



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 12

DATE: November 29, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

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

**CONTACT
PERSON:** Paul Sladek, Manager

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

**ACTION
REQUESTED:** APPROVAL OF SPECIAL WARRANTY DEED, DRAINAGE
EASEMENT, UTILITIES, SIDEWALK, MULTI-PURPOSE
PATHWAY, ROADWAY APPURTENANCES, LANDSCAPING, AND
DRAINAGE EASEMENT, TEMPORARY SLOPE EASEMENT, AND
TEMPORARY CONSTRUCTION EASEMENT FROM LENNAR
HOMES, LLC TO ORANGE COUNTY AND AUTHORIZATION TO
PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO
CLOSING

PROJECT: Innovation Way South Transportation Corridor – Segment 4

District 4

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

ITEMS: Special Warranty Deed
Cost: Donation
Size: 9.32 acres

Drainage Easement
Cost: Donation
Size: 5.29 acres

Utilities, Sidewalk, Multi-Purpose Pathway, Roadway
Appurtenances, Landscaping, and Drainage Easement
Cost: Donation
Total size: 1.5 acres

Temporary Slope Easement
Cost: Donation
Total size: 1.5 acres
Term: Until no longer required for construction, repair and/or
maintenance for the adjacent county road

Temporary Construction Easement
Cost: Donation
Size: 3 acres
Term: Seven years, or until completion of construction

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

REMARKS: This conveyance is a requirement of the Moss Park Transportation and
Proportionate Share Agreement (Moss Park DRI/Innovation Way South)
approved by the Board of County Commissioners (BCC) on July 25, 2012,
as amended.

Grantor to pay all closing costs.

DEC 19 2017

This instrument was prepared by,
And upon recording please return to:
Charles B. Costar III, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1000
Orlando, FL 32801

Project: Innovation Way South Transportation Corridor – Segment 4
Property Appraiser's Parcel No:
A portion of 11-24-31-5270-06-001, 11-24-31-5270-06-002; 10-24-31-0000-00-012 and 10-24-31-0000-00-001

This document has been executed and delivered under threat of condemnation.
Therefore, this document is not subject to documentary stamp tax. See Florida
Administrative Code 12 FL ADC 12B-4.014(13).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 6th day of October, 2017, by Lennar Homes, LLC, a Florida limited liability company, whose address is 6750 Forum Drive, Suite 310, Orlando, Florida 32821 (hereinafter referred to as the "Grantor") to Orange County, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, (hereinafter referred to as the "Grantee");

WITNESSETH:

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

See Exhibit "A" attached hereto and made a part hereof.

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

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

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but against none other; and that the Property is free and clear of encumbrances, except matters of record acceptable to Grantee.

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

Signed, sealed and delivered
in the presence of:

Kelly Becker
Print Name: Kelly Becker

Lindsay Miller
Print Name: Lindsay Miller

LENNAR HOMES, LLC, a
Florida limited liability company

By: Brock Nicholas
Its: Vice President

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 6 day of October, 2017, by Brock Nicholas, as Vice President of Lennar Homes, LLC, a Florida limited liability company on behalf of the company. He/She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Stephanie Muskus
Notary Public Signature

Stephanie Muskus
Typed or Printed Notary Name
Notary Public-State of Florida
Commission No.: FF932265
My Commission Expires: 10/29/2019

LEGAL DESCRIPTION

Innovation Way South - Segment 4

A 125.00 FEET WIDE STRIP OF LAND LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-1 AND TRACT FD-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT OS-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'53"E ALONG THE SOUTH LINE OF TRACT FD-1, AND THE NORTH LINE OF TRACT FD-2 OF SAID PLAT, A DISTANCE OF 226.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH AND NORTH LINE, RUN N00°00'10"W A DISTANCE OF 125.00 FEET TO THE NORTH LINE OF SAID TRACT FD-1 AND THE SOUTH LINE OF TRACT OS-3C OF SAID PLAT; THENCE N89°59'53"E ALONG SAID NORTH LINE OF TRACT FD-1 AND SAID SOUTH LINE OF TRACT OS-3C, A DISTANCE OF 399.67 FEET TO THE POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1067.50 FEET, WITH A CHORD BEARING OF S52°39'27"E, AND A CHORD DISTANCE OF 1295.11 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID NORTH AND SOUTH LINES THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1391.56 FEET TO THE POINT OF TANGENCY; THENCE RUN S15°18'46"E A DISTANCE OF 1360.58 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 942.50 FEET, WITH A CHORD BEARING OF S21°16'52"E, AND A CHORD DISTANCE OF 196.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°56'12" FOR AN ARC DISTANCE OF 196.35 FEET TO A NON-TANGENT POINT LYING ON THE SOUTH LINE OF NORTHEAST 1/4 OF AFORESAID SECTION 11; THENCE S89°50'42"W ALONG SAID SOUTH LINE OF NORTHEAST 1/4, A DISTANCE OF 138.32 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1067.50 FEET, WITH A CHORD BEARING OF N19°35'22"W, AND A CHORD DISTANCE OF 159.21 FEET; THENCE DEPARTING SAID SOUTH LINE OF NORTHEAST 1/4, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°33'12" FOR AN ARC DISTANCE OF 159.36 FEET TO THE POINT OF TANGENCY; THENCE N15°18'46"W A DISTANCE OF 1360.58 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 942.50 FEET, WITH A CHORD BEARING OF N52°39'27"W, AND A CHORD DISTANCE OF 1143.45 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1228.62 FEET TO THE POINT OF TANGENCY LYING ON THE AFORESAID SOUTH LINE OF TRACT FD-1, AND AFORESAID NORTH LINE OF TRACT FD-2; THENCE S89°59'53"W ALONG SAID SOUTH LINE OF TRACT FD-1, AND SAID NORTH LINE OF TRACT FD-2, A DISTANCE OF 399.67 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 406,007 SQUARE FEET (9.32 ACRES), MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 AND 3 FOR SKETCH

SURVEYOR'S NOTES:

sk62

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT FD-1 AS BEING S89°59'53"W, AN ASSUMED BEARING.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.

JOB NO. 20130003

DATE: 2/27/2017

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

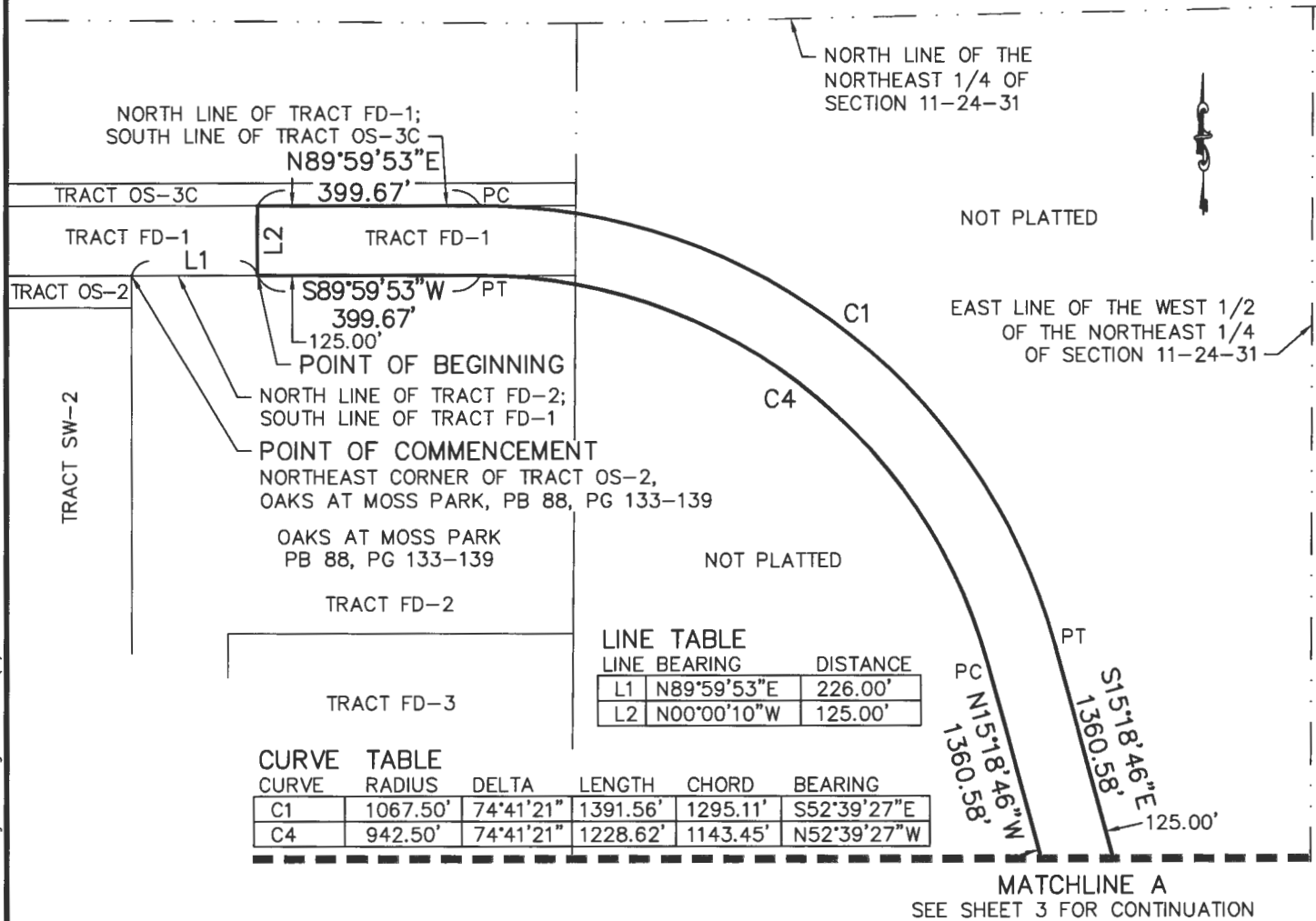
JAMES L. RICHMAN, P.S.M. #5633



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SKETCH OF DESCRIPTION

Innovation Way South - Segment 4



SHEET 2 OF 3
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 3 FOR SKETCH CONTINUATION

LEGEND

PG Denotes page or pages
PB Denotes plat book
NT Denotes non-tangent
PT Denotes point of tangency
PC Denotes point of curvature

