





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

**DATE:** December 13, 2018

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

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

**FROM:** Mary Tiffault, Title Examiner   
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Utility Easement from Alta Grande Apartments, L.P. to Orange County and Subordination of Encumbrances to Property Rights to Orange County from TD Bank, N.A. and authorization to record instruments

**PROJECT:** Grande Lakes Multi Family Site Work Permit #B16904493 OCU File #89286  
  
District 4

**PURPOSE:** To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

**ITEMS:** Utility Easement  
Cost: Donation  
Total size: 1,360 square feet  
  
Subordination of Encumbrances to Property Rights to Orange County

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:** Grantor to pay all recording fees.

THIS IS A DONATION

Project: Grande Lakes Multi Family Site Work Permit #B16904493 OCU File #89286

**UTILITY EASEMENT**

THIS INDENTURE, Made this 31<sup>st</sup> day of October, A.D. 2018, between Alta Grande Apartments, L.P., a Delaware limited partnership, whose address is 3715 Northside Parkway NW Suite 4-600, Atlanta, Georgia 30327, GRANTOR, and Orange County, charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a non-exclusive right-of-way and easement for utility purposes, with full authority to enter upon, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, water meters, pipes, and any other associated utility facilities over, under and upon the following described lands situate in Orange County, aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number(s):**

**a portion of**

**09-24-29-3051-04-001**

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

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted right-of-way that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement right of way, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S successors or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described

above.

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

Signed, sealed, and delivered in the presence of?

[Signature]  
Witness

Joshua A. Lynch  
Printed Name

[Signature]  
Witness

Sean Reynolds  
Printed Name

Alta Grande Apartments, L.P.,  
a Delaware limited partnership

BY: WOOD ALTA GRANDE, LLC,  
a Delaware limited liability company,  
its, General Partner

BY: WP SOUTH DEVELOPMENT  
ENTERPRISES, L.L.C.,  
a Delaware limited liability company,  
its, Manager

BY: [Signature]  
Bryan Borland, Vice President

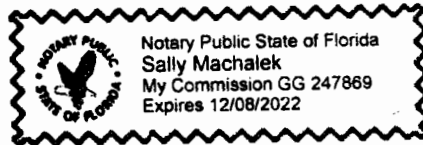
(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 31 day of October, 2018, by Bryan Borland, Vice President of WP SOUTH DEVELOPMENT ENTERPRISES, L.L.C., a Delaware limited liability company, as Manager of WOOD ALTA GRANDE, LLC, a Delaware limited liability company, as General Partner of Alta Grande Apartments, L.P., a Delaware limited partnership, on behalf of the limited partnership. He [] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 31 day of October, 2018.

(Notary Seal)



Sally Machalek  
Notary Signature

Sally Machalek  
Printed Notary Name

This instrument prepared by:  
Mary Tiffault, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Notary Public in and for  
the County and State aforesaid  
My commission expires:

SURVEYOR'S DESCRIPTION: (UTILITY EASEMENT)

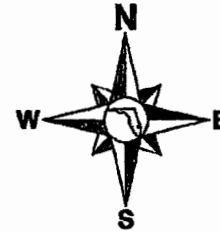
# EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AND BEING A PORTION OF LOT 4, GRANDE LAKES NE QUADRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 19 THROUGH 24, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GRANDE LAKES BOULEVARD (60 FEET WIDE) AND THE NORTH RIGHT-OF-WAY LINE OF CENTRAL FLORIDA PARKWAY (WIDTH VARIES), AS SHOWN ON SAID PLAT AND BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 4085.12 FEET, A CHORD BEARING OF NORTH 87°32'10" WEST AND A CHORD DISTANCE OF 331.45 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°39'00", FOR AN ARC DISTANCE OF 331.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°51'40" WEST FOR A DISTANCE OF 2.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°51'40" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 51.72 FEET; THENCE NORTH 00°08'20" EAST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°51'40" EAST FOR A DISTANCE OF 51.72 FEET; THENCE SOUTH 00°08'20" WEST FOR A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING, CONTAINING 776 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL FLORIDA PARKWAY, ACCORDING TO THE RECORD PLAT, BEING N89°51'40"W.
- 3) THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- 4) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- 5) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
- 6) ALL DISTANCES ARE IN U.S. SURVEY FEET.

