125, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A NON-TANGENT POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING OF S74°28'55"W AND A CHORD DISTANCE OF 0.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°16'44", A DISTANCE OF 0.78 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 624.00 FEET, A CHORD BEARING OF S74°52'54"W, AND A CHORD DISTANCE OF 5.22 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°28'46", A DISTANCE OF 5.22 FEET; THENCE N16°40'16"W A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 42 SQUARE FEET, MORE OR LESS.

BEARING TABLE

NO.	BEARING	DISTANCE
L1	N70°42'51"E	44.38'
L2	S16°40'16"E	7.00'
L3	N16°40'16"W	7.00'

CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD
C1	06°08'08"	766.54'	82.11'	N67°38'44"E 82.07'
C2	03°54'50"	631.00'	43.10'	N72°40'15"E 43.09'
C3	00°32'42"	631.00'	6.00'	N74°54'01"E 6.00'
C4	01°16'44"	35.00'	0.78'	S74°28'55"W 0.78'
C5	00°28'46"	624.00'	5.22'	S74°52'54"W 5.22'

POC
WEST 1/4 CORNER
SECTION 15-23-27
6"x6" CM WITH
1 1/2" IRON PIPE WITH
NAIL
CCR #74822

SW CORNER,
INSTRUMENT
#20170331121

NT

WEST LINE,
INSTRUMENT
#20170331121

SOUTH LINE,
INSTRUMENT #20170331121

NOT PLATTED
ORB 9773, PG 2455

NOT PLATTED
ORB 9773, PG 2460

PC

POB

C1

C2

C3

C4

C5

NT

NORTH R/W LINE
(BEARING BASIS)

BRIDGEWATER CROSSINGS BOULEVARD
R/W OF VARIABLE WIDTH
SUMMERPORT
PB 61, PG 120-125

THIS SKETCH IS NOT A BOUNDARY SURVEY.

NO.	BEARING	DISTANCE
L1	N70°42'51"E	44.38'
L2	S16°40'16"E	7.00'
L3	N16°40'16"W	7.00'

NO.	DELTA	RADIUS	ARC LENGTH	CHORD
C1.	06°08'08"	766.54'	82.11'	N67°38'44"E 82.07'
C2	03°54'50"	631.00'	43.10'	N72°40'15"E 43.09'
C3	00°32'42"	631.00'	6.00'	N74°54'01"E 6.00'
C4	01°16'44"	35.00'	0.78'	S74°28'55"W 0.78'
C5	00°28'46"	624.00'	5.22'	S74°52'54"W 5.22'

JOB #47538
CF# 15-23-27-SOD-ACCESS ESMT (6)
DATE: 8/10/2014
SCALE: 1" = 30'
DRAWN BY: YEB

PREPARED FOR: CENTRAL PARC DEVELOPMENT

BEARING STRUCTURE IS ASSUMED AND BASED ON THE NORTH R/W LINE OF
BRIDGEWATER CROSSINGS BOULEVARD. BEING: N70°42'51"E (PER PB 61, PGS 120-125)

REVISIONS:
COMMENTS - 8/22/17 - YEB

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHARTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

JAMES D. BRAY, PSM 6507

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." OR THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM 6507.



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- C - CENTERLINE
- CALC - CALCULATED
- CBW - CONCRETE BLOCK WALL
- CLF - CHAIN LINK FENCE
- CM - CONCRETE MONUMENT
- CP - CONCRETE PAD
- CONC - CONCRETE
- COVD - COVERED
- CW - CONCRETE WALKWAY
- CA - CENTRAL ANGLE
- DB - DEED BOOK
- DE - DRAINAGE EASEMENT
- DW - DRIVEWAY
- EP - EDGE OF PAVEMENT
- ESMT - EASEMENT
- FFE - FINISHED FLOOR ELEVATION
- FND - FOUND
- IP - IRON PIPE

LEGEND	
IR	- IRON ROD
L	- ARC LENGTH
MEAS	- MEASURED
MS	- METAL SHED
N&D	- NAIL & DISK
NT	- NON-TANGENT
ORB	- OFFICIAL RECORDS BOOK
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PRC	- POINT OF REVERSE CURVATURE
R/W	- RIGHT OF WAY
R	- RADIUS
UB	- UTILITY BOX
UE	- UTILITY EASEMENT