



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** November 12, 2020

**TO:** Mayor Jerry L. Demings  
-AND-  
County Commissioners

**THROUGH:** William J. Blackham, Assistant Manager *WJB*  
Real Estate Management Division

**FROM:** Kim Heim, Senior Title Examiner *B for KH*  
Real Estate Management Division

**CONTACT PERSON:** William J. Blackham, Assistant Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7352

**ACTION REQUESTED:** Approval and execution of Donation Agreement between Kerina Village, LLC and Orange County, and Drainage Easement Agreement between Kerina Village, LLC, Kerina Parkside Master, LLC and Orange County, approval of Special Warranty Deed and Temporary Construction Easement from Kerina Village, LLC to Orange County, and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST  
District 1

**PURPOSE:** To provide portions of land needed for a joint use park facility and to provide for access, construction, operation, and maintenance of drainage facilities to serve the property.

**ITEMS:** Donation Agreement (Parcels 101/801/701)  
  
Drainage Easement Agreement (Instrument 801.1)  
Cost: Donation  
Size: 4.415 acres

Special Warranty Deed (Instrument 101.1)

Cost: Donation

Total size: 5.947 acres

Temporary Construction Easement (Instrument 701.1)

Cost: Donation

Size: 3.998 acres

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Capital Projects Division  
Parks and Recreation Division

**REMARKS:** On June 4, 2019, the Board approved Kerina's Substantial Change Request to the Kerina Parkside PD, which PD includes property owned by Kerina Village, LLC (Kerina), to revise certain aspects of the development program to allow for the development of residential dwelling units, retail and office uses, and an Orange County park. As a condition of the Board approving Kerina's Substantial Change Request, Kerina is required to convey to the County a certain five-acre portion of the Kerina property for the County to develop a new County park facility, including ballfields and associated amenities ("Donated Park Property").

The Drainage Easement Agreement and Temporary Construction Easement provide for the access, construction, operation, and maintenance of a drainage facility that will serve the Donated Park Property.

Grantor to pay all closing costs.

**DONATION AGREEMENT**

**DEC 01 2020**

**COUNTY OF ORANGE  
STATE OF FLORIDA**

THIS AGREEMENT made between Kerina Village, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation, whose mailing address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, hereinafter referred to as OWNER, and Orange County, a charter county and political subdivision of the state of Florida, whose mailing address is Post Office Box 1393, Orlando, Florida 32802 hereinafter referred to as COUNTY.

**WITNESSETH:**

WHEREAS, the OWNER has offered to donate the lands described on Exhibits "A" and "B", attached hereto, hereinafter referred to as the "Park" or as "Parcel 101A" on Exhibit "A", and the "Right-of-Way" or as "Parcel 101B" on Exhibit "B", collectively referred to as the "Property", and COUNTY hereby desires to accept said Property.

**Property Appraiser's Parcel Identification Number:  
A portion of 10-24-28-0000-00-053**

The parties hereto agree as follows:

1. OWNER agrees to convey said Property unto COUNTY by Special Warranty Deed, free and clear of all liens and encumbrances except those acceptable to COUNTY.
2. OWNER agrees to convey, and cause Kerina Parkside Master, LLC to convey, a Drainage Easement (Parcel 801) to COUNTY over a portion of land, as more particularly described on the attached Exhibit "C", that comprises a portion of Tracts 4 and 5 as depicted on the approved Kerina Parkside PD Land Use Plan and lying east of the easterly boundary of the Property for the purpose of allowing the COUNTY to access, construct, operate, and maintain drainage facilities to serve the Property.
3. OWNER agrees to convey a Temporary Construction Easement ("Parcel 701") to COUNTY over a portion of land, as more particularly described on the attached Exhibit "D", that comprises a portion of Tract 4 as depicted on the approved Kerina Parkside PD Land Use Plan and lying east of the easterly boundary of the Property for the purpose of allowing the COUNTY to access and construct drainage facilities to serve the Property.
4. This transaction shall be closed and the deed, easements, and other closing papers delivered on or before ninety (90) days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, at a title company designated by COUNTY, or at such place as shall be mutually agreed upon by COUNTY and OWNER.
5. Expenses:
  - A. All taxes due must be paid by OWNER prior to closing. Ad valorem taxes shall be prorated as of the date of transfer of title and said prorated amount shall be paid by OWNER to COUNTY, in escrow, pursuant to Section 196.295, Florida Statutes, unless the conveyance occurs between

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST  
Parcel: 101/801701

November 1 and December 31 of the year of conveyance, in which case ad valorem taxes shall be paid in full by OWNER for the year of conveyance.

- B. OWNER shall pay for recording the deed and the easements, including any documentary stamp taxes payable on this donation.
  - C. All costs of title insurance shall be paid by OWNER.
  - D. All costs of the Survey shall be paid by COUNTY.
6. OWNER agrees to remove any personal items from the Property prior to closing. It is mutually agreed that any personalty not removed before this date shall be deemed abandoned and COUNTY, or its contractors, may remove and dispose of said personalty. The Owner will have no further claim or interest in said personalty after this date without a written agreement between the parties.
  7. OWNER agrees that prior to closing, COUNTY shall have the right to make such surveys, topographical surveys, soil test borings, and similar examinations as it may desire with respect to the Property. COUNTY, through its agents, shall have the right to enter upon the Property for the purpose of performing such activities, provided said activities shall not materially damage the Property.
  8. This AGREEMENT shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners (the "Effective Date").
  9. The Due Diligence Contingency, attached hereto as EXHIBIT "E", is a material condition of this AGREEMENT and incorporated herein by this reference.
  10. COUNTY shall have ninety (90) days after the Effective Date, (the "Inspection Period") to determine whether COUNTY is willing to accept title to and acquire the property from OWNER. In the event COUNTY determines, in its sole and absolute discretion, which may be exercised for any reason or no reason at all, that it is not desirable or feasible for COUNTY to acquire the Property – or that COUNTY is not satisfied with any other matter(s) which COUNTY may deem relevant (including without limitation those other matter(s) set forth in Section 11 and Exhibit "D") – then, in such event, COUNTY may, in COUNTY's sole and absolute discretion, elect to terminate this AGREEMENT by furnishing written notice thereof to OWNER prior to the expiration of the Inspection Period.
  11. On or before twenty (20) days following the Effective Date, OWNER shall, at its sole cost and expense, obtain a current commitment for title insurance (ALTA commitment form, adopted 6/17/2006) committing to insure COUNTY as proposed owner of the Property in the amount as determined by a cost estimate prepared by the Appraisal Section of the Orange County Real Estate Management Division, (hereinafter referred to as the "Commitment"), evidencing that marketable fee simple title to the property is currently vested in OWNER free and clear of all liens, encumbrances, or subject to other matters of record acceptable to COUNTY. In the event that COUNTY shall determine that any one or more of the exceptions listed as such in the Commitment are unacceptable to COUNTY in its sole discretion; COUNTY shall notify OWNER of that fact in writing on or before fifteen (15) days following COUNTY's receipt of the Commitment. Such written notice shall specify those exceptions listed as such in the Commitment which are objectionable to COUNTY (hereinafter referred to as "Title Defects"), and OWNER may take up to fifteen (15) days to cure or eliminate the Title Defects at OWNER's election and without obligation to incur expense or to initiate legal proceedings. If OWNER is successful in curing or

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST  
Parcel: 101/801701

eliminating the Title Defects, the closing hereunder shall take place on the date specified in Paragraph 4 hereof. In the event OWNER is unable or unwilling to cure or eliminate the Title Defects within the 15-day period so provided, COUNTY shall either (a) extend the time period for OWNER to cure or eliminate the Title Defects, (b) elect to terminate this AGREEMENT on account thereof, (c) elect to close its purchase of the property and accept a conveyance of OWNER's title thereto subject to and notwithstanding the existence of the Title Defects on the date specified in Paragraph 3 hereof, or (d) proceed on its own to cure or eliminate the Title Defects at any time prior to the Closing Date specified in Paragraph 4 hereof. In the event that COUNTY elects to terminate this AGREEMENT because of the existence of Title Defects which are not cured or eliminated, upon giving written notice of that fact to OWNER on or before the expiration of the Inspection Period described herein, this AGREEMENT shall terminate. In the event COUNTY elects to proceed on its own to cure or eliminate the Title Defects, OWNER agrees to provide its reasonable cooperation in connection with COUNTY's efforts but COUNTY shall have no obligation to incur expense or to initiate legal proceedings. COUNTY acknowledges that the Drainage Easement and Temporary Construction Easement to be granted to COUNTY pursuant to this Agreement are not Title Defects, and shall not be objected to by COUNTY at the time of platting of Tract 4.

12. During the Inspection Period, COUNTY may, at its sole cost and expense, obtain a current boundary survey of Parcel 101. The survey shall be certified to COUNTY, OWNER, and the Title Company and prepared in accordance with the minimum technical requirements and standards promulgated by the Florida Board of Professional Surveyor and Mappers, Chapter 5J-17, of the Florida Administrative Code, Section 472.027, Florida Statutes, and ALTA/NSPS Land Title Survey Standards. Upon COUNTY's and OWNER's approval of the Survey, the same shall be and constitute the "Survey" for purposes of this AGREEMENT and the legal description of Parcel 101 set forth on the Survey may, at COUNTY's election, be utilized in the documents of conveyance and in the owner's title insurance policy to be issued to COUNTY. In the event the Survey shows encroachments, easements, boundary overlaps or other matters objectionable to COUNTY, these shall be treated as Title Defects.
13. The donation of the Property satisfies the recreational land requirements for the Kerina Parkside PD (active and passive) and counts towards the required open space.
14. COUNTY agrees to file a Notice of Reservation for temporary construction easement purposes over the easterly five feet (5') of the Park adjoining the proposed Bissell Street and the southerly five feet (5') of the Park adjoining the vacated Fenton Street at the time construction of the respective streets is permitted.

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitutes the AGREEMENT between OWNER and COUNTY. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

(SIGNATURES APPEAR ON FOLLOWING PAGE)

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST  
Parcel: 101/801701

The parties hereto have executed this AGREEMENT on the date(s) written below.