JOB NO. 20130003

DATE: 2/27/2017

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH

CHECKED BY: MR

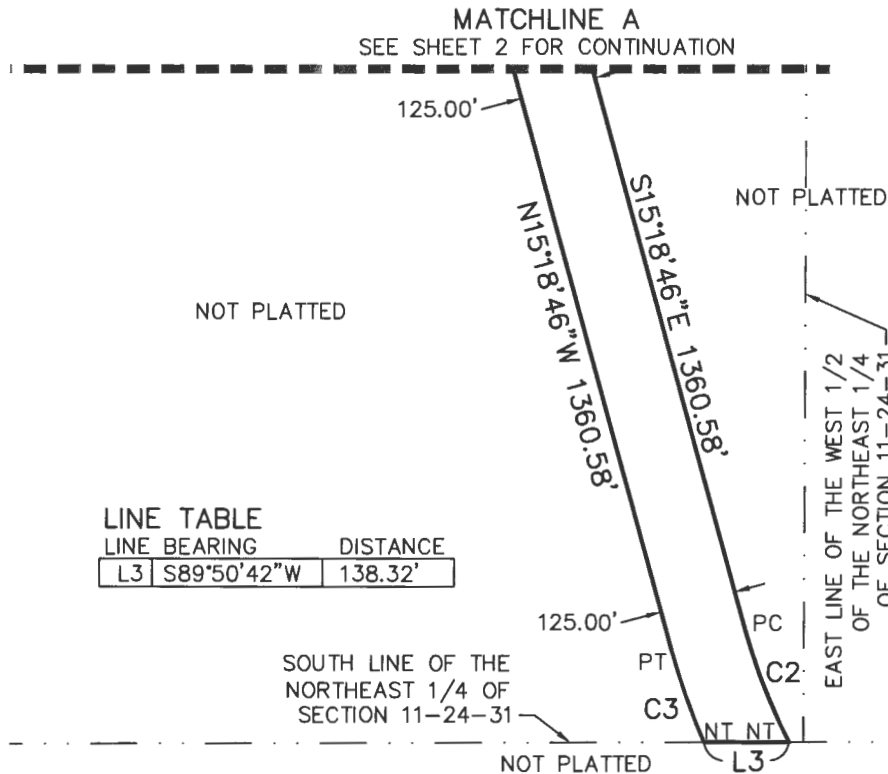
sk62



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SKETCH OF DESCRIPTION

Innovation Way South - Segment 4



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C2	942.50'	11°56'12"	196.35'	196.00'	S21°16'52"E
C3	1067.50'	08°33'12"	159.36'	159.21'	N19°35'22"W

SHEET 3 OF 3
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH CONTINUATION

sk62



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND

PG Denotes page or pages
PB Denotes plat book
NT Denotes non-tangent
PT Denotes point of tangency
PC Denotes point of curvature

JOB NO. 20130003

DATE: 2/27/2017

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH

CHECKED BY: MR

DEC 19 2017

This instrument was prepared by,
And upon recording please return to:
Charles B. Costar III, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1000
Orlando, FL 32801

Project: Innovation Way South Transportation Corridor-Segment 4
Property Appraiser's Parcel Nos.:
A portion of 10-24-31-0000-00-012

This document has been executed and delivered under threat of condemnation.
Therefore, this document is not subject to documentary stamp tax. See Florida
Administrative Code 12 FL ADC 12B-4.014(13).

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT is made and entered into this 13th day of October, 2017, by and between **LENNAR HOMES, LLC**, a Florida limited liability company organized and existing under the laws of the State of Florida, whose address is 6750 Forum Drive, Suite 310, Orlando, Florida 32821 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

WITNESSETH

THAT GRANTOR, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to Grantee and its assigns a nonexclusive easement for the collection and treatment of stormwater from Innovation Way South Transportation Corridor and related improvements (the "**Drainage Easement**"), with full authority to enter upon, construct, operate, upgrade, excavate, replace and maintain, as Grantee and its assigns may deem necessary, a drainage ditch, pipe, pond, or other facility (the "**Drainage Facilities**") over, under, through, across, and upon the following described lands situate in Orange County aforesaid to-wit:

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

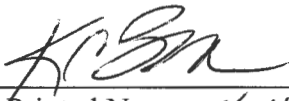
TO HAVE AND TO HOLD said easement unto Grantee and its assigns forever. Grantee and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the Drainage Facilities, out of and away from the herein granted easement, and the Grantor, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal

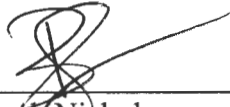
operation or maintenance of the Drainage Facilities. Grantor reserves the right, at its sole cost, to redefine the description of the Easement Area and relocate or replace the Drainage Facilities in connection with Grantor's design and construction of a permanent drainage system. Stormwater from the Innovation Way South Transportation Corridor (as defined in Moss Park Transportation and Proportionate Share Agreement (Moss Park DRI / Innovation Way South) recorded in Official Records Book 10434, Page 1466, Public Records of Orange County, Florida as amended) may be conveyed via a shared ditch, pipe, or other such facility and otherwise collected and retained in a shared pond. If Grantor relocates the Drainage Easement, it shall do so in accordance with the applicable terms of that certain Moss Park Transportation and Proportionate Share Agreement (Moss Park DRI / Innovation Way South) recorded in Official Records Book 10434, Page 1466, Public Records of Orange County, Florida as amended, and will record an amendment to this instrument in order to redefine the description of the Easement Area.


IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of the following witnesses:

LENNAR HOMES, LLC, a Florida limited liability company


Witness Printed Name: Kelly Beckner

By: 
Brock Nicholas
Vice President


Witness Printed Name: Cassandra Shriner

(Corporate Seal)

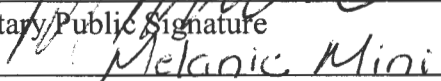
(Signature of **TWO** Witnesses required by Florida Law)

State of Florida

County of ORANGE

Sworn to and subscribed before me this 13th day of October, 2017, by Brock Nicholas, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company. He personally appeared before me, is ☒ personally known to me, or ☐ produced _____ as identification.

(NOTARY SEAL)


Notary Public Signature
Melanie Minihan
Typed or Printed Notary Name
Notary Public-State of Florida
Commission No.: FF919531
My Commission Expires: 9/17/19



LEGAL DESCRIPTION

Innovation Way South – Segment 4 Drainage Easement

A TRACT OF LAND LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT FD-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°23'59"W ALONG THE EAST LINE OF SAID FD-2 AND THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST OF SAID COUNTY, A DISTANCE OF 2159.08 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST 1/4, RUN N89°50'42"E ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 799.10 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHEAST 1/4, RUN N52°39'47"W A DISTANCE OF 194.61 FEET; THENCE N34°10'26"E A DISTANCE OF 176.64 FEET; THENCE N03°20'28"E A DISTANCE OF 91.72 FEET; THENCE N01°25'27"E A DISTANCE OF 95.25 FEET; THENCE N51°36'08"W A DISTANCE OF 111.91 FEET; THENCE N02°22'44"E A DISTANCE OF 60.41 FEET; THENCE N13°37'17"E A DISTANCE OF 55.05 FEET; THENCE N74°41'14"E A DISTANCE OF 281.03 FEET; THENCE S15°18'46"E A DISTANCE OF 580.81 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1077.50 FEET, WITH A CHORD BEARING OF S19°28'22"E, AND A CHORD DISTANCE OF 156.33 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°19'12" FOR AN ARC DISTANCE OF 156.47 FEET TO A NON-TANGENT POINT LYING ON AFORESAID SOUTH LINE OF THE NORTHEAST 1/4; THENCE S89°50'42"W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 356.52 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 230,232 SQUARE FEET (5.29 ACRES), MORE OR LESS.

SHEET 1 OF 2 DESCRIPTION
SEE SHEET 2 FOR SKETCH

SURVEYOR'S NOTES:

sk68

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 11-24-31 AS BEING S00°23'59"W, AN ASSUMED BEARING.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.

JOB NO. 20130003

CALCULATED BY: JDS

FOR THE LICENSED BUSINESS #6723 BY:

DATE: 3/1/2017

DRAWN BY: DH

SCALE: N/A

CHECKED BY: MR

FIELD BY: N/A

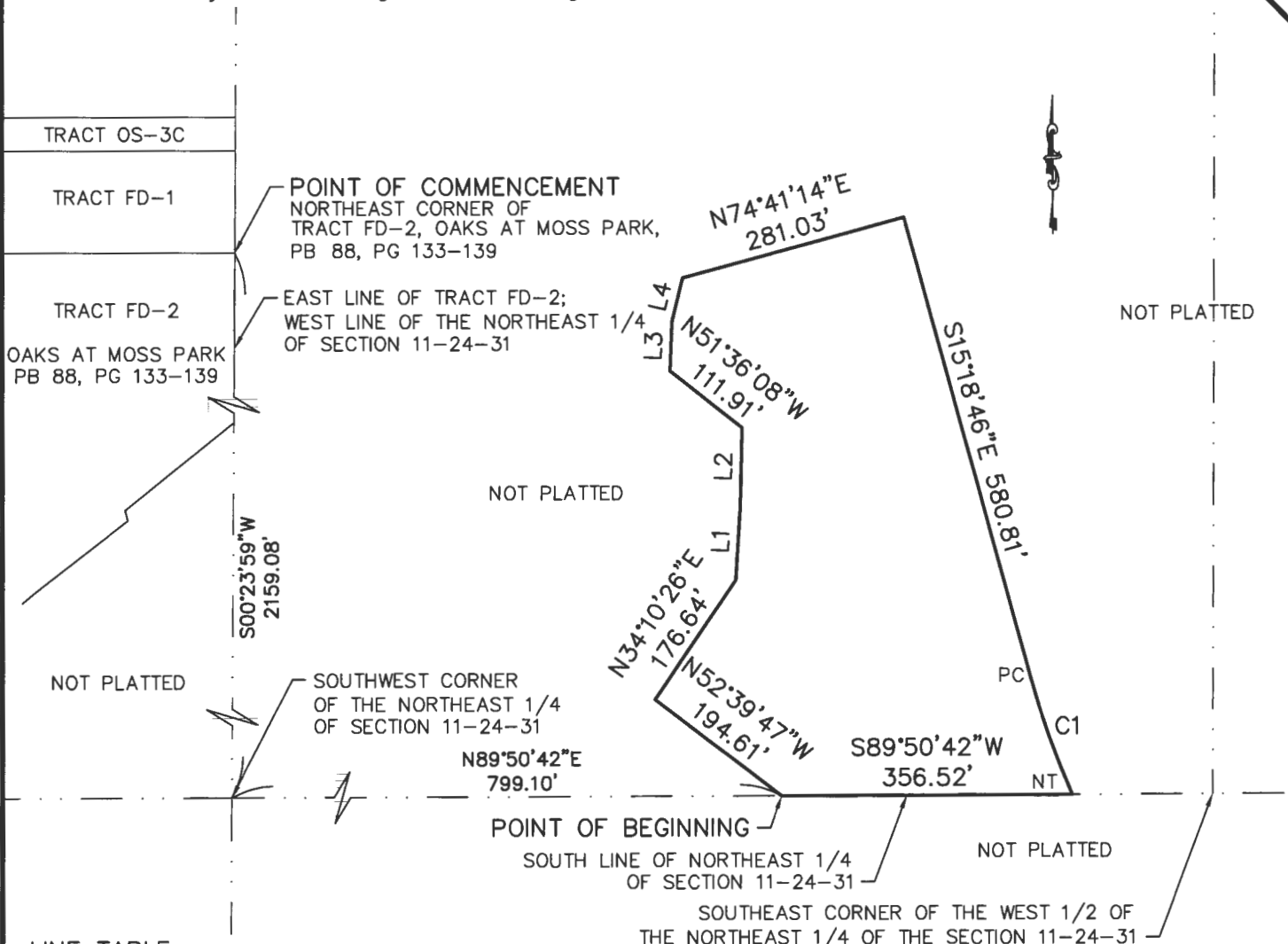
JAMES L. RICKMAN, P.S.M. #5633



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SKETCH OF DESCRIPTION

Innovation Way South - Segment 4 Drainage Easement



LINE TABLE

LINE	BEARING	DISTANCE
L1	N03°20'28"E	91.72'
L2	N01°25'27"E	95.25'
L3	N02°22'44"E	60.41'
L4	N13°37'17"E	55.05'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1077.50'	08°19'12"	156.47'	156.33'	S19°28'22"E