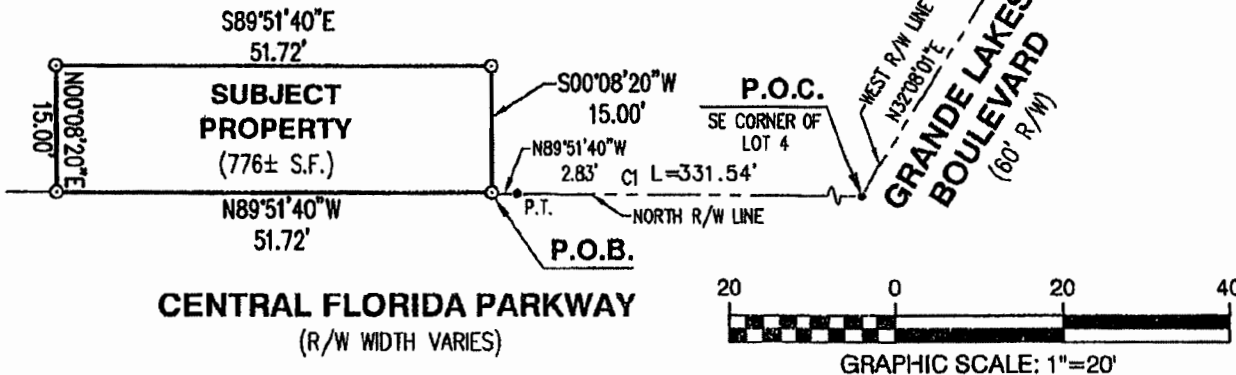


**LEGEND**

- C/ = CURVE NUMBER (SEE CURVE TABLE)
- LB = PROFESSIONAL SURVEYING AND MAPPING BUSINESS
- P.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- S.F. = SQUARE FEET
- R/W = RIGHT-OF-WAY

| CURVE TABLE |          |         |               |                |               |
|-------------|----------|---------|---------------|----------------|---------------|
| CURVE       | RADIUS   | LENGTH  | CHORD BEARING | CHORD DISTANCE | CENTRAL ANGLE |
| C1          | 4085.12' | 331.54' | N87°32'10"W   | 331.45'        | 4°39'00"      |

LOT 4  
GRANDE LAKES NE QUADRANT  
(PLAT BOOK 66, PAGES 19-24)



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

PROJECT NAME: GRANDE LAKES MULTI  
FAMILY SITE WORK  
BUILDING DEPARTMENT PERMIT  
NUMBER: B16904493  
PROJECT NUMBER 89286

rev. 07/24/18

JOB NO. 20170194  
DATE: 12/19/2017  
SCALE: 1" = 20'  
FIELD BY: N/A

**SKETCH OF DESCRIPTION**

(THIS IS NOT A BOUNDARY SURVEY)

SHEET 1 OF 1

CALCULATED BY: JKC/EGT  
DRAWN BY: JKC/EGT  
CHECKED BY: GMJ  
FOR: WOOD PARTNERS

FOR THE LICENSED BUSINESS #6723 BY:

GERALD W. JOHNSTON, P.S.M. # LS5570

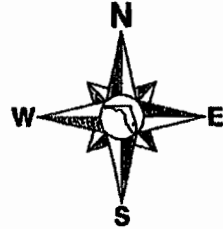
**SURVEYOR'S DESCRIPTION: (UTILITY EASEMENT)**

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AND BEING A PORTION OF LOT 4, GRANDE LAKES NE QUADRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 19 THROUGH 24, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

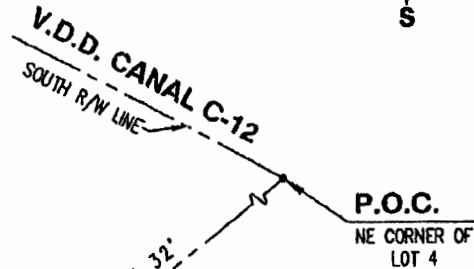
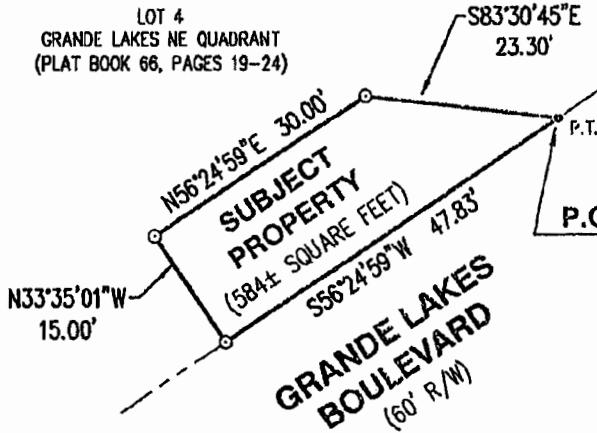
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GRANDE LAKES BOULEVARD (60 FEET WIDE) AND THE SOUTH RIGHT-OF-WAY LINE OF V.D.D. CANAL C-12, AS SHOWN ON SAID PLAT AND BEING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 484.00 FEET, A CHORD BEARING OF SOUTH 47°27'35" WEST AND A CHORD DISTANCE OF 150.71 FEET; THENCE SOUTHWESTERLY, ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°54'49", FOR AN ARC DISTANCE OF 151.32 FEET TO THE POINT OF BEGINNING, ALSO BEING THE POINT OF TANGENCY; THENCE CONTINUE SOUTH 56°24'59" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 47.83 FEET; THENCE NORTH 33°35'01" WEST FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 56°24'59" EAST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 83°30'45" EAST FOR A DISTANCE OF 23.30 FEET TO SAID NORTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING, CONTAINING 584 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF GRANDE LAKES BOULEVARD, ACCORDING TO THE RECORD PLAT, BEING S56°24'59"W.
- 3) THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- 4) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- 5) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
- 6) ALL DISTANCES ARE IN U.S. SURVEY FEET.