**OWNER:**

Kerina Village, LLC, a Florida limited liability company

BY: Kathleen Keller  
Kathleen Keller  
Managing Member

DATE: 10/21/2020

**COUNTY:**

Orange County, Florida  
By: Board of County Commissioners

BY: Bryan W. Burks  
for Jerry L. Demings  
Orange County Mayor

DATE: 1 December 2020

ATTEST: Phil Diamond, CPA,  
as County Comptroller and  
Clerk to the Board of County Commissioners

BY: Melissa P...  
for Deputy Clerk

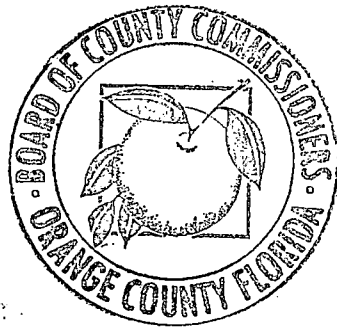
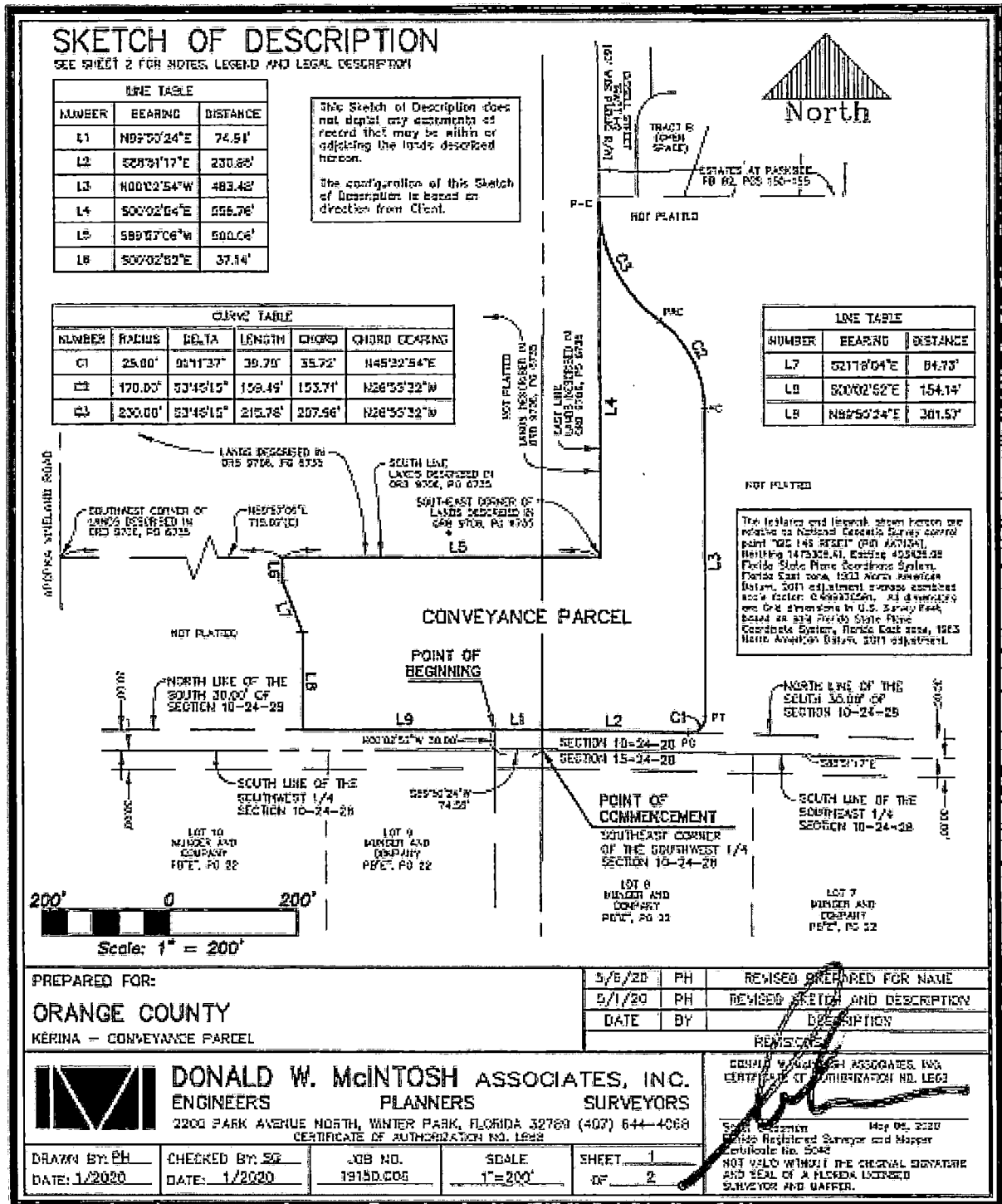


Exhibit "A"  
 the "Park" - Parcel 101A



# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR SKETCH

## DESCRIPTION:

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S69°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10 and the POINT OF BEGINNING; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwestwardly having a radius of 25.00 feet and a chord bearing of N48°52'54"E; thence departing said North line run Northeastwardly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 483.48 feet to the point of curvature of a curve concave Southwestwardly having a radius of 170.00 feet and a chord bearing of N26°55'32"W; thence Northeastwardly along the arc of said curve through a central angle of 53°45'15" for a distance of 159.49 feet to the point of reverse curvature of a curve concave Northeastwardly having a radius of 250.00 feet and a chord bearing of N26°55'32"W; thence Northwestwardly along the arc of said curve through a central angle of 93°45'15" for a distance of 215.78 feet to the point of cusp and the East line of lands described in Official Records Book 9706, Page 6735 of the Public Records of Orange County, Florida; thence S00°02'54"E along said East line, 955.76 feet to Southeast corner of said lands described in Official Records Book 9706, Page 6735; thence S89°57'06"W along the South line of said lands described in Official Records Book 9706, Page 6735 for a distance of 520.06 feet; thence departing said South line run S00°02'52"E, 37.14 feet; thence S21°19'04"E, 84.73 feet; thence S00°02'52"E, 154.14 feet to the staggered North line of the South 30.00 feet of Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 301.57 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and encumbrances of record.

The above described parcel of land contains 5.433 acres more or less (calculated in ground dimensions).

## NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown herein are relative to National Geodetic Survey control point "GIS 148 RESET" (M.D. AK7124), Northing 1475300.41, Easting 491426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown herein were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described herein.
- The configuration of this Sketch of Description is based on direction from Client.

PREPARED FOR:

**ORANGE COUNTY**

KERINA - CONVEYANCE PARCEL



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088  
 CERTIFICATE OF AUTHORIZATION NO. 1868

DRAWN BY: PH  
 DATE: 1/2020

CHECKED BY: SG  
 DATE: 1/2020

JOB NO.  
19150.008

SCALE  
N/A

SHEET 2  
 OF 2

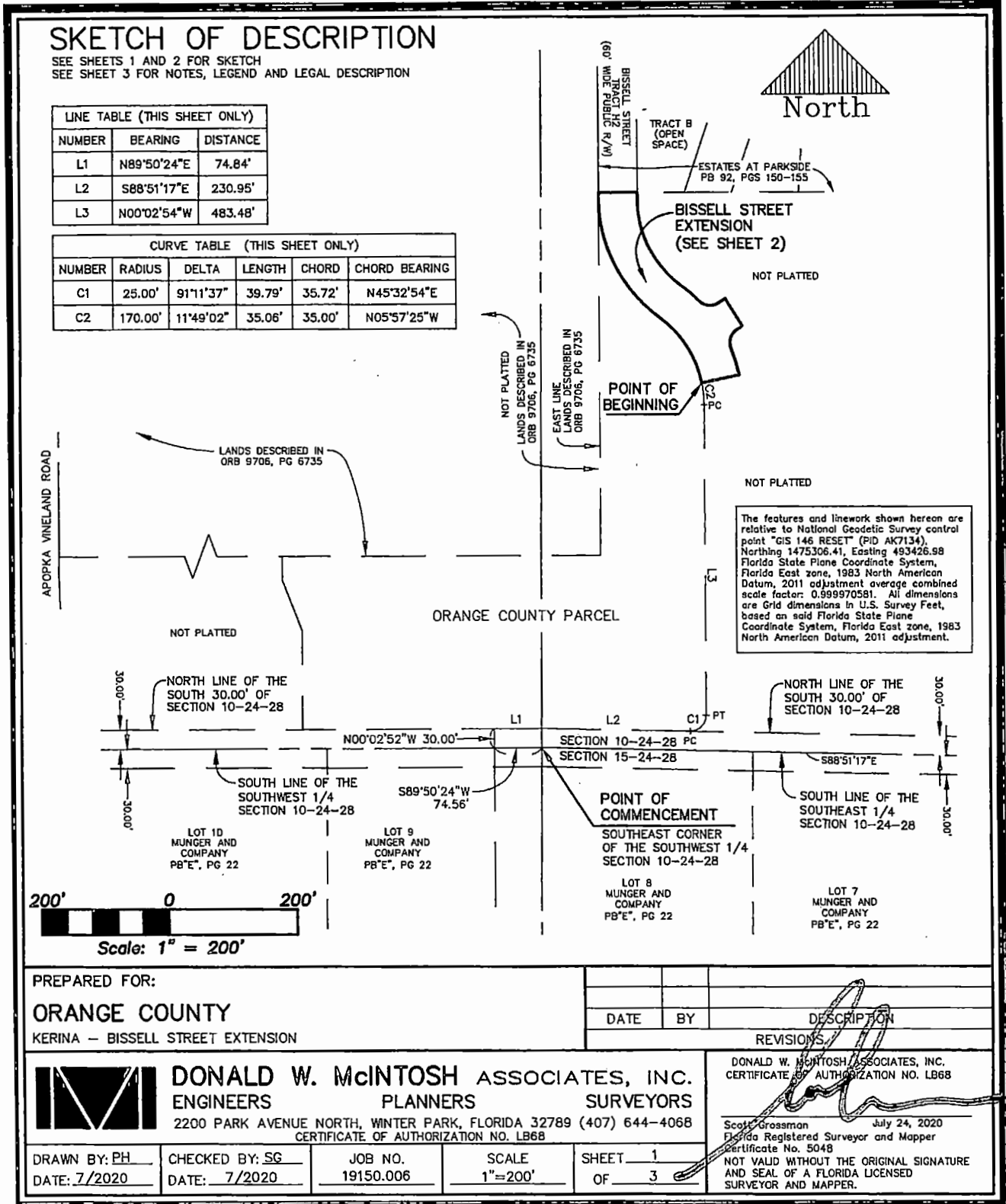
## LEGEND

DWMA DONALD W. MCINTOSH ASSOCIATES, INC.  
 CS# SKETCH NUMBER  
 SECTION 10-24-28 SECTION TOWNSHIP, RANGE  
 900# OFFICIAL RECORDS DOCUMENT NUMBER

LI LINE NUMBER (SEE TABLE)  
 CI CURVE NUMBER (SEE TABLE)  
 P-C POINT OF CURVE  
 PC POINT OF CURVATURE  
 PCC POINT OF COMPOUND CURVATURE  
 PT POINT OF TANGENCY  
 PRC POINT OF REVERSE CURVATURE  
 RT TANGENT  
 R/W RIGHT-OF-WAY  
 FB PLAT BOOK  
 PGS# PAGE(S)  
 (C) CALCULATED

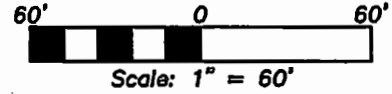
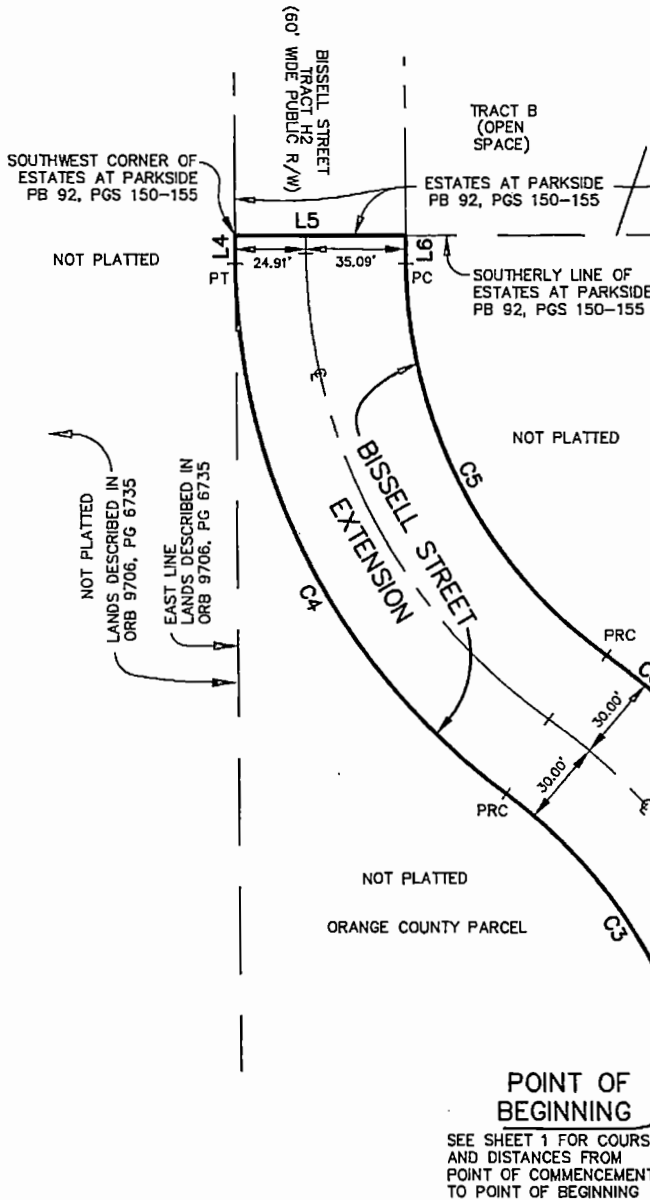