SHEET 2 OF 2 SKETCH
SEE SHEET 1 FOR LEGAL DESCRIPTION

LEGEND

NT Denotes non-tangent
PG Denotes page or pages
PB Denotes plat book
PC Denotes point of curvature

sk68



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

JOB NO. 20130003

DATE: 3/1/2017

SCALE: 1" = 200'

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH

CHECKED BY: MR

DEC 19 2017

This instrument was prepared by,
And upon recording please return to:
Charles B. Costar III, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1000
Orlando, FL 32801

Project: Innovation Way South Transportation Corridor-Segment 4
Property Appraiser's Parcel Nos.:
A portion of 11-24-31-5270-15-033, 11-24-31-5270-06-001, 10-24-31-0000-00-012 and 10-24-31-0000-00-001

This document has been executed and delivered under threat of condemnation.
Therefore, this document is not subject to documentary stamp tax. See Florida
Administrative Code 12 FL ADC 12B-4.014(13).

**UTILITIES, SIDEWALK, MULTI-PURPOSE PATHWAY, ROADWAY
APPURTENANCES, LANDSCAPING, AND DRAINAGE EASEMENT**

**THIS UTILITIES, SIDEWALK, MULTI-PURPOSE PATHWAY, ROADWAY
APPURTENANCES, LANDSCAPING, AND DRAINAGE EASEMENT** is made and
entered into this 5th day of October, 2017, by and between **LENNAR HOMES, LLC**, a
Florida limited liability company, organized and existing under the laws of the State of Florida,
whose address is 6750 Forum Drive, Suite 310, Orlando, Florida 32821 ("**Grantor**"), and
ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose
post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

WITNESSETH

THAT GRANTOR, in consideration of the sum of \$10.00 and other valuable
considerations paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby
give and grant to the Grantee and its assigns a nonexclusive easement for utilities, sidewalks,
multi-purpose pathways, roadway appurtenances, landscaping and drainage purposes
(collectively, the "**Multi-Purpose Easement**"), with full authority to enter upon, construct,
maintain, excavate, operate, upgrade, and replace, as Grantee and its assigns may deem
necessary, potable water lines, wastewater lines, reclaimed water lines, roadway appurtenances,
sidewalks, landscaping, multi-purpose pathways, drainage facilities, and any other utility
facilities over, under, through, across, and upon the following described lands situate in Orange
County, Florida, to-wit:

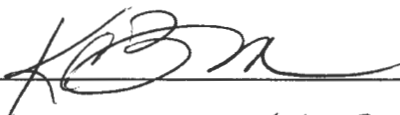
SEE ATTACHED EXHIBIT A (the "Easement Area")


TO HAVE AND TO HOLD said easement unto Grantee and its assigns forever. 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 utility lines, roadway appurtenances, and facilities placed therein by Grantee and its assigns, out of and away from the above-described right-of-way and easement, and Grantor, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create, any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the sidewalks, roadway appurtenances, and utility and drainage lines and facilities installed therein.

IN WITNESS WHEREOF, Grantor has executed this Multi-Purpose Easement on the day and year first written above.

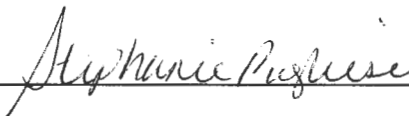
Signed, sealed and delivered in the presence of the following witnesses:

LENNAR HOMES, LLC, a Florida limited liability company


Witness Printed Name: Kelly Beckner

By: 
Brock Nicholas
Vice President

(Corporate Seal)


Witness Printed Name: Stephanie Pugliese

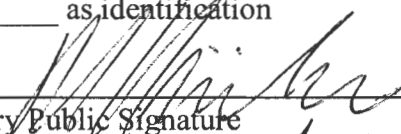
(Signature of **TWO** Witnesses required by Florida Law)

State of Florida

County of ORANGE

Sworn to and subscribed before me this 5th day of October, 2017, by Brock Nicholas, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company. He personally appeared before me, is ☒ personally known to me, or ☐ produced _____ as identification

(NOTARY SEAL)


Notary Public Signature
Melanie Minihan
Typed or Printed Notary Name
Notary Public-State of Florida
Commission No.: FF919531
My Commission Expires: 9/17/19



LEGAL DESCRIPTION

Innovation Way South - Segment 4 Multi-purpose Easement

A 10.00 FEET WIDE STRIP OF LAND LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-1 AND TRACT OS-3C, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT FD-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'53"E ALONG THE SOUTH LINE OF TRACT FD-1, AND THE NORTH LINE OF TRACT FD-2 OF SAID PLAT, A DISTANCE OF 226.00 FEET; THENCE DEPARTING SAID SOUTH AND NORTH LINES, RUN N00°00'10"W A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°00'10"W A DISTANCE OF 10.00 FEET; THENCE N89°59'53"E A DISTANCE OF 399.67 FEET TO THE POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1077.50 FEET, WITH A CHORD BEARING OF S52°39'27"E, AND A CHORD DISTANCE OF 1307.24 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1404.60 FEET TO THE POINT OF TANGENCY; THENCE S15°18'46"E A DISTANCE OF 1360.58 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 932.50 FEET, WITH A CHORD BEARING OF S21°26'18"E, AND A CHORD DISTANCE OF 199.01 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°15'05" FOR AN ARC DISTANCE OF 199.39 FEET TO A NON-TANGENT POINT LYING ON THE SOUTH LINE OF NORTHEAST 1/4 OF AFORESAID SECTION 11; THENCE S89°50'42"W ALONG SAID SOUTH LINE OF NORTHEAST 1/4, A DISTANCE OF 11.25 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 942.50 FEET, WITH A CHORD BEARING OF N21°16'52"W, AND A CHORD DISTANCE OF 196.00 FEET; THENCE DEPARTING SAID SOUTH LINE OF NORTHEAST 1/4, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°56'12" FOR AN ARC DISTANCE OF 196.35 FEET TO THE POINT OF TANGENCY; THENCE N15°18'46"W A DISTANCE OF 1360.58 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1067.50 FEET, WITH A CHORD BEARING OF N52°39'27"W, AND A CHORD DISTANCE OF 1295.11 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1391.56 FEET TO THE POINT OF TANGENCY LYING ON THE NORTH LINE OF AFORESAID TRACT FD-1, AND THE SOUTH LINE OF AFORESAID TRACT OS-3C; THENCE S89°59'53"W ALONG SAID NORTH LINE OF TRACT FD-1, AND SAID SOUTH LINE OF TRACT OS-3C, A DISTANCE OF 399.67 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 33,562 SQUARE FEET (0.77 ACRES), MORE OR LESS.

SHEET 1 OF 3 DESCRIPTION
SEE SHEET 2 AND 3 FOR SKETCH

SURVEYOR'S NOTES:

sk63

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT FD-2 AS BEING N89°59'53"E, AN ASSUMED BEARING.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.

JOB NO. 20130003

CALCULATED BY: JDS

FOR THE LICENSED BUSINESS #6723 BY:

DATE: 2/27/2017

DRAWN BY: DH

SCALE: N/A

CHECKED BY: MR

FIELD BY: N/A

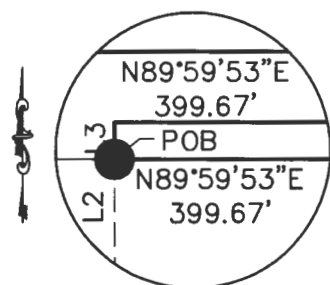
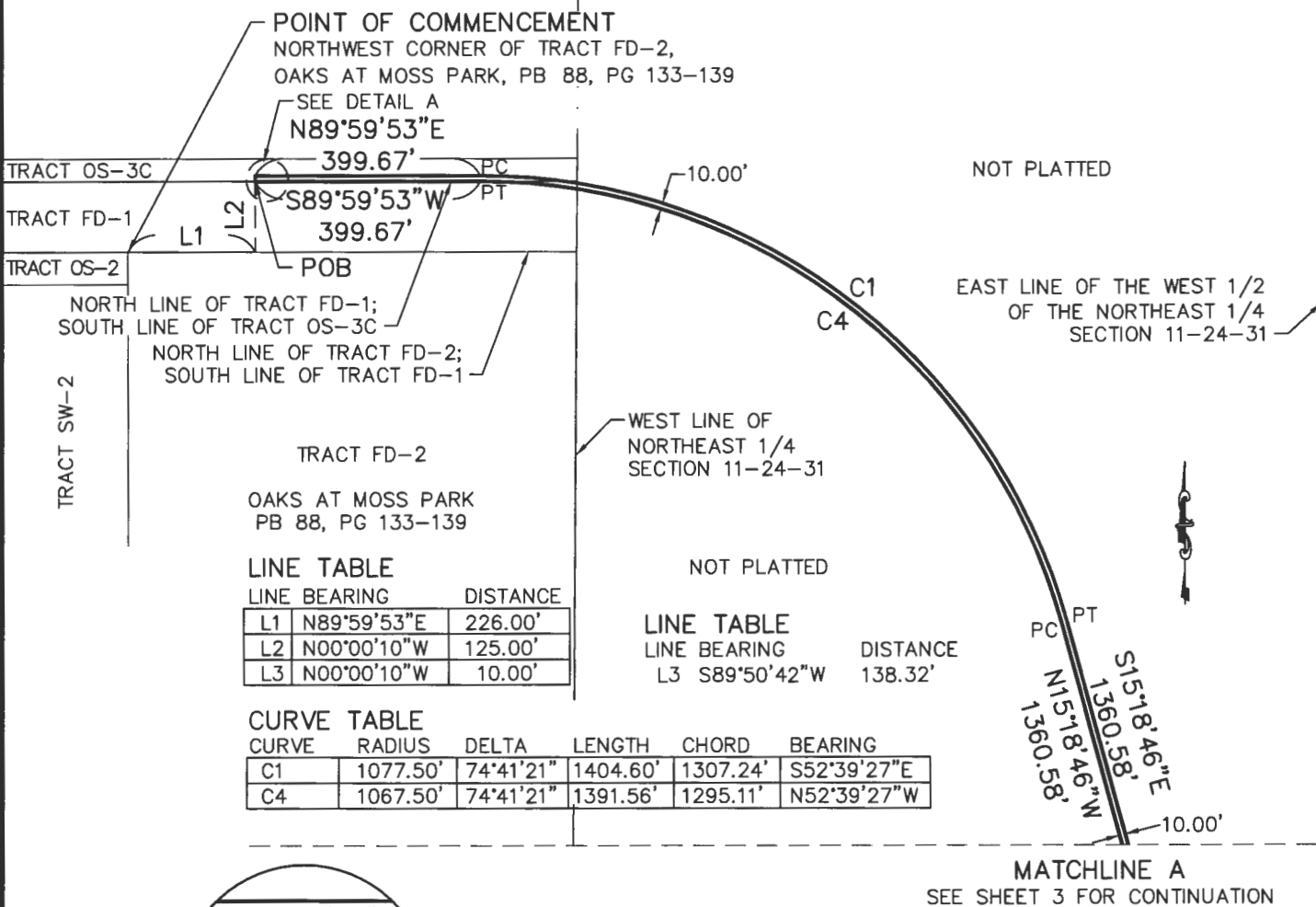
JAMES L. RICHMAN, P.S.M. #5633