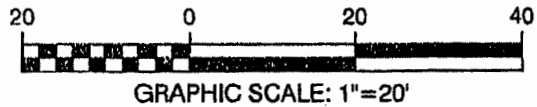


| CURVE TABLE |         |         |               |                |               |
|-------------|---------|---------|---------------|----------------|---------------|
| CURVE       | RADIUS  | LENGTH  | CHORD BEARING | CHORD DISTANCE | CENTRAL ANGLE |
| C1          | 484.00' | 151.32' | S47°27'35"W   | 150.71'        | 17°54'49"     |



**LEGEND**

- C# = CURVE NUMBER (SEE CURVE TABLE)
- (F) = FIELD DATA
- LB = PROFESSIONAL SURVEYING AND MAPPING BUSINESS
- P.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R/W = RIGHT-OF-WAY



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

PROJECT NAME: GRANDE LAKES MULTI  
FAMILY SITE WORK  
BUILDING DEPARTMENT PERMIT  
NUMBER: B16904493  
PROJECT NUMBER 89286

rev. 07/12/18

JOB NO. 20170194  
DATE: 12/19/2017  
SCALE: 1" = 20'  
FIELD BY: N/A

CALCULATED BY: JKC/EGT  
DRAWN BY: JKC/EGT  
CHECKED BY: GMJ  
FOR: WOOD PARTNERS

**SKETCH OF DESCRIPTION**  
(THIS IS NOT A BOUNDARY SURVEY)

**SHEET 1 OF 1**

FOR THE LICENSED BUSINESS #6923 BY:

*[Signature]*  
GERALD L. JOHNSTON, P.S.M. # LSS570

**APPROVED**  
**BY ORANGE COUNTY BOARD**  
**OF COUNTY COMMISSIONERS**

**JAN 08 2019**

Project: Grande Lakes Multi Family Site Work Permit #B16904493 OCU File #89286

**SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a drainage easement in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Construction Loan Mortgage and Security Agreement; Assignment of Leases and Rents; and Financing Statement held by the undersigned; and,

WHEREAS, On behalf of ORANGE COUNTY, a request has been made for the undersigned to subordinate said encumbrances to the property rights of ORANGE COUNTY in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as it has been or as may be modified and amended from time to time to the property rights of ORANGE COUNTY to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**Encumbrances:**

TD Bank, N.A.

FROM: Alta Grande Apartments, L.P.

Construction Loan Mortgage and Security Agreement  
filed March 31, 2017

Recorded as Document No. 20170177066

Assignment of Leases and Rents

filed March 31, 2017

Recorded as Document No. 20170177067

Financing Statement

filed March 31, 2017

Recorded as Document No. 20170177068

Subordination of Encumbrances to Property Rights to Orange County  
filed June 23, 2017

Recorded as Document No. 20170351153

All in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for water line and water meter purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for < road right-of-way; drainage; utility > purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 31<sup>ST</sup> day of OCTOBER, A.D. 2018.