Exhibit "B"  
 the "Right-of-Way" - Parcel 101B



# SKETCH OF DESCRIPTION

SEE SHEETS 1 AND 2 FOR SKETCH  
 SEE SHEET 3 FOR NOTES, LEGEND AND LEGAL DESCRIPTION



CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	170.00'	41°56'14"	124.43'	121.67'	N32°50'02"W
C4	230.00'	53°45'15"	215.78'	207.96'	N26°55'32"W
C5	170.00'	53°45'15"	159.49'	153.71'	S26°55'32"E
C6	230.00'	8°42'20"	34.95'	34.91'	S49°26'59"E
C7	25.00'	78°41'32"	34.34'	31.70'	S84°26'35"E
C8	175.00'	1°44'37"	5.33'	5.33'	N57°04'57"E
C9	125.00'	1°44'37"	3.80'	3.80'	S57°04'57"W
C10	25.00'	78°41'32"	34.34'	31.70'	S16°51'53"W
C11	230.00'	10°36'58"	42.62'	42.55'	S17°10'24"E

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L4	N00°02'54"W	10.00'
L5	N89°57'06"E	60.00'
L6	S00°02'54"E	10.00'
L7	N56°12'39"E	6.20'
L8	S32°02'44"E	50.00'
L9	S56°12'39"W	6.20'
L10	S78°08'04"W	60.00'

SEE SHEET 1 FOR COURSES AND DISTANCES FROM POINT OF COMMENCEMENT TO POINT OF BEGINNING

This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described herein.

The configuration of this Sketch of Description is based on direction from Client.

PREPARED FOR:  
**ORANGE COUNTY**  
 KERINA - BISSSELL STREET EXTENSION



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. 19150.006	SCALE 1"=60'	SHEET 2 OF 3
DATE: <u>7/2020</u>	DATE: <u>7/2020</u>			

# SKETCH OF DESCRIPTION

SEE SHEETS 1 AND 2 FOR SKETCH  
 SEE SHEET 3 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

**DESCRIPTION:**

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwestery having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeastery along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 483.48 feet to the point of curvature of a curve concave Westerly having a radius of 170.00 feet and a chord bearing of N05°57'25"W; thence Northery along the arc of said curve through a central angle of 11°49'02" for a distance of 35.06 feet to the POINT OF BEGINNING; thence Northwestery along the arc of said curve concave Southwestery having a radius of 170.00 feet and a chord bearing of N32°50'02"W through a central angle of 41°56'14" for a distance of 124.43 feet to the point of reverse curvature of a curve concave Northeastery having a radius of 230.00 feet and a chord bearing of N26°55'32"W; thence Northwestery along the arc of said curve through a central angle of 53°45'15" for a distance of 215.78 feet to the point of tangency and the East line of lands described in Official Records Book 9706, Page 6735, of the Public Records of Orange County, Florida; thence N00°02'54"W along said East line, 10.00 feet to the Southwest corner of ESTATES AT PARKSIDE, according to the plat thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence departing said East line run N89°57'06"E along the Southerly line of said ESTATES AT PARKSIDE for a distance of 60.00 feet; thence departing said Southerly line run S00°02'54"E, 10.00 feet to the point of curvature of a curve concave Northeastery having a radius of 170.00 feet and a chord bearing of S26°55'32"E; thence Southeastery along the arc of said curve through a central angle of 53°45'15" for a distance of 159.49 feet to the point of reverse curvature of a curve concave Southwestery having a radius of 230.00 feet and a chord bearing of S49°26'59"E; thence Southeastery along the arc of said curve through a central angle of 08°42'20" for a distance of 34.95 feet to the point of reverse curvature of a curve concave Northery having a radius of 25.00 feet and a chord bearing of S84°26'35"E; thence Easterly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of tangency; thence N56°12'39"E, 6.20 feet to the point of curvature of a curve concave Southeastery having a radius of 175.00 feet and a chord bearing of N57°04'57"E; thence Northeastery along the arc of said curve through a central angle of 01°44'37" for a distance of 5.33 feet to a non-tangent line; thence S32°02'44"E, 50.00 feet to a non-tangent curve concave Southeastery having a radius of 125.00 feet and a chord bearing of S57°04'57"W; thence Southwestery along the arc of said curve through a central angle of 01°44'37" for a distance of 3.80 feet to the point of tangency; thence S56°12'39"W, 6.20 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet and a chord bearing of S16°51'53"W; thence Southerly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of reverse curvature of a curve concave Westerly having a radius of 230.00 feet and a chord bearing of S17°10'24"E; thence Southerly along the arc of said curve through a central angle of 10°36'58" for a distance of 42.62 feet to a non-tangent line; thence S78°08'04"W, 60.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 0.514 acres more or less (calculated in ground dimensions).

**NOTES:**

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.
- The configuration of this Sketch of Description is based on direction from Client.

**LEGEND**

- DWMA DONALD W. McINTOSH ASSOCIATES, INC.  
 CS# SKETCH NUMBER  
 SECTION 10-24-28 SECTION, TOWNSHIP, RANGE  
 ORB OFFICIAL RECORDS BOOK  
 DOC# OFFICIAL RECORDS DOCUMENT NUMBER
- L1 LINE NUMBER (SEE TABLE)  
 C1 CURVE NUMBER (SEE TABLE)  
 P-C POINT OF CUSP  
 PC POINT OF CURVATURE  
 PCC POINT OF COMPOUND CURVATURE  
 PT POINT OF TANGENCY  
 PRC POINT OF REVERSE CURVATURE  
 NT NON-TANGENT  
 R/W RIGHT-OF-WAY  
 PB PLAT BOOK  
 PG(S) PAGE(S)  
 C CENTERLINE

PREPARED FOR:  
**ORANGE COUNTY**  
 KERINA - BISSELL STREET EXTENSION

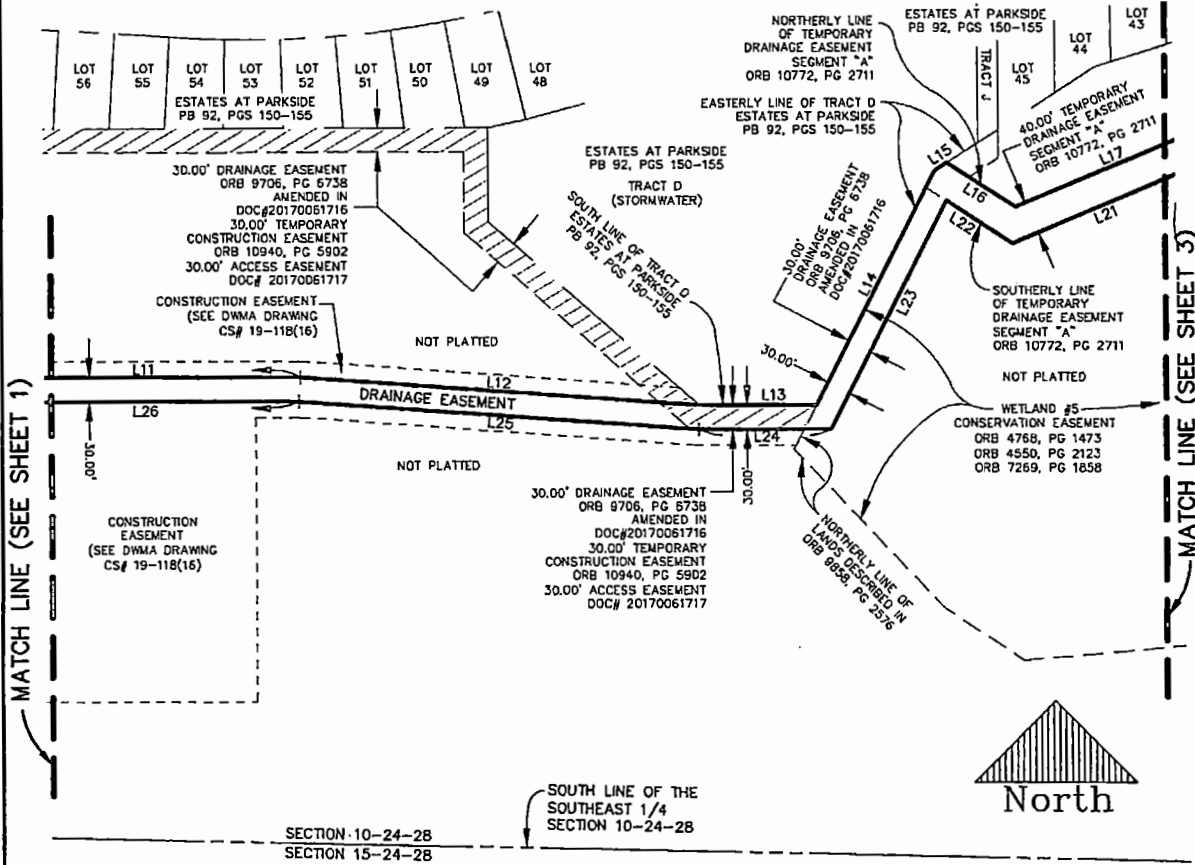
**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET 3
DATE: 7/2020	DATE: 7/2020	19150.006	N/A	OF 3



# SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH  
 SEE SHEET 4 FOR NOTES, LEGEND AND LEGAL DESCRIPTION



This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described herein.

The configuration of this Sketch of Description is based on direction from Client.