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SKETCH OF DESCRIPTION

Innovation Way South - Segment 4 Multi-purpose Easement



SHEET 2 OF 3 SKETCH
SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR SKETCH CONTINUATION

LEGEND

NT Denotes non-tangent
PG Denotes page or pages
PB Denotes plat book
POB Denotes point of beginning
PC Denotes point of curvature
PT Denotes point of tangency

Denotes Official Document Number of the
Public Records of Orange County, Florida

sk63



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20130003

DATE: 2/27/2017

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JDS

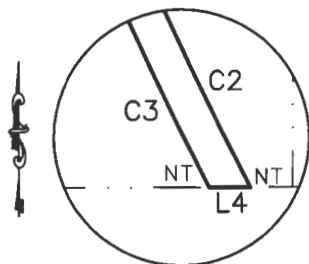
DRAWN BY: DH

CHECKED BY: MR

SKETCH OF DESCRIPTION

Innovation Way South - Segment 4 Multi-purpose Easement

MATCHLINE A
SEE SHEET 2 FOR CONTINUATION



DETAIL B
SCALE: 1" = 50'

NOT PLATTED

10.00'
S15°18'46"E
1360.58'
N15°18'46"W
1360.58'

NOT PLATTED

EAST LINE OF THE
WEST 1/2 OF THE
NORTHEAST 1/4
SECTION 11-24-31

10.00'
PT PC
C3 C2

SOUTH LINE OF NORTHEAST 1/4
OF SECTION 11-24-31

SEE DETAIL B
SOUTHEAST CORNER OF WEST 1/2
OF THE NORTHEAST 1/4
OF SECTION 11-24-31

LINE TABLE

LINE	BEARING	DISTANCE
L4	S89°50'42"W	11.25'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C2	932.50'	12°15'05"	199.39'	199.01'	S21°26'18"E
C3	942.50'	11°56'12"	196.35'	196.00'	N21°16'52"W

SHEET 3 OF 3 SKETCH
SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH CONTINUATION

LEGEND

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Public Records of Orange County, Florida

sk63



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20130003

DATE: 2/27/2017

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH

CHECKED BY: MR

LEGAL DESCRIPTION

Innovation Way South – Segment 4
Multi-purpose Easement

A 10.00 FEET WIDE STRIP OF LAND LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT OS-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'53"E ALONG THE SOUTH LINE OF TRACT FD-1, AND THE NORTH LINE OF TRACT FD-2 OF SAID PLAT, A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°59'53"E ALONG SAID SOUTH LINE OF TRACT FD-1, AND SAID NORTH LINE OF TRACT FD-2, A DISTANCE OF 423.67 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 942.50 FEET, WITH A CHORD BEARING OF S52°39'27"E, AND A CHORD DISTANCE OF 1143.45 FEET; THENCE DEPARTING SAID SOUTH LINE OF TRACT FD-1, AND SAID NORTH LINE OF TRACT FD-2, RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1228.62 FEET TO THE POINT OF TANGENCY; THENCE S15°18'46"E A DISTANCE OF 1360.58 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1067.50 FEET, WITH A CHORD BEARING OF S19°35'22"E, AND A CHORD DISTANCE OF 159.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°33'12" FOR AN ARC DISTANCE OF 159.36 FEET TO A NON-TANGENT POINT LYING ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST OF SAID COUNTY; THENCE S89°50'42"W ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 10.91 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1077.50 FEET, WITH A CHORD BEARING OF N19°28'22"W, AND A CHORD DISTANCE OF 156.33 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID SOUTH LINE THROUGH A CENTRAL ANGLE OF 08°19'12" FOR AN ARC DISTANCE OF 156.47 FEET TO THE POINT OF TANGENCY; THENCE N15°18'46"W A DISTANCE OF 1360.58 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 932.50 FEET, WITH A CHORD BEARING OF N52°39'27"W, AND A CHORD DISTANCE OF 1131.32 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1215.58 FEET TO THE POINT OF TANGENCY; THENCE S89°59'53"W ALONG A LINE LYING 10.00 FEET SOUTH OF AND PARALLEL TO, WHEN MEASURED PERPENDICULARLY TO, THE AFORESAID SOUTH LINE OF TRACT FD-1, A DISTANCE OF 443.67 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF N63°25'59"E, AND A CHORD DISTANCE OF 22.36 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'48" FOR AN ARC DISTANCE OF 23.18 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 31,782 SQUARE FEET (0.73 ACRES), MORE OR LESS.

SHEET 1 OF 3 DESCRIPTION
SEE SHEET 2 AND 3 FOR SKETCH



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT FD-2 AS BEING N89°59'53"E, AN ASSUMED BEARING.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.

sk64
rev 3.23.17

JOB NO. 20130003

DATE: 3/1/2017

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

Innovation Way South - Segment 4
Multi-purpose Easement

POINT OF COMMENCEMENT
NORTHEAST CORNER OF TRACT OS-2,
OAKS AT MOSS PARK, PB 88, PG 133-139

POINT OF BEGINNING

TRACT OS-3C

NOT PLATTED

TRACT FD-1

TRACT OS-2

L1
N89°59'53"E
423.67'
S89°59'53"W
443.67'
DETAIL A

PC

PT

10.00'

C1

C4

WEST LINE OF
NORTHEAST 1/4
SECTION 11-24-31

EAST LINE OF THE WEST 1/2
OF THE NORTHEAST 1/4
OF SECTION 11-24-31

SOUTH LINE OF TRACT FD-1;
NORTH LINE OF TRACT FD-2

TRACT FD-2

OAKS AT MOSS PARK
PB 88, PG 133-139

NOT PLATTED

LINE TABLE

LINE BEARING	DISTANCE
L1 N89°59'53"E	202.00'

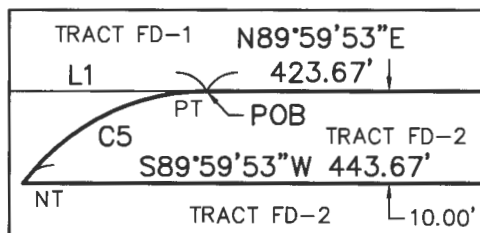
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	942.50'	74°41'21"	1228.62'	1143.45'	S52°39'27"E
C4	932.50'	74°41'21"	1215.58'	1131.32'	N52°39'27"W
C5	25.00'	53°07'48"	23.18'	22.36'	N63°25'59"E

PC PT
S151°18'46"E
1360.58'
N151°18'46"W
1360.58'

MATCHLINE A

SEE SHEET 3 FOR CONTINUATION



DETAIL A

SCALE: 1" = 20'

SHEET 2 OF 3 SKETCH
SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR SKETCH CONTINUATION



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

LEGEND

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sk64
rev 3.23.17

JOB NO. 20130003

CALCULATED BY: JDS

DATE: 3/1/2017

DRAWN BY: DH

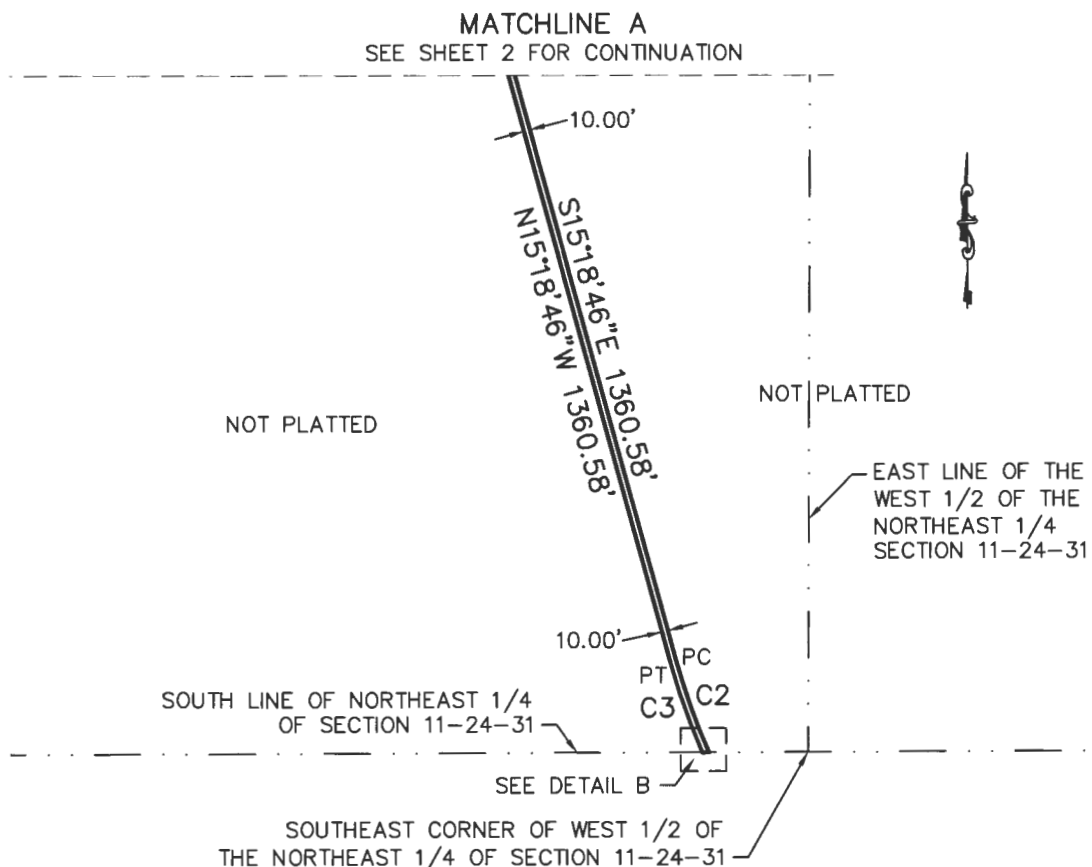
SCALE: 1" = 300 FEET

CHECKED BY: MR

FIELD BY: N/A

SKETCH OF DESCRIPTION

Innovation Way South – Segment 4
Multi-purpose Easement

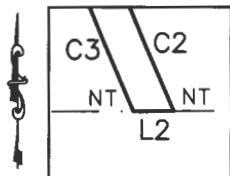


LINE TABLE

LINE BEARING	DISTANCE
L2 S89°50'42"W	10.91'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C2	1067.50'	08°33'12"	159.36'	159.21'	S19°35'22"E
C3	1077.50'	08°19'12"	156.47'	156.33'	N19°28'22"W