Signed, sealed, and delivered in the presence of:

TD Bank, a national banking association

Risa V. Scheidling  
Witness

BY: [Signature]

Lisa V. Scheidling et  
Printed Name

James M. Cupelli  
Printed Name

[Signature]  
Witness

Vice President  
Title

Danielle Weinberger  
Printed Name

STATE OF Virginia  
COUNTY OF Fairfax

The foregoing instrument was acknowledged before me this 31 of October, 2018, by JAMES CUPELLI, as vice president of TD Bank, a national banking association, on behalf of the national banking association. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

**Karen A. Nolan**  
**NOTARY PUBLIC**  
Commonwealth of Virginia  
(Notary Seal)  
Reg. #7347733  
My Commission Expires May 31, 2022

[Signature]  
Notary Signature

Karen A Nolan  
Printed Notary Name

This instrument prepared by:  
Mary Tiffault, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Notary Public in and for  
the county and state aforesaid.  
My commission expires: May 31, 2022

SURVEYOR'S DESCRIPTION: (UTILITY EASEMENT)

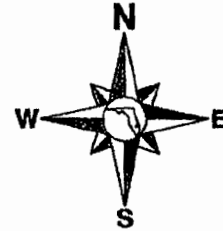
# EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AND BEING A PORTION OF LOT 4, GRANDE LAKES NE QUADRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 19 THROUGH 24, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GRANDE LAKES BOULEVARD (60 FEET WIDE) AND THE NORTH RIGHT-OF-WAY LINE OF CENTRAL FLORIDA PARKWAY (WIDTH VARIES), AS SHOWN ON SAID PLAT AND BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 4085.12 FEET, A CHORD BEARING OF NORTH 87°32'10" WEST AND A CHORD DISTANCE OF 331.45 FEET; THENCE NORTHWESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°39'00", FOR AN ARC DISTANCE OF 331.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°51'40" WEST FOR A DISTANCE OF 2.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°51'40" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 51.72 FEET; THENCE NORTH 00°08'20" EAST FOR A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°51'40" EAST FOR A DISTANCE OF 51.72 FEET; THENCE SOUTH 00°08'20" WEST FOR A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING, CONTAINING 776 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL FLORIDA PARKWAY, ACCORDING TO THE RECORD PLAT, BEING N89°51'40"W.
- 3) THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- 4) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- 5) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
- 6) ALL DISTANCES ARE IN U.S. SURVEY FEET.



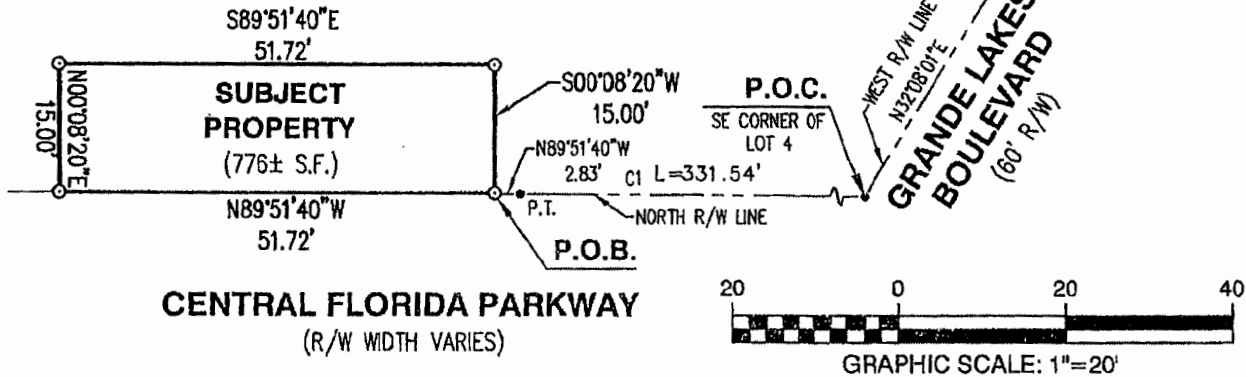
LEGEND

- C# = CURVE NUMBER (SEE CURVE TABLE)
- LB = PROFESSIONAL SURVEYING AND MAPPING BUSINESS
- P.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- S.F. = SQUARE FEET
- R/W = RIGHT-OF-WAY

CURVE TABLE

| CURVE | RADIUS   | LENGTH  | CHORD BEARING | CHORD DISTANCE | CENTRAL ANGLE |
|-------|----------|---------|---------------|----------------|---------------|
| C1    | 4085.12' | 331.54' | N87°32'10"W   | 331.45'        | 4°39'00"      |

LOT 4  
GRANDE LAKES NE QUADRANT  
(PLAT BOOK 66, PAGES 19-24)



16 EAST PLANT STREET  
Winter Garden, Florida 34787 \* (407) 854-5335

PROJECT NAME: GRANDE LAKES MULTI  
FAMILY SITE WORK  
BUILDING DEPARTMENT PERMIT  
NUMBER: B16904493  
PROJECT NUMBER 89286

rev. 07/24/18

## SKETCH OF DESCRIPTION

(THIS IS NOT A BOUNDARY SURVEY)