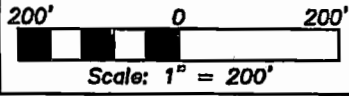
The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

LINE TABLE (THIS SHEET ONLY)			LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L11	N89°57'06"E	617.66'	L21	S67°06'24"W	529.69'
L12	S85°54'22"E	497.99'	L22	N56°52'12"W	97.25'
L13	S89°59'57"E	146.35'	L23	S27°17'59"W	319.24'
L14	N27°17'59"E	327.50'	L24	N89°59'57"W	165.70'
L15	N56°57'52"E	18.20'	L25	N85°54'22"W	497.97'
L16	S56°52'12"E	101.16'	L26	S89°57'06"W	343.42'
L17	N67°06'24"E	516.45'			

PREPARED FOR:  
**ORANGE COUNTY**  
 ORANGE COUNTY PARCEL - DRAINAGE EASEMENT

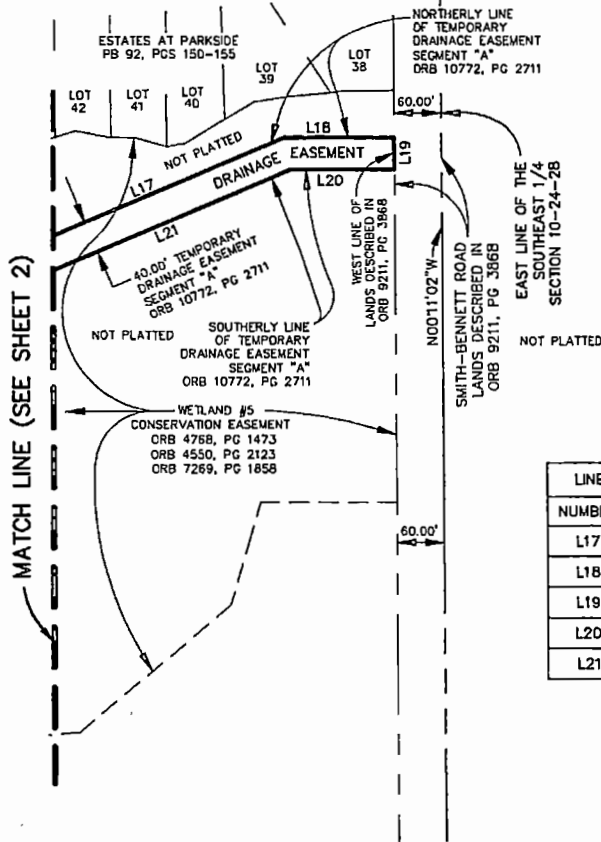
**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO. 19150	SCALE 1"=200'	SHEET 2 OF 4
DATE: 5/2020	DATE: 5/2020			



# SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH  
 SEE SHEET 4 FOR NOTES, LEGEND AND LEGAL DESCRIPTION



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L17	N67°06'24"E	516.45'
L18	N89°48'57"E	138.91'
L19	S00°11'02"E	40.00'
L20	S89°48'57"W	130.88'
L21	S67°06'24"W	529.69'

This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described hereon.

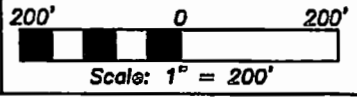
The configuration of this Sketch of Description is based on direction from Client.

The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999976581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

PREPARED FOR:  
**ORANGE COUNTY**  
 ORANGE COUNTY PARCEL - DRAINAGE EASEMENT

**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
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DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET
DATE: 5/2020	DATE: 5/2020	19150	1"=200'	3
				OF 4



# SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH  
 SEE SHEET 4 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

**DESCRIPTION:**

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeasterly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 301.21 feet to the POINT OF BEGINNING; thence N00°02'54"W, 182.27 feet to the point of curvature of a curve concave Westerly having a radius of 170.00 feet and a chord bearing of N05°57'25"W; thence Northerly along the arc of said curve through a central angle of 11°49'02" for a distance of 35.06 feet to a non-tangent line; thence N78°08'04"E, 60.00 feet to a non-tangent curve concave Westerly having a radius of 230.00 feet and a chord bearing of S05°57'25"E; thence Southerly along the arc of said curve through a central angle of 11°49'02" for a distance of 47.44 feet to the point of tangency; thence S00°02'54"E, 152.27 feet; thence N89°57'06"E, 129.50 feet; thence N00°02'54"W, 174.87 feet; thence N89°57'06"E, 617.66 feet; thence S85°54'22"E, 497.99 feet to the South line of Tract D, ESTATES AT PARKSIDE, according to the plat thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence run the following courses and distances along said South line and the Easterly line of said Tract D: S89°59'57"E, 146.35 feet; N27°17'59"E, 327.50 feet; N56°57'52"E, 18.20 feet to the Northerly line of Temporary Drainage Easement Segment "A", as described in Official Records Book 10772, Page 2711, of the Public Records of Orange County, Florida; thence departing said Easterly line of Tract D run the following courses and distances along said Northerly line: S56°52'12"E, 101.16 feet; N67°06'24"E, 516.45 feet; N89°48'57"E, 138.91 feet to a line that is 60.00 feet West of and parallel with the East line of the Southeast 1/4 of aforesaid Section 10, also being the West line of lands described in Official Records Book 9211, Page 3868 of the Public Records of Orange County, Florida; thence departing said Northerly line run S00°11'02"E along said parallel line and said West line, 40.00 feet to the Southerly line of said Temporary Drainage Easement Segment "A"; thence departing said parallel line and said West line run the following courses and distances along said Southerly line: S89°48'57"W, 130.88 feet; S67°06'24"W, 529.69 feet; N56°52'12"W, 97.25 feet to a line 30.00 feet East of and parallel with the aforesaid Easterly line of said Tract D; thence departing said Southerly line run S27°17'59"W along said parallel line, 319.24 feet; thence N89°59'57"W along a line 30.00 feet South of and parallel with the aforesaid South line of Tract D, 165.70 feet; thence departing said parallel line run N85°54'22"W, 497.97 feet; thence S89°57'06"W, 343.42 feet; thence S00°02'54"E, 353.37 feet; thence S89°57'06"W, 273.16 feet; thence N00°02'54"W, 178.50 feet; thence S89°57'06"W, 189.50 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 4.415 acres (192,311 square feet) more or less (calculated in ground dimensions).

**NOTES:**

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters effecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described hereon.
- The configuration of this Sketch of Description is based on direction from Client.

**LEGEND**

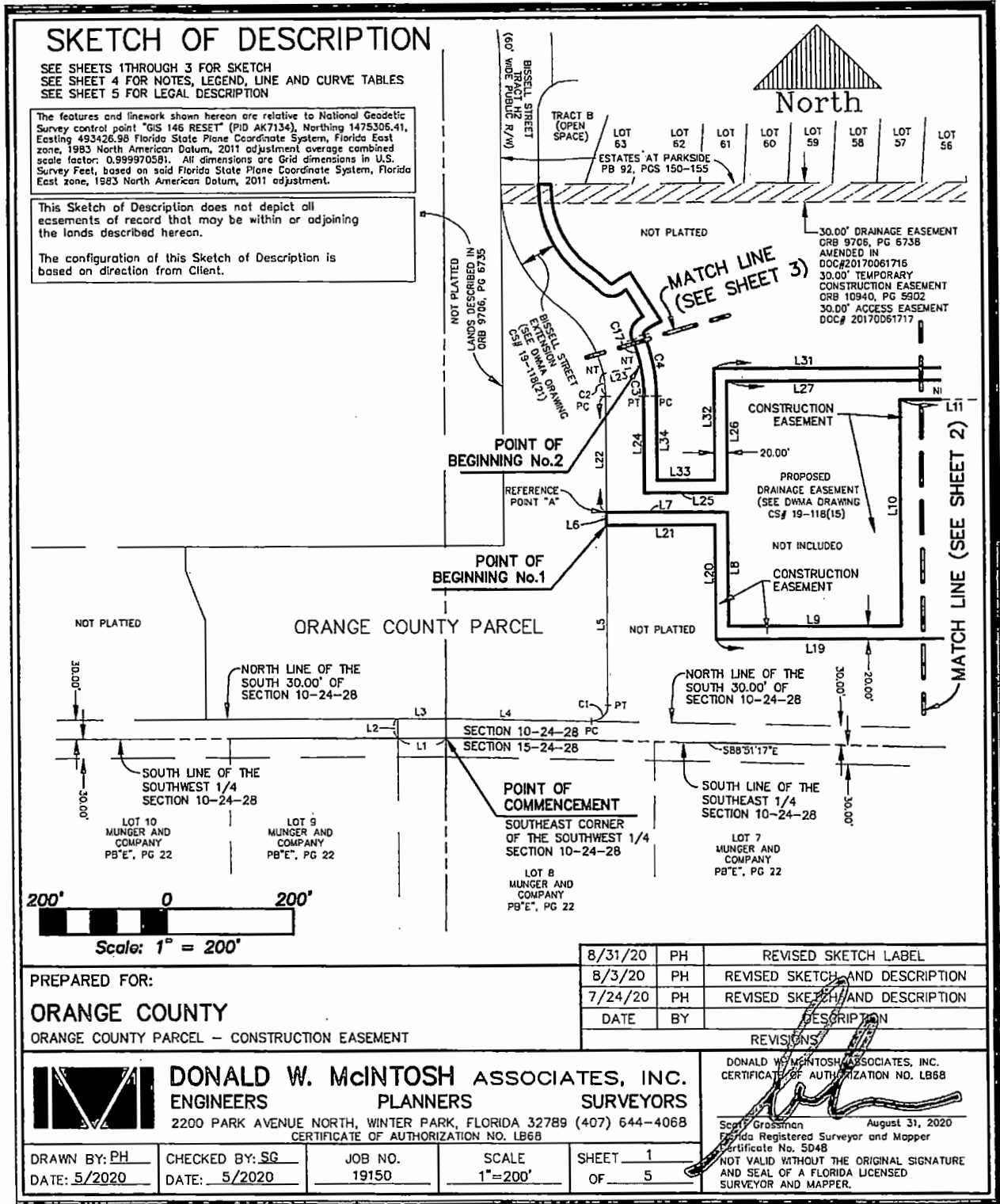
- DWMA DONALD W. McINTOSH ASSOCIATES, INC.  
 CS# SKETCH NUMBER  
 SECTION 10-24-28 SECTION, TOWNSHIP, RANGE  
 ORB OFFICIAL RECORDS BOOK  
 DOC# OFFICIAL RECORDS DOCUMENT NUMBER
- L1 LINE NUMBER (SEE TABLE)  
 C1 CURVE NUMBER (SEE TABLE)  
 P-C POINT OF CUSP  
 PC POINT OF CURVATURE  
 PCC POINT OF COMPOUND CURVATURE  
 PT POINT OF TANGENCY  
 PRC POINT OF REVERSE CURVATURE  
 NT NON-TANGENT  
 R/W RIGHT-OF-WAY  
 PB PLAT BOOK  
 PG(S) PAGE(S)  
 (c) CALCULATED