DETAIL B

SCALE: 1" = 50'

SHEET 3 OF 3 SKETCH
SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH CONTINUATION

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sk64
rev 3.23.17

JOB NO. 20130003

CALCULATED BY: JDS

DATE: 3/1/2017

DRAWN BY: DH

SCALE: 1" = 300 FEET

CHECKED BY: MR

FIELD BY: N/A



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

~~DEC 19 2017~~

This instrument was prepared by,
And upon recording please return to:
Charles B. Costar III, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1000
Orlando, FL 32801

Project: Innovation Way South Transportation Corridor – Segment 4
Property Appraiser's Parcel Nos.:
A portion of: 11-24-31-5270-06-002, 10-24-31-0000-00-012, 10-24-31-0000-00-001, 11-24-31-5270-06-001 and 11-24-31-5270-15-033

This document has been executed and delivered under threat of condemnation.
Therefore, this document is not subject to documentary stamp tax. See Florida
Administrative Code 12 FL ADC 12B-4.014(13).

TEMPORARY SLOPE EASEMENT

5th **THIS TEMPORARY SLOPE EASEMENT ("Easement")** is made and entered this day of October, 2017, by and between **LENNAR HOMES, LLC** organized and existing under the laws of the State of Florida, whose address is 6750 Forum Drive, Suite 310, Orlando, Florida 32821 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

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 temporary, non-exclusive slope easement, anticipated 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 temporary, non-exclusive slope easement, over, upon, and across the 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, to maintain the elevation of the road, to Grantee’s specifications, with the right to grade, excavate, and/or add fill material to the Easement Area. 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 structural improvements within the Easement Area permitted and/or approved by Grantee and all work will be performed in such a manner that structural improvements and trees, shrubs or plantings, if any, constructed and/or planted in accordance with permits and/or approvals issued by Grantee will not be damaged. Moreover, nothing in this Agreement shall limit in any way Grantor’s present or future use of the Easement Area, as Grantor may determine in its sole and absolute discretion, including, without limitation, the development and construction of improvements of any type hereon not inconsistent with the easement rights granted herein. This Easement is solely for the purposes noted herein and does not obligate Grantee to perform any right-of-way maintenance or other duties.

Section 4. This Easement, and the rights granted herein, shall terminate and be of no further force or effect as to the Easement Area (or portion thereof, as the case may be) at such time as the lands within which the Easement Property (or portion thereof) are located and filled such that slopes are no longer required for the construction, repair and/or maintenance of the adjoining paving improvements for Innovation Way South as confirmed by the Orange County Public Works Department. The Easement may not otherwise be changed, amended, or modified other than as expressly provided herein, except by an instrument in writing, executed by Grantor and Grantee and all mortgagees of any portion thereof, until such actions as described in Section 4 of this Easement take place.

Section 5. The easement hereby created and granted includes 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 6. 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 easement hereby created and granted to the same extent as if all of the terms of this instrument were set forth in such conveyance in full.

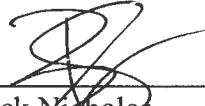
Section 7. The easements, covenants, agreements, and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the Owner of all portions of the benefited property and the Easement Area, its 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.

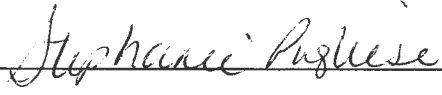
IN WITNESS WHEREOF, Grantor has executed this Slope Easement on the day and year first written above.

Signed, sealed and delivered in the presence of the following witnesses:

LENNAR HOMES, LLC, a Florida limited liability company


Witness Printed Name: Kelly Becker

By: 
Brock Nicholas
Vice President


Witness Printed Name: Stephanie Pugliese

(Corporate Seal)

(Signature of **TWO** Witnesses required by Florida Law)


State of Florida

County of ORANGE

Sworn to and subscribed before me this 5th day of October, 2017, by Brock Nicholas, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company. He personally appeared before me, is ☒ personally known to me, or ☐ produced _____ as identification.

(NOTARY SEAL)




Notary Public Signature
Melanie Minihan
Typed or Printed Notary Name
Notary Public-State of Florida
Commission No.: FF919531
My Commission Expires: 9/17/19

LEGAL DESCRIPTION

Innovation Way South – Segment 4 Temporary Slope Easement

A 10.00 FEET WIDE STRIP OF LAND LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT OS-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'53"E ALONG THE SOUTH LINE OF TRACT FD-1, AND THE NORTH LINE OF TRACT FD-2 OF SAID PLAT, A DISTANCE OF 202.00 FEET; THENCE S00°00'07"E DEPARTING SAID NORTH AND SOUTH LINES A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE N89°59'53"E ALONG A LINE LYING 10.00 FEET SOUTH OF AND PARALLEL TO, WHEN MEASURED PERPENDICULARLY TO, SAID SOUTH LINE OF TRACT FD-1, AND SAID NORTH LINE OF TRACT FD-2, A DISTANCE OF 443.67 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 932.50 FEET, WITH A CHORD BEARING OF S52°39'27"E, AND A CHORD DISTANCE OF 1131.32 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1215.58 FEET TO THE POINT OF TANGENCY; THENCE S15°18'46"E A DISTANCE OF 1360.58 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1077.50 FEET, WITH A CHORD BEARING OF S19°28'22"E, AND A CHORD DISTANCE OF 156.33 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°19'12" FOR AN ARC DISTANCE OF 156.47 FEET TO A NON-TANGENT POINT LYING ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST OF AFORESAID COUNTY; THENCE S89°50'42"W ALONG SAID SOUTH LINE OF NORTHEAST 1/4, A DISTANCE OF 10.89 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1087.50 FEET, WITH A CHORD BEARING OF N19°21'30"W, AND A CHORD DISTANCE OF 153.45 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID SOUTH LINE OF THE NORTHEAST 1/4 THROUGH A CENTRAL ANGLE OF 08°05'29" FOR AN ARC DISTANCE OF 153.58 FEET TO THE POINT OF TANGENCY; THENCE N15°18'46"W A DISTANCE OF 1360.58 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 922.50 FEET, WITH A CHORD BEARING OF N52°39'27"W, AND A CHORD DISTANCE OF 1119.19 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1202.55 FEET TO THE POINT OF TANGENCY; THENCE S89°59'53"W ALONG A LINE 20.00 FEET SOUTH OF AND PARALLEL TO, WHEN MEASURED PERPENDICULAR TO, AFORESAID SOUTH LINE OF TRACT FD-1 AND AFORESAID NORTH LINE OF TRACT FD-2, A DISTANCE OF 448.16 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF N24°12'05"E, AND A CHORD DISTANCE OF 10.96 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°19'59" FOR AN ARC DISTANCE OF 11.05 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 31,710 SQUARE FEET (0.73 ACRES), MORE OR LESS.

SHEET 1 OF 3 DESCRIPTION
SEE SHEET 2 AND 3 FOR SKETCH

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT FD-2 AS BEING N89°59'53"E, AN ASSUMED BEARING.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.

sk65
rev 3.23.17
rev 6.27.17

JOB NO. 20130003

DATE: 2/28/2017

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SKETCH OF DESCRIPTION

Innovation Way South - Segment 4
Temporary Slope Easement

POINT OF COMMENCEMENT
NORTHEAST CORNER OF TRACT OS-2,
OAKS AT MOSS PARK, PB 88, PG 133-139

TRACT OS-3C
POINT OF BEGINNING
N89°59'53"E
443.67'

S89°59'53"W
448.16'

DETAIL A

SOUTH LINE OF TRACT FD-1;
NORTH LINE OF TRACT FD-2

TRACT FD-2

OAKS AT MOSS PARK
PB 88, PG 133-139

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°59'53"E	202.00'
L2	S00°00'07"E	10.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	932.50'	74°41'21"	1215.58'	1131.32'	S52°39'27"E
C4	922.50'	74°41'21"	1202.55'	1119.19'	N52°39'27"W
C5	25.00'	25°19'59"	11.05'	10.96'	N24°12'05"E

NOT PLATTED

EAST LINE OF THE WEST 1/2
OF THE NORTHEAST 1/4
OF SECTION 11-24-31

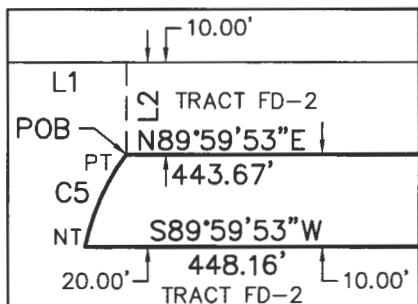
WEST LINE OF
NORTHEAST 1/4
SECTION 11-24-31

NOT PLATTED

PC PT
S151°18'46"E
1360.58'
1360.58'

MATCHLINE A

SEE SHEET 3 FOR CONTINUATION



DETAIL A

SCALE: 1" = 20'

SHEET 2 OF 3 SKETCH
SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR SKETCH CONTINUATION

LEGEND

NT Denotes non-tangent
PG Denotes page or pages
PB Denotes plat book
POB Denotes point of beginning
PC Denotes point of curvature
PT Denotes point of tangency

sk65
rev 3.23.17
rev 6.27.17



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20130003

DATE: 2/28/2017

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH

CHECKED BY: MR

SKETCH OF DESCRIPTION

Innovation Way South – Segment 4
Temporary Slope Easement

LEGEND

NT NON-TANGENT
PG PAGE OR PAGES
PB PLAT BOOK
POB POINT OF BEGINNING
PC POINT OF CURVATURE
PT POINT OF TANGENCY

NOT PLATTED

NOT PLATTED

EAST LINE OF THE
WEST 1/2 OF THE
NORTHEAST 1/4
SECTION 11-24-31

SOUTH LINE OF NORTHEAST 1/4
OF SECTION 11-24-31

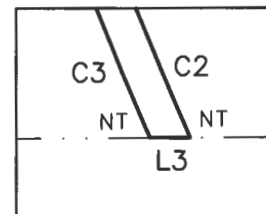
SOUTHEAST CORNER OF WEST 1/2
OF THE NORTHEAST 1/4
OF SECTION 11-24-31

LINE TABLE

LINE	BEARING	DISTANCE
L3	S89°50'42"W	10.89'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C2	1077.50'	08°19'12"	156.47'	156.33'	S19°28'22"E
C3	1087.50'	08°05'29"	153.58'	153.45'	N19°21'30"W