SHEET 1 OF 1

JOB NO. 20170194  
DATE: 12/10/2017  
SCALE: 1" = 20'  
FIELD BY: N/A

CALCULATED BY: JKC/EGT  
DRAWN BY: JKC/EGT  
CHECKED BY: GMJ  
FOR: WOOD PARTNERS

FOR THE LICENSED BUSINESS #6723 BY:

GERALD W. JOHNSTON, P.S.M. #LS5570



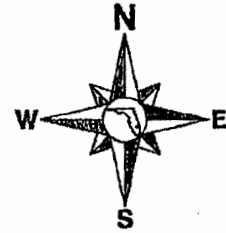
**SURVEYOR'S DESCRIPTION: (UTILITY EASEMENT)**

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AND BEING A PORTION OF LOT 4, GRANDE LAKES NE QUADRANT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 19 THROUGH 24, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

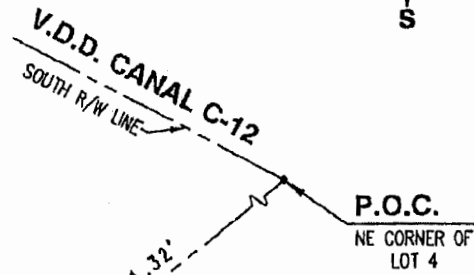
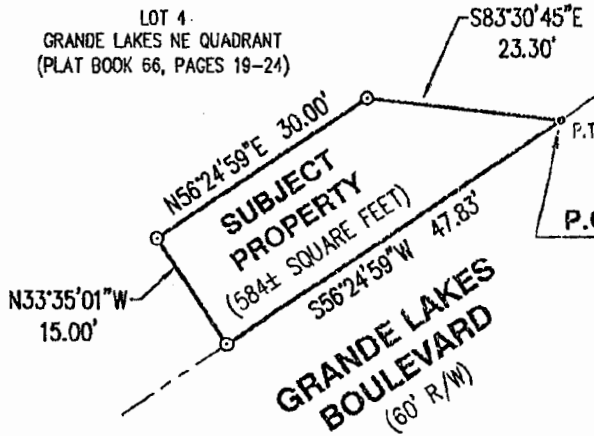
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GRANDE LAKES BOULEVARD (60 FEET WIDE) AND THE SOUTH RIGHT-OF-WAY LINE OF V.D.D. CANAL C-12, AS SHOWN ON SAID PLAT AND BEING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 484.00 FEET, A CHORD BEARING OF SOUTH 47°27'35" WEST AND A CHORD DISTANCE OF 150.71 FEET; THENCE SOUTHWESTERLY, ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°54'49", FOR AN ARC DISTANCE OF 151.32 FEET TO THE POINT OF BEGINNING, ALSO BEING THE POINT OF TANGENCY; THENCE CONTINUE SOUTH 56°24'59" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 47.83 FEET; THENCE NORTH 33°35'01" WEST FOR A DISTANCE OF 15.00 FEET; THENCE NORTH 56°24'59" EAST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 83°30'45" EAST FOR A DISTANCE OF 23.30 FEET TO SAID NORTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING, CONTAINING 584 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF GRANDE LAKES BOULEVARD, ACCORDING TO THE RECORD PLAT, BEING S56°24'59"W.
- 3) THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- 4) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- 5) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
- 6) ALL DISTANCES ARE IN U.S. SURVEY FEET.



| CURVE TABLE |         |         |               |                |               |
|-------------|---------|---------|---------------|----------------|---------------|
| CURVE       | RADIUS  | LENGTH  | CHORD BEARING | CHORD DISTANCE | CENTRAL ANGLE |
| C1          | 484.00' | 151.32' | S47°27'35"W   | 150.71'        | 17°54'49"     |



**LEGEND**

- C# = CURVE NUMBER (SEE CURVE TABLE)
- (F) = FIELD DATA
- LB = PROFESSIONAL SURVEYING AND MAPPING BUSINESS
- P.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R/W = RIGHT-OF-WAY



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

PROJECT NAME: GRANDE LAKES MULTI  
FAMILY SITE WORK  
BUILDING DEPARTMENT PERMIT  
NUMBER: B16904493  
PROJECT NUMBER 89286

rev. 07/12/18

**SKETCH OF DESCRIPTION**  
(THIS IS NOT A BOUNDARY SURVEY)

**SHEET 1 OF 1**

JOB NO. 20170194  
DATE: 12/19/2017  
SCALE: 1" = 20'  
FIELD BY: N/A

CALCULATED BY: JKC/EGT  
DRAWN BY: JKC/EGT  
CHECKED BY: GMJ  
FOR: WOOD PARTNERS

FOR THE LICENSED BUSINESS #8723 BY:

GERALD H. JOHNSTON, P.S.M. # LS5570