PREPARED FOR:  
**ORANGE COUNTY**  
 ORANGE COUNTY PARCEL - DRAINAGE EASEMENT

 **DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

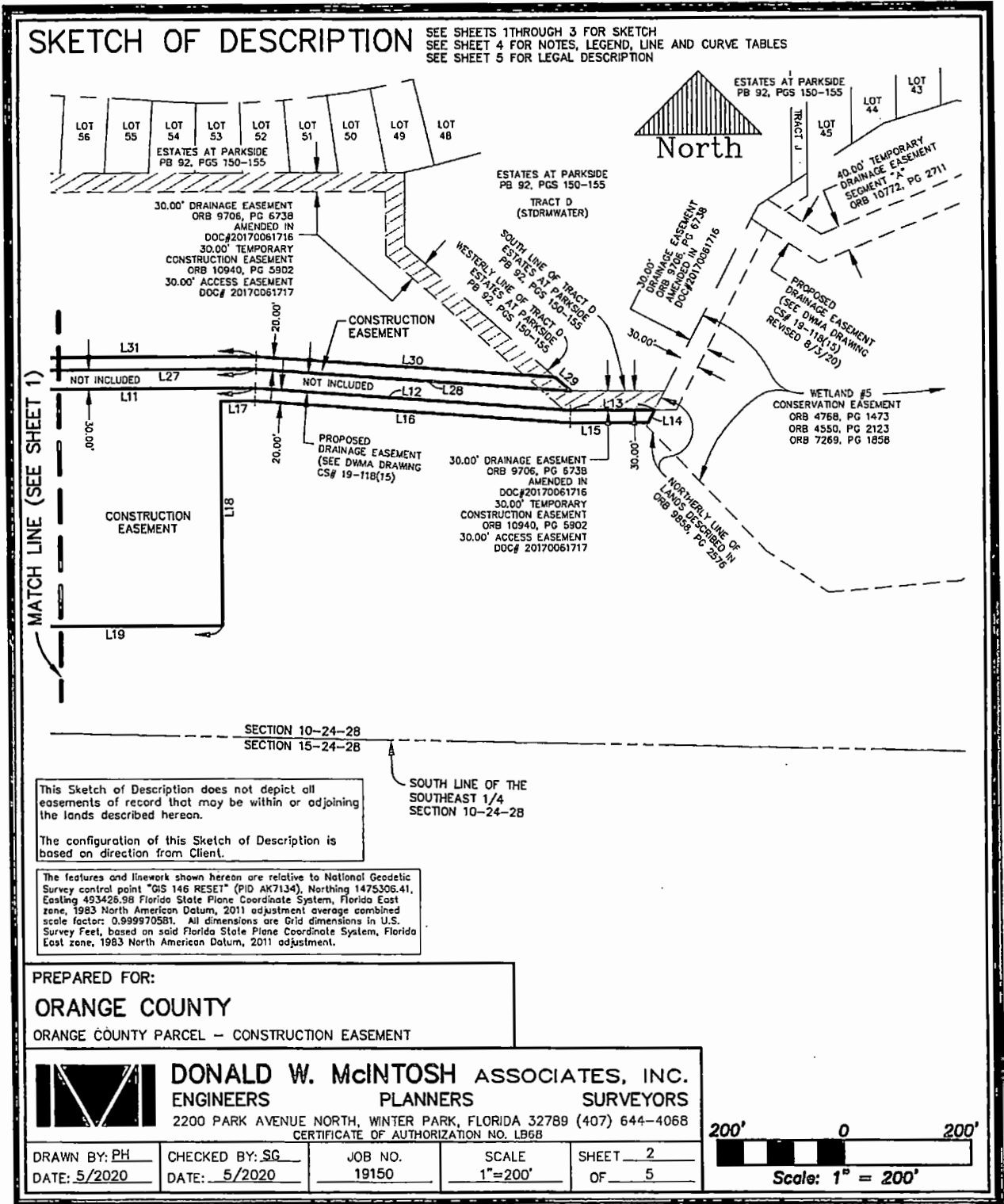
DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET
DATE: 5/2020	DATE: 5/2020	19150	N/A	4
				OF 4

EXHIBIT "D"  
 Parcel 701



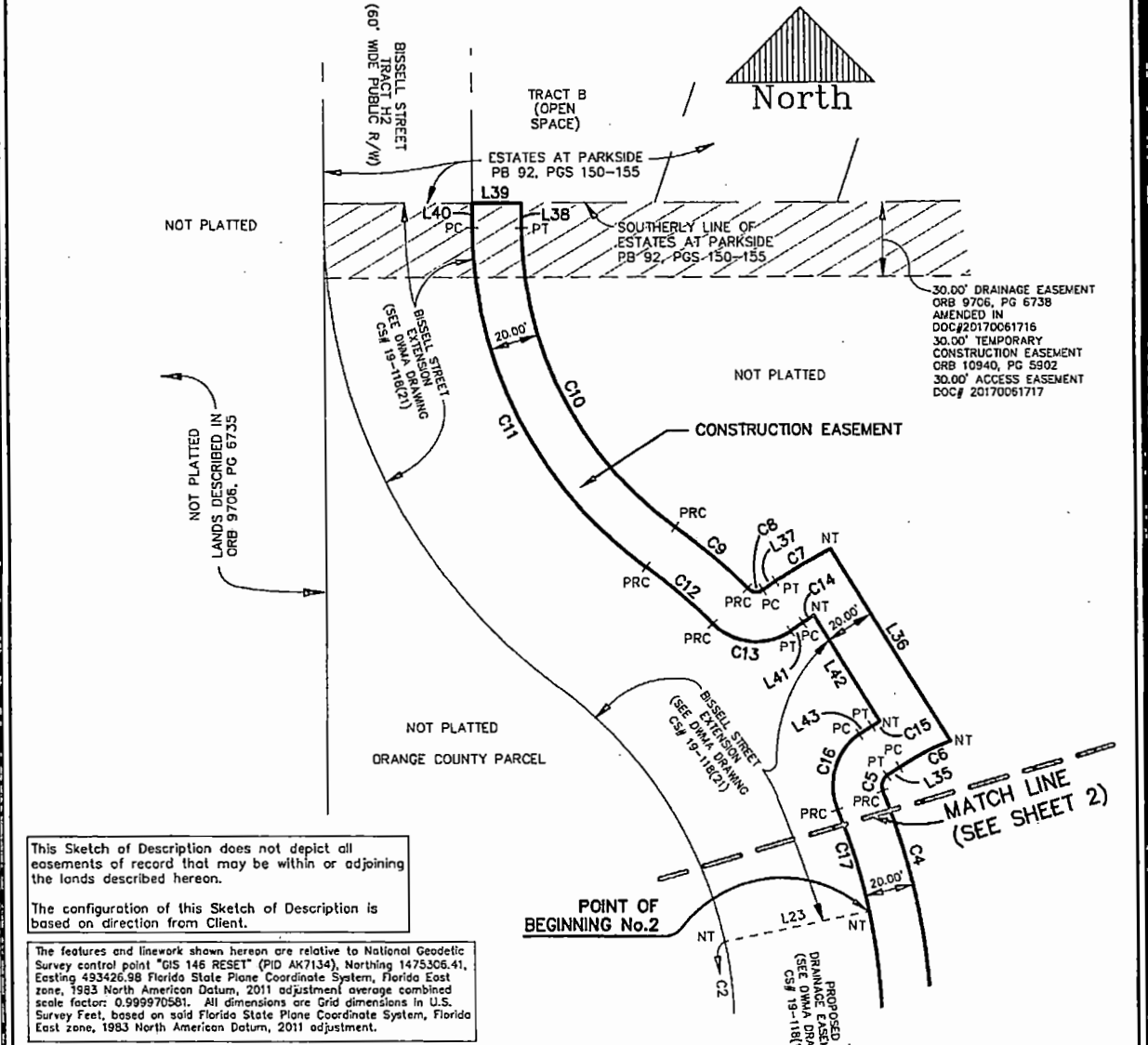


Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST  
 Parcel: 101/801701



# SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH  
 SEE SHEET 4 FOR NOTES, LEGEND, LINE AND CURVE TABLES  
 SEE SHEET 5 FOR LEGAL DESCRIPTION



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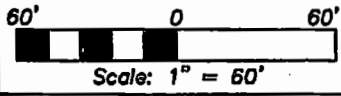
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PREPARED FOR:  
**ORANGE COUNTY**  
 ORANGE COUNTY PARCEL -- CONSTRUCTION EASEMENT

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET 3
DATE: 5/2020	DATE: 5/2020	19150	1"=60'	OF 5



# SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH  
 SEE SHEET 4 FOR NOTES, LEGEND, LINE AND CURVE TABLES  
 SEE SHEET 5 FOR LEGAL DESCRIPTION

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	91°11'37"	39.79'	35.72'	N45°32'54"E
C2	170.00'	11°49'02"	35.06'	35.00'	N05°57'25"W
C3	230.00'	11°49'02"	47.44'	47.35'	S05°57'25"E
C4	250.00'	22°25'59"	97.88'	97.26'	N11°15'54"W
C5	5.00'	78°41'32"	6.87'	6.34'	N16°51'53"E
C6	105.00'	12°43'27"	23.32'	23.27'	N62°34'22"E
C7	195.00'	7°37'49"	25.97'	25.95'	S60°01'34"W
C8	5.00'	78°41'32"	6.87'	6.34'	N84°26'35"W
C9	250.00'	8°42'20"	37.99'	37.95'	N49°26'59"W
C10	150.00'	53°45'15"	140.73'	135.62'	N26°55'32"W
C11	170.00'	53°45'15"	159.49'	153.71'	S26°55'32"E
C12	230.00'	8°42'20"	34.95'	34.91'	S49°26'59"E
C13	25.00'	78°41'32"	34.34'	31.70'	S84°26'35"E
C14	175.00'	1°44'37"	5.33'	5.33'	N57°04'57"E
C15	125.00'	1°44'37"	3.80'	3.80'	S57°04'57"W
C16	25.00'	78°41'32"	34.34'	31.70'	S16°51'53"W
C17	230.00'	10°36'58"	42.62'	42.55'	S17°10'24"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°50'24"W	74.56'
L2	N00°02'52"W	30.00'
L3	N89°50'24"E	74.84'
L4	S88°51'17"E	230.95'
L5	N00°02'54"W	281.21'
L6	N00°02'54"W	20.00'
L7	N89°57'06"E	189.50'
L8	S00°02'54"E	178.50'
L9	N89°57'06"E	273.16'
L10	N00°02'54"W	353.37'
L11	N89°57'06"E	343.42'
L12	S85°54'22"E	497.97'
L13	S89°59'57"E	131.94'
L14	S27°17'59"W	22.51'
L15	N89°59'57"W	122.33'
L16	N85°54'22"W	497.96'
L17	S89°57'06"W	53.19'
L18	S00°02'54"E	353.37'
L19	S89°57'06"W	582.66'
L20	N00°02'54"W	178.50'
L21	S89°57'06"W	169.50'
L22	N00°02'54"W	182.27'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L23	N78°08'04"E	60.00'
L24	S00°02'54"E	152.27'
L25	N89°57'06"E	129.50'
L26	N00°02'54"W	174.87'
L27	N89°57'06"E	617.66'
L28	S85°54'22"E	497.99'
L29	N48°52'57"W	33.21'
L30	N85°54'22"W	472.19'
L31	S89°57'06"W	638.38'
L32	S00°02'54"E	174.87'
L33	S89°57'06"W	89.50'
L34	N00°02'54"W	132.27'
L35	N56°12'39"E	6.20'
L36	N32°02'44"W	90.89'
L37	S56°12'39"W	6.20'
L38	N00°02'54"W	10.00'
L39	S89°57'06"W	20.00'
L40	S00°02'54"E	10.00'
L41	N56°12'39"E	6.20'
L42	S32°02'44"E	50.00'
L43	S56°12'39"W	6.20'

**NOTES:**

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
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PREPARED FOR:  
**ORANGE COUNTY**  
 ORANGE COUNTY PARCEL - CONSTRUCTION EASEMENT

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS                      PLANNERS                      SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

**LEGEND**  
 DWMA DONALD W. MCINTOSH ASSOCIATES, INC.  
 No. NUMBER  
 CS# SKETCH NUMBER  
 SECTION 10-24-28 SECTION, TOWNSHIP, RANGE  
 DOC# OFFICIAL RECORDS DOCUMENT NUMBER  
 ORB OFFICIAL RECORDS BOOK  
 L1 LINE NUMBER (SEE TABLE)  
 C1 CURVE NUMBER (SEE TABLE)  
 P-C POINT OF CURVATURE  
 PC POINT OF CURVATURE  
 PCC POINT OF COMPOUND CURVATURE  
 PT POINT OF TANGENCY  
 PRC POINT OF REVERSE CURVATURE  
 NT NON-TANGENT  
 R/W RIGHT-OF-WAY  
 PB PLAT BOOK  
 PG(S) PAGE(S)  
 (C) CALCULATED