DETAIL B
SCALE: 1" = 50'

SHEET 3 OF 3 SKETCH
SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH CONTINUATION



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND

NT Denotes non-tangent
PG Denotes page or pages
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sk65
rev 3.23.17
rev 6.27.17

JOB NO. 20130003

CALCULATED BY: JDS

DATE: 2/28/2017

DRAWN BY: DH

SCALE: 1" = 300 FEET

CHECKED BY: MR

FIELD BY: N/A

LEGAL DESCRIPTION

Innovation Way South – Segment 4 Temporary Slope Easement

A 10.00 FEET WIDE STRIP OF LAND LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-1 AND TRACT OS-3C, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT OS-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'53"E ALONG THE SOUTH LINE OF TRACT FD-1, AND THE NORTH LINE OF TRACT FD-2 OF SAID PLAT, A DISTANCE OF 226.00 FEET; THENCE DEPARTING SAID SOUTH LINE OF TRACT FD-1, AND SAID NORTH LINE OF TRACT FD-2 RUN, N00°00'10"W A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°00'10"W A DISTANCE OF 10.00 FEET; THENCE N89°59'53"E ALONG A LINE LYING 20.00 FEET NORTH OF AND PARALLEL TO, WHEN MEASURED PERPENDICULARLY TO, THE SOUTH LINE OF SAID TRACT OS-3C AND NORTH LINE OF SAID TRACT FD-1, A DISTANCE OF 399.67 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1087.50 FEET, WITH A CHORD BEARING OF S52°39'27"E, AND A CHORD DISTANCE OF 1319.37 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID PARALLEL LINE THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1417.63 FEET TO THE POINT OF TANGENCY; THENCE S15°18'46"E A DISTANCE OF 1360.58 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 922.50 FEET, WITH A CHORD BEARING OF S21°35'59"E, AND A CHORD DISTANCE OF 202.04 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°34'26" FOR AN ARC DISTANCE OF 202.45 FEET TO A NON-TANGENT POINT LYING ON THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 11; THENCE RUN S89°50'42"W A DISTANCE OF 11.28 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 932.50 FEET, WITH A CHORD BEARING OF N21°26'18"W, AND A CHORD DISTANCE OF 199.01 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°15'05" FOR AN ARC DISTANCE OF 199.39 FEET TO THE POINT OF TANGENCY; THENCE N15°18'46"W A DISTANCE OF 1360.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1077.50 FEET, WITH A CHORD BEARING OF N52°39'27"W, AND A CHORD DISTANCE OF 1307.24 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1404.60 FEET TO THE POINT OF TANGENCY; THENCE S89°59'53"W ALONG A LINE LYING 10.00 FEET NORTH OF AND PARALLEL TO, WHEN MEASURED PERPENDICULARLY TO, AFORESAID SOUTH LINE OF TRACT OS-3C AND AFORESAID NORTH LINE OF TRACT FD-1, A DISTANCE OF 399.67 FEET TO THE POINT OF BEGINNING. CONTAINING THEREIN 33,723 SQUARE FEET (0.77 ACRES), MORE OR LESS.

SHEET 1 OF 3 DESCRIPTION
SEE SHEET 2 AND 3 FOR SKETCH

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT FD-2 AS BEING N89°59'53"E, AN ASSUMED BEARING.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.

sk66
rev 3.23.17
rev 7.11.17



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20130003

DATE: 2/27/2017

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH

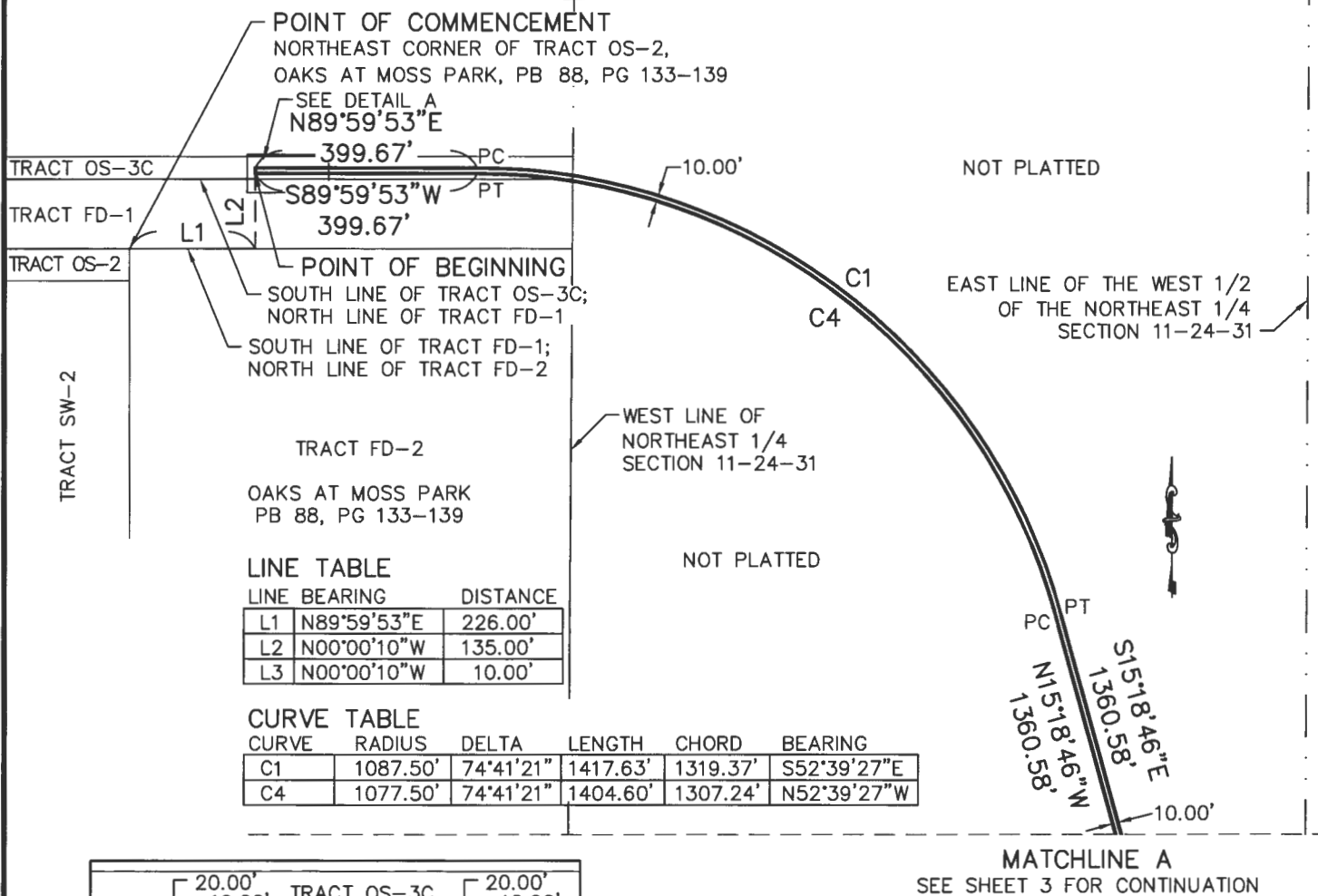
CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICHMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

Innovation Way South - Segment 4 Temporary Slope Easement

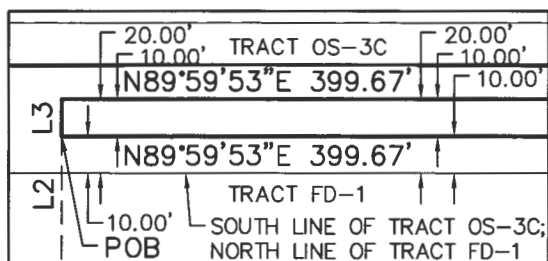


LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°59'53"E	226.00'
L2	N00°00'10"W	135.00'
L3	N00°00'10"W	10.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	1087.50'	74°41'21"	1417.63'	1319.37'	S52°39'27"E
C4	1077.50'	74°41'21"	1404.60'	1307.24'	N52°39'27"W



DETAIL A

SCALE: 1" = 50'

SHEET 2 OF 3 SKETCH
SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR SKETCH CONTINUATION



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

LEGEND

NT Denotes non-tangent
PG Denotes page or pages
PB Denotes plat book
POB Denotes point of beginning
PC Denotes point of curvature
PT Denotes point of tangency

Denotes Official Document Number of the
Public Records of Orange County, Florida

sk66
rev 3.23.17
rev 7.11.17

JOB NO. 20130003

CALCULATED BY: JDS

DATE: 2/27/2017

DRAWN BY: DH

SCALE: 1" = 300 FEET

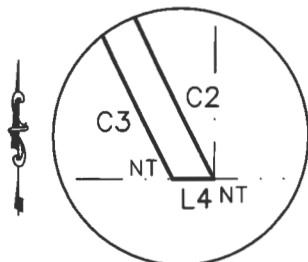
CHECKED BY: MR

FIELD BY: N/A

SKETCH OF DESCRIPTION

Innovation Way South – Segment 4 Temporary Slope Easement

MATCHLINE A
SEE SHEET 2 FOR CONTINUATION



DETAIL B
SCALE: 1" = 50'

NOT PLATTED

NOT PLATTED

EAST LINE OF THE
WEST 1/2 OF THE
NORTHEAST 1/4
SECTION 11-24-31

SOUTH LINE OF NORTHEAST 1/4
OF SECTION 11-24-31

SEE DETAIL B

SOUTHEAST CORNER OF WEST 1/2
OF THE NORTHEAST 1/4
OF SECTION 11-24-31

LINE TABLE

LINE	BEARING	DISTANCE
L4	S89°50'42"W	11.28'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C2	922.50'	12°34'26"	202.45'	202.04'	S21°35'59"E
C3	932.50'	12°15'05"	199.39'	199.01'	N21°26'18"W

SHEET 3 OF 3 SKETCH
SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH CONTINUATION