DRAWN BY: PH	CHECKED BY: SG	JOB NO. 19150	SCALE N/A
DATE: 5/2020	DATE: 5/2020		SHEET 4 OF 5

# SKETCH OF DESCRIPTION

SEE SHEETS 1THROUGH 3 FOR SKETCH  
 SEE SHEET 4 FOR NOTES, LEGEND, LINE AND CURVE TABLES  
 SEE SHEET 5 FOR LEGAL DESCRIPTION

**DESCRIPTION:**

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeasterly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 281.21 feet to POINT OF BEGINNING NUMBER 1; thence N00°02'54"W, 20.00 feet to Reference Point 'A'; thence N89°57'06"E, 189.50 feet; thence S00°02'54"E, 178.50 feet; thence N89°57'06"E, 273.16 feet; thence N00°02'54"W, 353.37 feet; thence N89°57'06"E, 343.42 feet; thence S85°54'22"E, 497.97 feet to a line 30.00 feet South of and parallel with the South line of Tract D, ESTATES AT PARKSIDE, according to the plot thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence S89°59'57"E along said parallel line, 131.94 feet to the Northerly line of lands described in Official Records Book 9858, Page 2576, of the public Records of Orange County, Florida; thence departing said parallel line run S27°17'59"W along said Northerly line, 22.51 feet; thence departing said Northerly line run N89°59'57"W, 122.33 feet; thence N85°54'22"W, 497.96 feet; thence S89°57'06"W, 53.19 feet; thence S00°02'54"E, 353.37 feet; thence S89°57'06"W, 582.66 feet; thence N00°02'54"W, 178.50 feet; thence S89°57'06"W, 169.50 feet to POINT OF BEGINNING NUMBER 1; thence return to the aforesaid Reference Point 'A' and run N00°02'54"W, 182.27 feet to the point of curvature of a curve concave Westerly having a radius of 170.00 feet and a chord bearing of N05°57'25"W; thence Northerly along the arc of said curve through a central angle of 11°49'02" for a distance of 35.06 feet to a non-tangent line; thence N78°08'04"E, 60.00 feet to POINT OF BEGINNING NUMBER 2 and a non-tangent curve concave Westerly having a radius of 230.00 feet and a chord bearing of S05°57'25"E; thence Southerly along the arc of said curve through a central angle of 11°49'02" for a distance of 47.44 feet to the point of tangency; thence S00°02'54"E, 152.27 feet; thence N89°57'06"E, 129.50 feet; thence N00°02'54"W, 174.87 feet; thence N89°57'06"E, 617.66 feet; thence S85°54'22"E, 497.99 feet to the Westerly line of aforesaid Tract D; thence N48°52'57"W along said Westerly line, 33.21 feet; thence departing said Westerly line run N85°54'22"W, 472.19 feet; thence S89°57'06"W, 638.38 feet; thence S00°02'54"E, 174.87 feet; thence S89°57'06"W, 89.50 feet; thence N00°02'54"W, 132.27 feet to the point of curvature of a curve concave Westerly having a radius of 250.00 feet and a chord bearing of N11°15'54"W; thence Northerly along the arc of said curve through a central angle of 22°25'59" for a distance of 97.88 feet to the point of reverse curvature of a curve concave Easterly having a radius of 5.00 feet and a chord bearing of N16°51'53"E; thence Northerly along the arc of said curve through a central angle of 78°41'32" for a distance of 6.87 feet to the point of tangency; thence N56°12'39"E, 6.20 feet to the point of curvature of a curve concave Southeastery having a radius of 105.00 feet and a chord bearing of N62°34'22"E; thence Northeasterly along the arc of said curve through a central angle of 12°43'27" for a distance of 23.32 feet to a non-tangent line; thence N32°02'44"W, 90.89 feet to a non-tangent curve concave Southeastery having a radius of 195.00 feet and a chord bearing of S60°01'34"W; thence Southwesterly along the arc of said curve through a central angle of 07°37'49" for a distance of 25.97 feet to the point of tangency; thence S56°12'39"W, 6.20 feet to the point of curvature of a curve concave Northerly having a radius of 5.00 feet and a chord bearing of N84°26'35"W; thence Westerly along the arc of said curve through a central angle of 78°41'32" for a distance of 6.87 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 250.00 feet and a chord bearing of N49°26'59"W; thence Northwesterly along the arc of said curve through a central angle of 08°42'20" for a distance of 37.99 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 150.00 feet and a chord bearing of N26°55'32"W; thence Northwesterly along the arc of said curve through a central angle of 53°45'15" for a distance of 140.73 feet to the point of tangency; thence N00°02'54"W, 10.00 feet to the Southerly line of the aforesaid plot of ESTATES AT PARKSIDE; thence S89°57'06"W along said Southerly line, 20.00 feet; thence departing said Southerly line run S00°02'54"E, 10.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 170.00 feet and a chord bearing of S26°55'32"E; thence Southeastery along the arc of said curve through a central angle of 53°45'15" for a distance of 159.49 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 230.00 feet and a chord bearing of S49°26'59"E; thence Southeastery along the arc of said curve through a central angle of 08°42'20" for a distance of 34.95 feet to the point of reverse curvature of a curve concave Northerly having a radius of 25.00 feet and a chord bearing of S84°26'35"E; thence Easterly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of tangency; thence N56°12'39"E, 6.20 feet to the point of curvature of a curve concave Southeastery having a radius of 175.00 feet and a chord bearing of N57°04'57"E; thence Northeasterly along the arc of said curve through a central angle of 01°44'37" for a distance of 5.33 feet to a non-tangent line; thence S32°02'44"E, 50.00 feet to a non-tangent curve concave Southeastery having a radius of 125.00 feet and a chord bearing of S57°04'57"W; thence Southwesterly along the arc of said curve through a central angle of 01°44'37" for a distance of 3.80 feet to the point of tangency; thence S56°12'39"W, 6.20 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet and a chord bearing of S16°51'53"W; thence Southerly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of reverse curvature of a curve concave Westerly having a radius of 230.00 feet and a chord bearing of S17°10'24"E; thence Southerly along the arc of said curve through a central angle of 10°36'58" for a distance of 42.62 feet to POINT OF BEGINNING NUMBER 2. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 3.998 acres (174,163 square feet) more or less (calculated in ground dimensions).

PREPARED FOR:  
**ORANGE COUNTY**  
 ORANGE COUNTY PARCEL - CONSTRUCTION EASEMENT

	<b>DONALD W. McINTOSH ASSOCIATES, INC.</b>		
	ENGINEERS	PLANNERS	SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068			
CERTIFICATE OF AUTHORIZATION NO. LB68			

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>19150</u>	SCALE <u>N/A</u>	SHEET <u>5</u>
DATE: <u>5/2020</u>	DATE: <u>5/2020</u>			OF <u>5</u>

## Exhibit "E"

### DUE DILIGENCE CONTINGENCY

I. COUNTY may obtain a report ("Environmental Survey") by a qualified consultant or consultants, including members of COUNTY's own professional staff, (the "Consultants"), within forty-five (45) days from contract Effective Date. Such Environmental Survey may include, but not be limited to, the following (all of which shall hereinafter be collectively referred to as the "Environmental Exceptions").

- (i) contamination of the "Property" (which term shall hereinafter be deemed to include any buildings or structures located thereon) by hazardous materials;
- (ii) apparent violation of environmental requirements upon or associated with activities upon the Property;
- (iii) the presence of any endangered or threatened species or plant life on the Property;
- (iv) whether the Property has any historical or archeological significance; and
- (v) potential incurrence of environmental damages by the owner(s) or operator(s) of the Property

The Environmental Survey may include, without limitation, the results of:

- (a) a site inspection;
- (b) interviews of present occupants of the Property;
- (c) a review of public records concerning the Property and other properties in the vicinity of the Property;
- (d) a review of aerial photographs of the Property and other evidence of historic land uses;
- (e) soil and/or ground water testing and/or analysis;
- (f) asbestos testing and/or analysis;
- (g) testing and/or analysis of any other apparently applicable environmental hazard or condition; and
- (h) building inspection

The Environmental Survey shall include, (if determined by the Consultants) the estimated cost of cure and period of time required to remediate any Environmental Exceptions.

II. The Environmental Survey may be performed at any time or times, upon reasonable notice, and under reasonable conditions established by OWNER which do not impede the performance of the Environmental Survey. The consultants are hereby authorized to enter upon the Property for such purposes and to perform such testing and take such samples as may be necessary in the reasonable opinion of the Consultants to conduct the Environmental Survey.

III. OWNER will cooperate with the Consultants and supply to the Consultants such historical and operational information as may be reasonably requested by the Consultants, including any notices, permits, or other written communications pertaining to possible Environmental Exceptions, and including without limitation, any studies, or reports prepared by, or for OWNER, or furnished to OWNER, or its agents, or consultants, and OWNER will make available to the Consultants any persons known to have knowledge of such matters. COUNTY shall hold the Environmental Survey and any written materials furnished to it by OWNER confidential except as required by law.

IV. If the Environmental Survey reveals any Environmental Exceptions, or if the other testing reveals any condition to the property which COUNTY deems to require further evaluation, then, this agreement is automatically extended an additional ninety (90) days for further testing. If the environmental survey or testing results are unacceptable to COUNTY, then this agreement shall be terminated upon notice to OWNER of such unacceptability with no party to this agreement having any further liability to any other.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 01 2020

Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

### **DRAINAGE EASEMENT AGREEMENT**

THIS INDENTURE, Made as of the last date of execution below, by and between KERINA VILLAGE, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation, and KERINA PARKSIDE MASTER, LLC, a Florida limited liability company, successor by conversion to Kerina Parkside Master, Inc., a Florida corporation, whose addresses are 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, collectively GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. BOX 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of TEN DOLLARS 00/100 (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, pond, structure and other appurtenant facilities ("Drainage 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 Numbers:**

**portions of 10-24-28-0000-00-053 and 10-24-28-0000-00-005**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever; provided however, the easement hereby granted shall automatically terminate, without the necessity of GRANTORS undertaking vacation proceedings or obtaining any release from GRANTEE, as to any portion of the property over which the easement passes to which GRANTEE hereafter acquires title in fee simple, whether by conveyance from GRANTORS (or its successors or assigns) or otherwise. GRANTEE shall have the right to clear all trees, undergrowth and other obstructions that may interfere with the construction of the Drainage Facilities and normal operation or maintenance of the Drainage Facilities within the Easement Area.