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND

NT Denotes non-tangent
PG Denotes page or pages
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Denotes Official Document Number of the
Public Records of Orange County, Florida

sk66
rev 3.23.17
rev 7.11.17

JOB NO. 20130003

CALCULATED BY: JDS

DATE: 2/27/2017

DRAWN BY: DH

SCALE: 1" = 300 FEET

CHECKED BY: MR

FIELD BY: N/A

LEGAL DESCRIPTION

Innovation Way South - Segment 4

A 125.00 FEET WIDE STRIP OF LAND LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-1 AND TRACT FD-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT OS-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'53"E ALONG THE SOUTH LINE OF TRACT FD-1, AND THE NORTH LINE OF TRACT FD-2 OF SAID PLAT, A DISTANCE OF 226.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH AND NORTH LINE, RUN N00°00'10"W A DISTANCE OF 125.00 FEET TO THE NORTH LINE OF SAID TRACT FD-1 AND THE SOUTH LINE OF TRACT OS-3C OF SAID PLAT; THENCE N89°59'53"E ALONG SAID NORTH LINE OF TRACT FD-1 AND SAID SOUTH LINE OF TRACT OS-3C, A DISTANCE OF 399.67 FEET TO THE POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1067.50 FEET, WITH A CHORD BEARING OF S52°39'27"E, AND A CHORD DISTANCE OF 1295.11 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE DEPARTING SAID NORTH AND SOUTH LINES THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1391.56 FEET TO THE POINT OF TANGENCY; THENCE RUN S15°18'46"E A DISTANCE OF 1360.58 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 942.50 FEET, WITH A CHORD BEARING OF S21°16'52"E, AND A CHORD DISTANCE OF 196.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°56'12" FOR AN ARC DISTANCE OF 196.35 FEET TO A NON-TANGENT POINT LYING ON THE SOUTH LINE OF NORTHEAST 1/4 OF AFORESAID SECTION 11; THENCE S89°50'42"W ALONG SAID SOUTH LINE OF NORTHEAST 1/4, A DISTANCE OF 138.32 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1067.50 FEET, WITH A CHORD BEARING OF N19°35'22"W, AND A CHORD DISTANCE OF 159.21 FEET; THENCE DEPARTING SAID SOUTH LINE OF NORTHEAST 1/4, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°33'12" FOR AN ARC DISTANCE OF 159.36 FEET TO THE POINT OF TANGENCY; THENCE N15°18'46"W A DISTANCE OF 1360.58 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 942.50 FEET, WITH A CHORD BEARING OF N52°39'27"W, AND A CHORD DISTANCE OF 1143.45 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC DISTANCE OF 1228.62 FEET TO THE POINT OF TANGENCY LYING ON THE AFORESAID SOUTH LINE OF TRACT FD-1, AND AFORESAID NORTH LINE OF TRACT FD-2; THENCE S89°59'53"W ALONG SAID SOUTH LINE OF TRACT FD-1, AND SAID NORTH LINE OF TRACT FD-2, A DISTANCE OF 399.67 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 406,007 SQUARE FEET (9.32 ACRES), MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 AND 3 FOR SKETCH

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT FD-1 AS BEING S89°59'53"W, AN ASSUMED BEARING.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.

JOB NO. 20130003

DATE: 2/27/2017

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

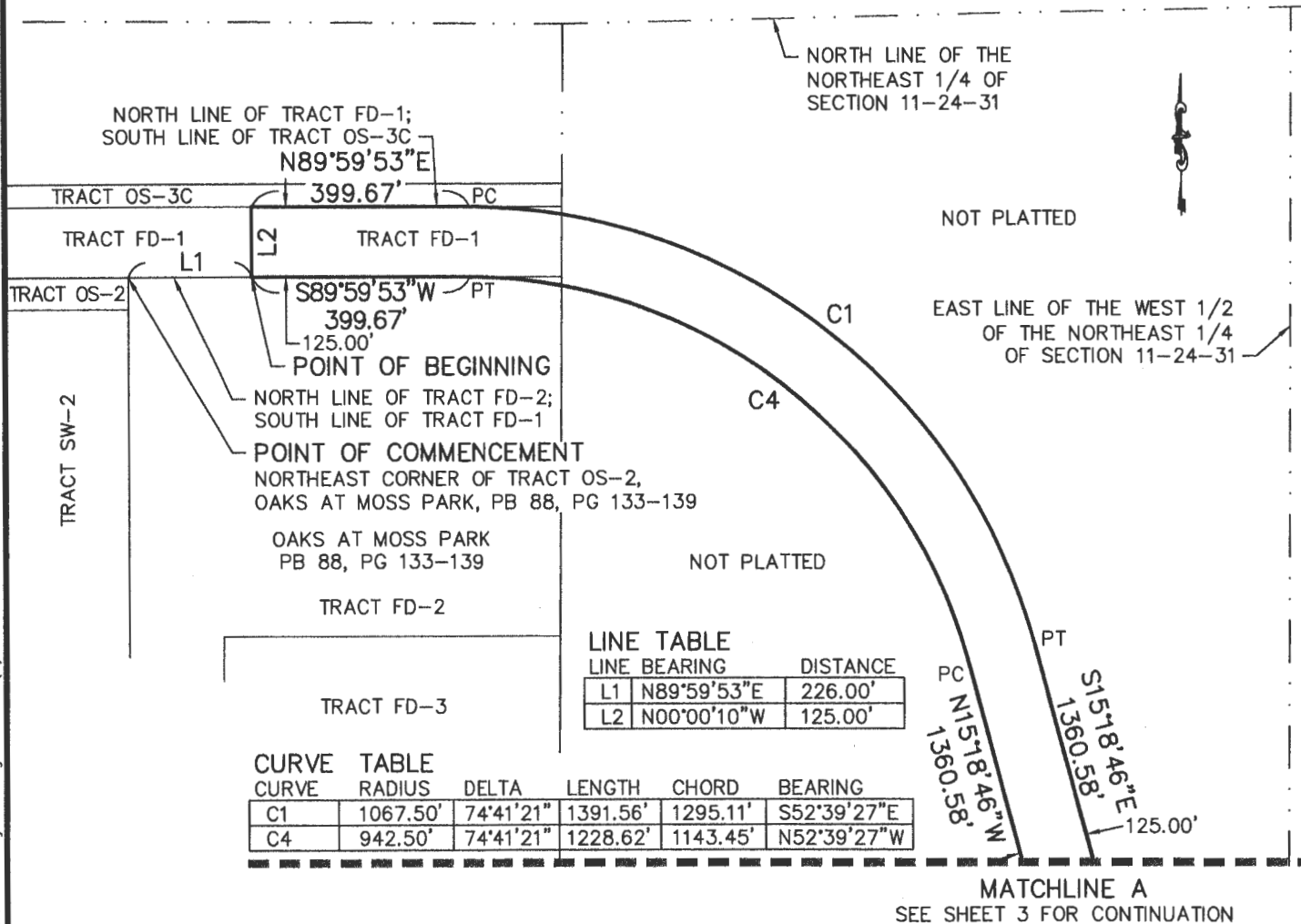
JAMES L. RICHMAN, P.S.M. #5633



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SKETCH OF DESCRIPTION

Innovation Way South - Segment 4



SHEET 2 OF 3
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 3 FOR SKETCH CONTINUATION

Drawing name: L:\Data\20130003\sketches\Sketch 62 - Segment 4 conveyance.dwg Sheet (2)



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND

PG Denotes page or pages
PB Denotes plat book
NT Denotes non-tangent
PT Denotes point of tangency
PC Denotes point of curvature

JOB NO. 20130003

DATE: 2/27/2017

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JDS

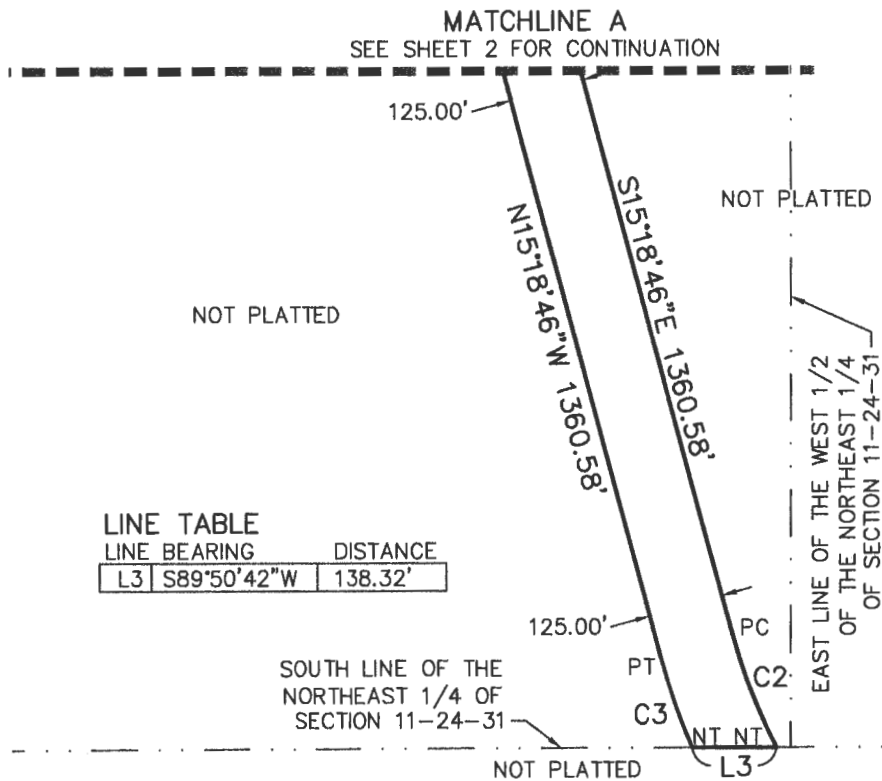
DRAWN BY: DH

CHECKED BY: MR

sk62

SKETCH OF DESCRIPTION

Innovation Way South -- Segment 4



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C2	942.50'	11°56'12"	196.35'	196.00'	S21°16'52"E
C3	1067.50'	08°33'12"	159.36'	159.21'	N19°35'22"W

SHEET 3 OF 3
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH CONTINUATION

LEGEND

PG Denotes page or pages
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NT Denotes non-tangent
PT Denotes point of tangency
PC Denotes point of curvature

sk62

JOB NO. 20130003

CALCULATED BY: JDS

DATE: 2/27/2017

DRAWN BY: DH

SCALE: 1" = 300 FEET

CHECKED BY: MR

FIELD BY: N/A



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

DEC 19 2017

This instrument was prepared by,
And upon recording please return to:
Charles B. Costar III, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1000
Orlando, FL 32801

Project: Innovation Way South Transportation Corridor-Segment 4
Property Appraiser's Parcel Nos.:
A portion of 11-24-31-5270-15-033, 11-24-31-5270-06-001, 11-24-31-5270-06-002, 10-24-31-0000-00-012 and 10-24-31-0000-00-001

This document has been executed and delivered under threat of condemnation.
Therefore, this document is not subject to documentary stamp tax. See Florida
Administrative Code 12 FL ADC 12B-4.014(13).

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to us, we **LENNAR HOMES, LLC**, a Florida limited liability company organized and existing under the laws of the State of Florida, County of Orange, whose address is 6750 Forum Drive, Suite 310, Orlando, Florida 32821 ("**Grantor**"), do hereby give, grant, bargain and release to Orange County, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of the 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 of Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

THIS 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 the said project or after seven (7) years, whichever occurs first.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Temporary Construction Easement on the day and year first written above.