THIS DRAINAGE EASEMENT is granted in connection with GRANTEE's development of the Dr. Phillips/OCPS Future Middle School Joint Ballfield Park described on Exhibit "B," attached hereto and made a part hereof (the "Park Property"), GRANTEE's construction of the approximate 350 linear feet of Bissell Street depicted on Exhibit "C," attached hereto and made a part hereof ("Bissell Street Extension"), and the future development of the GRANTOR's property

described and depicted on Exhibit "D," attached hereto, which has been approved for residential development (the "GRANTOR Residential Tract"). The initial drainage from the Park Property and the Bissell Street Extension will be directed through and managed by a stormwater management facility within Tract 4 of the GRANTOR Residential Tract that ultimately discharges into Tract 5 of the GRANTOR Residential Tract. The design of the Drainage Facilities within the GRANTOR Residential Tract will assume a maximum impervious area within the Park Property of no more than forty percent (40%). GRANTOR acknowledges that GRANTEE has no onsite detention/retention area and that all water entering the Drainage Facilities is untreated. GRANTEE shall design, permit, and construct the initial Drainage Facilities within the Easement Area described on Exhibit "A" at its sole cost and expense. GRANTEE's design of the initial Drainage Facilities for the Bissell Street Extension shall be in accordance with design criteria that are mutually agreeable to the parties. GRANTEE shall provide preliminary plans for the initial Drainage Facilities to GRANTOR for its review and approval. Within ten (10) days of its receipt of the plans, GRANTOR shall either approve the plans or provide written comments to GRANTEE. GRANTEE shall revise the plans in accordance with GRANTOR's comments and provide revised plans to GRANTOR within ten (10) days of receiving said comments. The parties shall continue to utilize this process and shall cooperate in good faith to finalize the plans within the above-referenced timeframes. The Drainage Facilities shall be a complete stormwater facility including, but not limited to outfall connection, conveyance system, and stormwater pond. The Drainage Facilities shall meet the requirements of the South Florida Water Management District and Orange County engineering standards to accommodate GRANTEE's park development on the Park Property. GRANTOR shall not be obligated to provide stormwater management for any portion of the ballfields that may be constructed outside the Park Property or any associated improvements lying outside the Park Property other than the Bissell Street Extension.

At any time and from time to time in connection with GRANTOR's future development of the GRANTOR's property encumbered by this easement, which development shall include a new master drainage system, upon advance, written notification of GRANTOR, GRANTEE shall cooperate with GRANTOR to relocate, reconfigure, or modify any or all of the GRANTEE easement areas granted pursuant to this easement by executing an amendment to this easement establishing the new limits of the GRANTEE easement areas whereupon such relocated easement area(s) shall be subject to the terms hereof to the same extent as they applied to the GRANTEE easement area prior to such relocation, reconfiguration, or modification. GRANTOR shall direct its written notification to: Orange County Real Estate Management Division, Attention: Manager, 400 E. South Street, 5<sup>th</sup> Floor, Orlando, Florida 32801. Thereafter, the initial GRANTEE easement area (either in whole or in part, as applicable) shall be released and revert to GRANTOR, or its successors-in-interest, only upon (a) the certified completion of the new master drainage system by appropriate governing agencies and acceptance of runoff water from the Park Property and/or the Bissell Street Extension into such system, or (b) the acceptance of runoff water from the Park Property and/or the Bissell Street Extension through a public roadway drainage system that is constructed and certified complete by GRANTEE and dedicated to the perpetual use of the public by recorded plat, or (c) the recording of a plat, which among other things replaces this easement.

In furtherance of relocating, reconfiguring, or modifying the GRANTEE easement areas, GRANTOR shall have the right to reshape, relocate, reconfigure, expand, contract or otherwise modify the initial Drainage Facilities connecting the Park Property and the Bissell Street Extension

Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

to the ultimate Tract 5 discharge location, including placement of all or a portion of the initial Drainage Facilities underground so long as the facilities as reshaped, relocated, reconfigured, expanded, contracted or otherwise modified (the "Modified Drainage Facilities") continue to provide the required water quality, peak rate attenuation and conveyance capacities to accommodate drainage from the Park Property and the Bissell Street Extension, and the location of the connection point of the Modified Drainage Facilities to the Park Property is not relocated. Upon completion of the Modified Drainage Facilities by the developer of the GRANTOR Residential Tract, this Drainage Easement shall be amended as set forth above.

For avoidance of doubt, GRANTEE shall not be required to incur any cost or expense in connection with the relocation, reconfiguration, or modification of all or any portion of the GRANTEE easement areas requested by GRANTOR, nor shall GRANTEE be responsible for maintaining the drainage system after it is relocated, reconfigured, or modified unless otherwise provided in an approved subdivision plat or MSBU. GRANTOR, at GRANTOR's sole cost and expense, shall be solely responsible for the relocation, reconstruction, and/or new construction of any new master drainage system or other improvements required in order to allow GRANTEE to make the same use of the relocated and remaining GRANTEE easement areas, as applicable, after such relocation, reconfiguration, or modification by GRANTOR as prior to such relocation, reconfiguration, or modification. Any such relocation, reconfiguration, or modification shall not, without approval of GRANTEE: (x) have any adverse impact on GRANTEE, on the Dr. Phillips / OCPS Future Middle School Joint Ballfield Park or the Bissell Street Extension; (y) interfere with the functioning of the initial Drainage Facilities until such time as GRANTOR, at GRANTOR's expense, has installed such replacement drainage collection and conveyance facilities as necessary to at all times ensure the collection and conveyance of the stormwater previously handled by the drainage improvements in accordance with the drainage plans and the district permits; or (z) adversely affect, at any time, the volumes, rates, or flows of stormwater collected and conveyed, from those volumes, rates, and flows handled by the drainage improvements in accordance with the drainage plans and the district permits. Any such amendment of this easement pursuant to this paragraph shall be in form and substance acceptable to GRANTEE, whose approval of the same shall not be unreasonably withheld, conditioned, or delayed.

To the extent this Drainage Easement affects any property within Tract 5 subject to the Conservation Easement dated March 31, 1993, and recorded July 13, 1994, in Official Records Book 4768, Page 1473, Public Records of Orange County, Florida, GRANTOR and GRANTEE acknowledge that no activities within said Conservation Easement shall violate the terms of said Conservation Easement, and no Drainage Facilities shall be constructed therein.

EXECUTION PAGES FOLLOW



Instrument: 801.1  
Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

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

Signed, sealed, and delivered  
in the presence of:

KERINA VILLAGE, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation

Steven C Heetland  
Witness

By: Kathleen Keller  
Kathleen Keller  
Manager

STEVEN C. HEETLAND  
Printed Name

Date: 10/21/2020

M Isabel Raehn Lantry  
Witness

M ISABEL RAEHN Lantry  
Printed Name

(Signature of TWO witnesses required by Florida law)

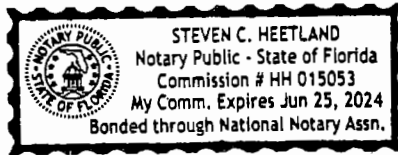
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of OCTOBER, 2020 by Kathleen Keller, as Manager, of Kerina Village, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation on behalf of said company. She  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)

Steven C. Heetland  
Notary Signature



STEVEN C. HEETLAND  
Printed Notary Name  
Notary Public in and for  
the county and state aforesaid.  
My commission expires: \_\_\_\_\_

Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

Signed, sealed, and delivered  
in the presence of:

KERINA PARKSIDE MASTER, LLC, a  
Florida limited liability company, successor  
by conversion to Kerina Parkside Master,  
Inc., a Florida corporation

Steven C. Heetland  
Witness

By: Kathleen Keller  
Kathleen Keller  
Manager

STEVEN C. HEETLAND  
Printed Name

Date: 10/21/2020

M Isabel Racht Lantry  
Witness

M ISABEL RACHT LANTY  
Printed Name

(Signature of TWO witnesses required by Florida law)

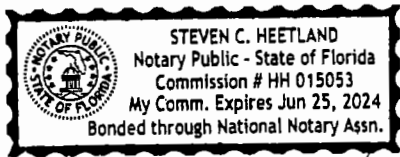
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this 21<sup>st</sup> day of OCTOBER, 2020 by Kathleen Keller, as Manager,  
of Kerina Parkside Master, LLC, a Florida limited liability company, successor by conversion to  
Kerina Parkside Master, Inc., a Florida corporation, on behalf of said company. She  is  
personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)

Steven C. Heetland  
Notary Signature



STEVEN C. HEETLAND  
Printed Notary Name  
Notary Public in and for  
the county and state aforesaid.  
My commission expires: \_\_\_\_\_

Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

IN WITNESS WHEREOF, the said GRANTEE has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