Signed, sealed and delivered in the presence of the following witnesses:

LENNAR HOMES, LLC, a Florida limited liability company

[Signature]

Witness Printed Name: Kelly Becker

By: [Signature]
Brock Nicholas
Vice President

[Signature]

Witness Printed Name: Stephanie Pugliese

(Corporate Seal)

(Signature of **TWO** Witnesses required by Florida Law)

State of Florida

County of ORANGE

Sworn to and subscribed before me this 5th day of October, 2017, by Brock Nicholas, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of the company. He personally appeared before me, is ☒ personally known to me, or ☐ produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
Melanie Minihan
Typed or Printed Notary Name
Notary Public-State of Florida
Commission No.: FF919531
My Commission Expires: 9/17/19

LEGAL DESCRIPTION

Innovation Way South - Segment 4 Temporary Construction Easement

A 20.00 FEET WIDE STRIP OF LAND LYING IN SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF TRACT FD-1, TRACT FD-2 AND TRACT OS-3C, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT FD-2, OAKS AT MOSS PARK AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°59'53" EAST ALONG THE NORTH LINE OF SAID TRACT FD-2 FOR A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'53" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 423.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 942.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC LENGTH OF 1228.62 FEET, A CHORD BEARING OF SOUTH 52°39'27" EAST AND A CHORD DISTANCE OF 1143.45 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°18'46" EAST FOR A DISTANCE OF 1360.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1067.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 08°33'12" FOR AN ARC LENGTH OF 159.36 FEET, A CHORD BEARING OF SOUTH 19°35'22" EAST FOR A CHORD DISTANCE OF 159.21 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE RUN SOUTH 89°50'42" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 21.81 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1087.50 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 08°05'29" FOR AN ARC LENGTH OF 153.58 FEET, A CHORD BEARING OF NORTH 19°21'30" WEST FOR A CHORD DISTANCE OF 153.45 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 15°18'46" WEST FOR A DISTANCE OF 1360.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 922.50 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC LENGTH OF 1202.55 FEET, A CHORD BEARING OF NORTH 52°39'27" WEST AND A CHORD DISTANCE OF 1119.19 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°59'53" WEST FOR A DISTANCE OF 448.16 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 78°27'47" FOR AN ARC LENGTH OF 34.24 FEET, A CHORD BEARING OF NORTH 50°46'00" EAST AND A CHORD DISTANCE OF 31.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 63,493 SQUARE FEET OR 1.46 ACRES

TOGETHER WITH

BEGIN AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 11; THENCE RUN SOUTH 89°50'42" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 22.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 942.50 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 11°56'12" FOR AN ARC LENGTH OF 196.35 FEET, A CHORD BEARING OF NORTH 21°16'52" WEST AND A CHORD DISTANCE OF 196.00 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 15°18'46" WEST FOR A DISTANCE OF 1360.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1067.50 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC LENGTH OF 1391.56 FEET, A CHORD BEARING OF NORTH 52°39'27" WEST AND A CHORD DISTANCE OF 1295.11 FEET TO THE POINT OF TANGENCY LYING ON THE SOUTH LINE OF SAID TRACT OS-3C; THENCE RUN SOUTH 89°59'53" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 399.67 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°00'10" WEST FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 89°59'53" EAST FOR A DISTANCE OF 399.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1087.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 74°41'21" FOR AN ARC LENGTH OF 1417.63 FEET, A CHORD BEARING OF SOUTH 52°39'27" EAST FOR A CHORD DISTANCE OF 1319.37 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 15°18'46" EAST FOR A DISTANCE OF 1360.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 922.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 12°34'26" FOR AN ARC LENGTH OF 202.45 FEET, A CHORD BEARING OF SOUTH 21°35'59" EAST AND A CHORD DISTANCE OF 202.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 67,285 SQUARE FEET OR 1.54 ACRES, MORE OR LESS

TOGETHER ALL CONTAINING 130,778 SQUARE FEET OR 3.00 ACRES, MORE OR LESS.

SHEET 1 OF 4 DESCRIPTION
SEE SHEET 2 AND 3 FOR SKETCH
SEE SHEET 4 FOR LINE AND CURVE TABLES

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT FD-2 AS BEING N89°59'53"E, AN ASSUMED BEARING.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.

sk67A
rev 7.6.17

JOB NO. 20130003

DATE: 2/28/2017

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH/JDS

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

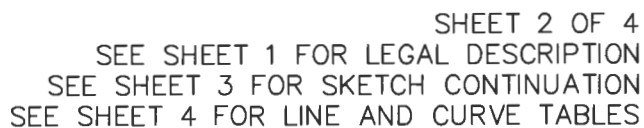
JAMES L. RICHMAN, P.S.M. #5633



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

Drawing name: L:\Data\20130003\sketches\Sketch 67A - Segment 4 TCE.dwg Sheet (2)

Innovation Way South – Segment 4
Temporary Construction Easement



NT Denotes non-tangent
PG Denotes page or pages
PB Denotes plat book
PC Denotes point of curvature
PT Denotes point of tangency

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CALCULATED BY: JDS

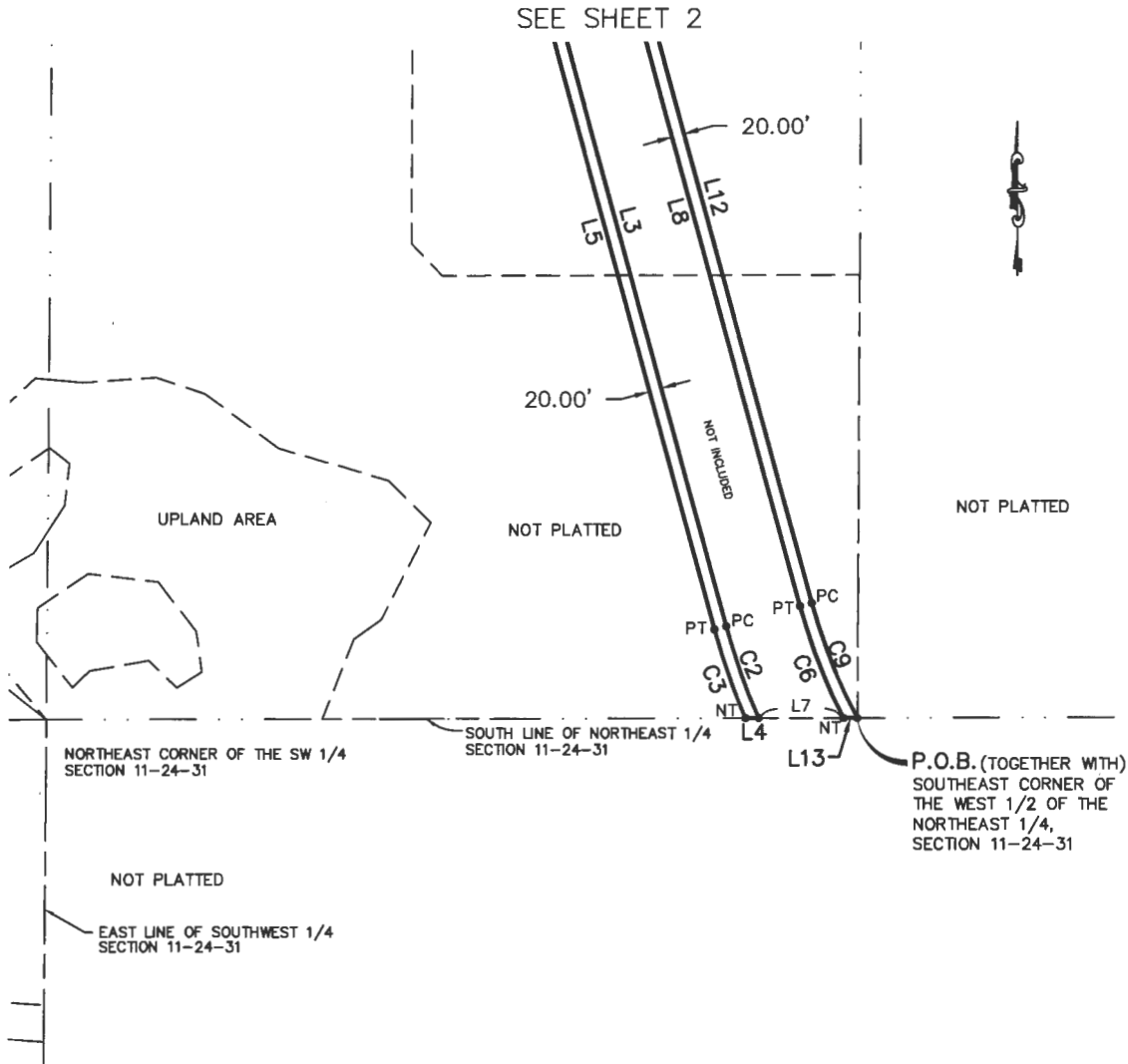
DRAWN BY: _____ DH/JDS

CHECKED BY: MR/JDS

FIELD BY: N/A

SKETCH OF DESCRIPTION

Innovation Way South – Segment 4
Temporary Construction Easement



SHEET 3 OF 4
SEE SHEET 2 FOR SKETCH CONTINUATION
SEE SHEET 4 FOR LINE AND CURVE TABLES

LEGEND

NT Denotes non-tangent
PG Denotes page or pages
PB Denotes plat book
PC Denotes point of curvature
PT Denotes point of tangency

P.O.B. Denotes Point of Beginning
P.O.C. Denotes Point of Commencement

sk67A
rev 7.6.17

JOB NO. 20130003

DATE: 2/28/2017

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: DH/JDS

CHECKED BY: MR/JDS



16 EAST PLANT STREET
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SKETCH OF DESCRIPTION

Innovation Way South - Segment 4
Temporary Construction Easement

LINE TABLE		
LINE	LENGTH	BEARING
L1	202.00'	N89°59'53"E
L2	423.67'	N89°59'53"E
L3	1360.58'	S15°18'46"E
L4	21.81'	S89°50'42"W
L5	1360.58'	N15°18'46"W
L6	448.16'	S89°59'53"W
L7	138.32'	S89°50'42"W
L8	1360.58'	N15°18'46"W
L9	399.67'	S89°59'53"W
L10	20.00'	N00°00'10"W
L11	399.67'	N89°59'53"E
L12	1360.58'	S15°18'46"E
L13	22.53'	S89°50'42"W

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	LENGTH	BEARING	CHORD
C1	942.50'	74°41'21"	1228.62'	S52°39'27"E	1143.45'
C2	1067.50'	08°33'12"	159.36'	S19°35'22"E	159.21'
C3	1087.50'	08°05'29"	153.58'	N19°21'30"W	153.45'
C4	922.50'	74°41'21"	1202.55'	N52°39'27"W	1119.19'
C5	25.00'	78°27'47"	34.24'	N50°46'00"E	31.62'
C6	942.50'	11°56'12"	196.35'	N21°16'52"W	196.00'
C7	1067.50'	74°41'21"	1391.56'	N52°39'27"W	1295.11'
C8	1087.50'	74°41'21"	1417.63'	S52°39'27"E	1319.37'
C9	922.50'	12°34'26"	202.45'	S21°35'59"E	202.04'

SHEET 4 OF 4
SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 AND 3 FOR SKETCH CONTINUATION

LEGEND

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