BY: *Jerry L. Demings*  
Jerry L. Demings  
Orange County Mayor

DATE: 1 December 2020

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

BY: *Noelia Perez*  
for Deputy Clerk  
Noelia Perez  
Printed Name

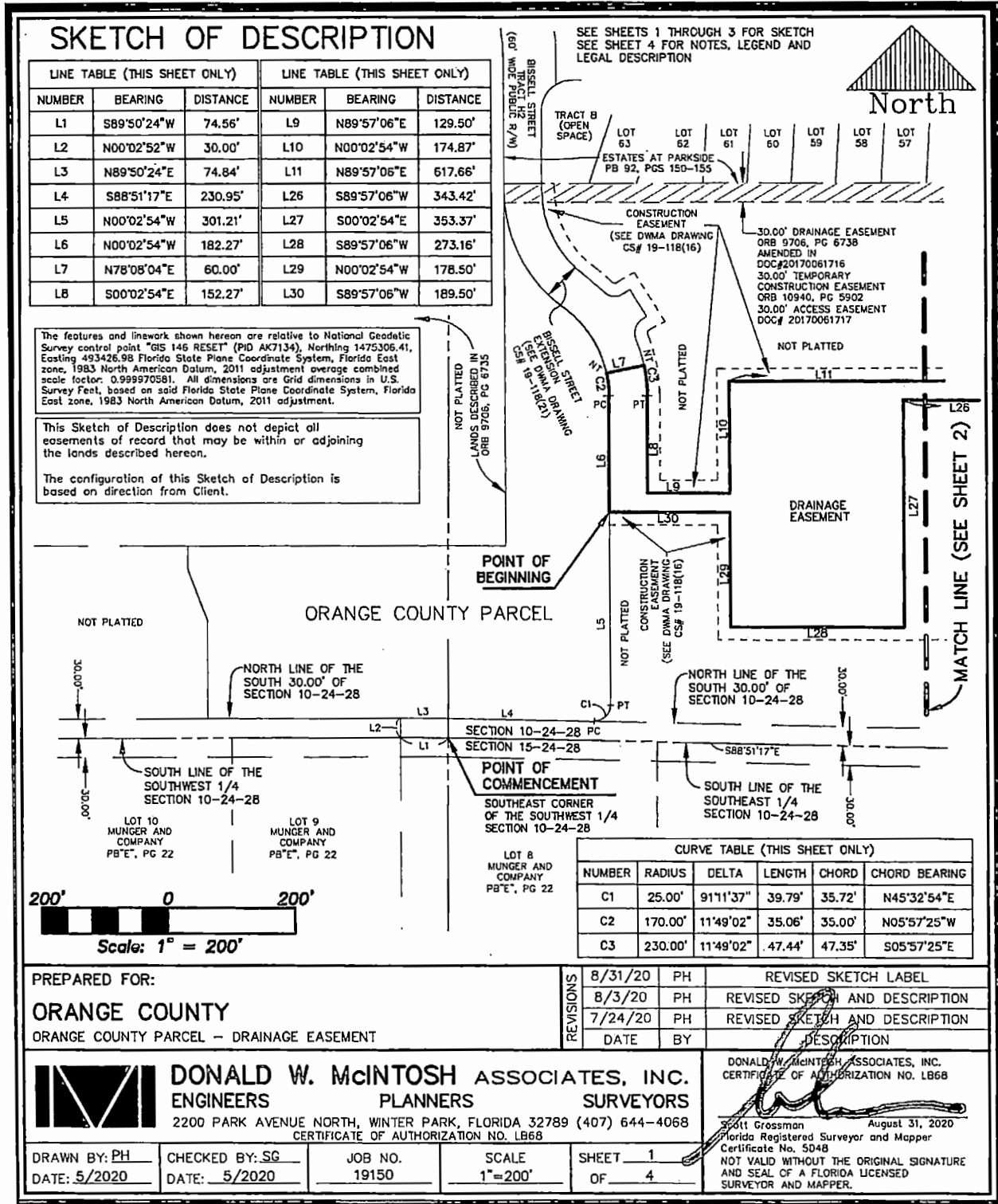
**This instrument prepared by:**

E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Instrument: 801.1

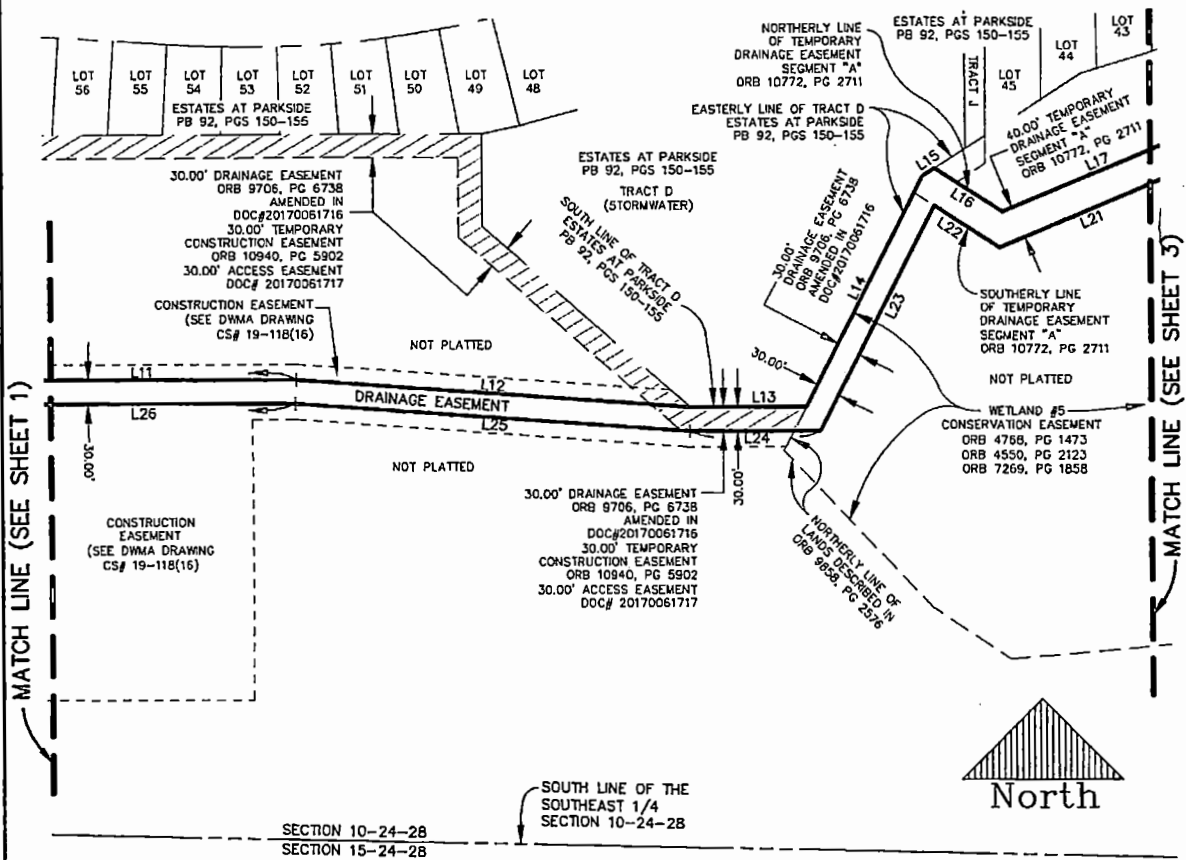
Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

EXHIBIT "A"  
Drainage Facilities



# SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH  
SEE SHEET 4 FOR NOTES, LEGEND AND LEGAL DESCRIPTION



This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described herein.

The configuration of this Sketch of Description is based on direction from Client.

The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475305.41, Easting 493425.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970561. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

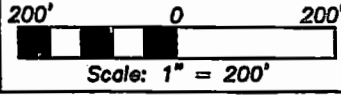
PREPARED FOR:  
**ORANGE COUNTY**  
ORANGE COUNTY PARCEL - DRAINAGE EASEMENT

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L11	N89°57'06"E	617.66'
L12	S85°54'22"E	497.99'
L13	S89°59'57"E	146.35'
L14	N27°17'59"E	327.50'
L15	N56°57'52"E	18.20'
L16	S56°52'12"E	101.16'
L17	N67°06'24"E	516.45'

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L21	S67°06'24"W	529.69'
L22	N56°52'12"W	97.25'
L23	S27°17'59"W	319.24'
L24	N89°59'57"W	165.70'
L25	N85°54'22"W	497.97'
L26	S89°57'06"W	343.42'

**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET
DATE: 5/2020	DATE: 5/2020	19150	1"=200'	2
				OF 4

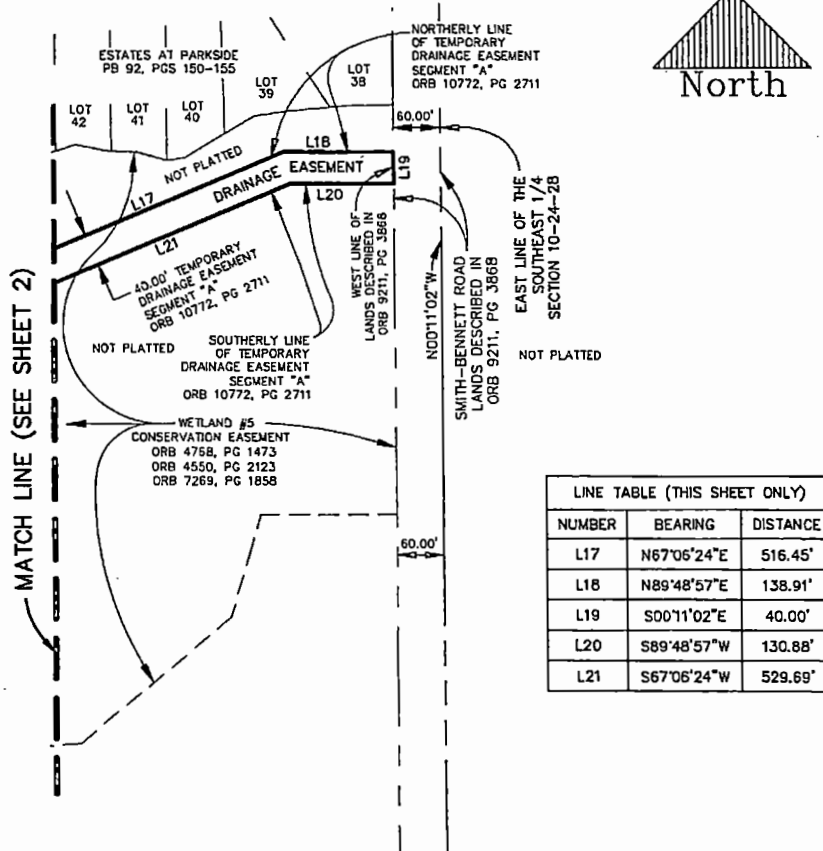


Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH  
SEE SHEET 4 FOR NOTES, LEGEND AND LEGAL DESCRIPTION



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L17	N67°06'24"E	516.45'
L18	N89°48'57"E	138.91'
L19	S00°11'02"E	40.00'
L20	S89°48'57"W	130.88'
L21	S67°06'24"W	529.69'

This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described hereon.

The configuration of this Sketch of Description is based on direction from Client.

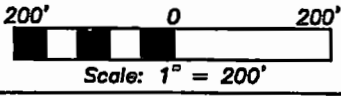
The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment overage combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

PREPARED FOR:  
**ORANGE COUNTY**  
ORANGE COUNTY PARCEL - DRAINAGE EASEMENT



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET 3
DATE: 5/2020	DATE: 5/2020	19150	1"=200'	OF 4



Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH  
SEE SHEET 4 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

## DESCRIPTION:

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeasterly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 301.21 feet to the POINT OF BEGINNING; thence N00°02'54"W, 182.27 feet to the point of curvature of a curve concave Westerly having a radius of 170.00 feet and a chord bearing of N05°57'25"W; thence Northerly along the arc of said curve through a central angle of 11°49'02" for a distance of 35.06 feet to a non-tangent line; thence N78°08'04"E, 60.00 feet to a non-tangent curve concave Westerly having a radius of 230.00 feet and a chord bearing of S05°57'25"E; thence Southerly along the arc of said curve through a central angle of 11°49'02" for a distance of 47.44 feet to the point of tangency; thence S00°02'54"E, 152.27 feet; thence N89°57'06"E, 129.50 feet; thence N00°02'54"W, 174.87 feet; thence N89°57'06"E, 617.66 feet; thence S85°54'22"E, 497.99 feet to the South line of Tract D, ESTATES AT PARKSIDE, according to the plat thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence run the following courses and distances along said South line and the Easterly line of said Tract D: S89°59'57"E, 146.35 feet; N27°17'59"E, 327.50 feet; N56°57'52"E, 18.20 feet to the Northerly line of Temporary Drainage Easement Segment "A", as described in Official Records Book 10772, Page 2711, of the Public Records of Orange County, Florida; thence departing said Easterly line of Tract D run the following courses and distances along said Northerly line: S56°52'12"E, 101.16 feet; N67°06'24"E, 516.45 feet; N89°48'57"E, 138.91 feet to a line that is 60.00 feet West of and parallel with the East line of the Southeast 1/4 of aforesaid Section 10, also being the West line of lands described in Official Records Book 9211, Page 3868 of the Public Records of Orange County, Florida; thence departing said Northerly line run S00°11'02"E along said parallel line and said West line, 40.00 feet to the Southerly line of said Temporary Drainage Easement Segment "A"; thence departing said parallel line and said West line run the following courses and distances along said Southerly line: S89°48'57"W, 130.88 feet; S67°06'24"W, 529.69 feet; N56°52'12"W, 97.25 feet to a line 30.00 feet East of and parallel with the aforesaid Easterly line of said Tract D; thence departing said Southerly line run S27°17'59"W along said parallel line, 319.24 feet; thence N89°59'57"W along a line 30.00 feet South of and parallel with the aforesaid South line of Tract D, 165.70 feet; thence departing said parallel line run N85°54'22"W, 497.97 feet; thence S89°57'06"W, 343.42 feet; thence S00°02'54"E, 353.37 feet; thence S89°57'06"W, 273.16 feet; thence N00°02'54"W, 178.50 feet; thence S89°57'06"W, 189.50 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 4.415 acres (192,311 square feet) more or less (calculated in ground dimensions).

## NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.96 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described hereon.
- The configuration of this Sketch of Description is based on direction from Client.

## LEGEND

DWMA DONALD W. McINTOSH ASSOCIATES, INC.  
 CS# SKETCH NUMBER  
 SECTION 10-24-28 SECTION, TOWNSHIP, RANGE  
 ORB OFFICIAL RECORDS BOOK  
 DOC# OFFICIAL RECORDS DOCUMENT NUMBER

L1 LINE NUMBER (SEE TABLE)  
 C1 CURVE NUMBER (SEE TABLE)  
 P-C POINT OF CUSP  
 PC POINT OF CURVATURE  
 PCC POINT OF COMPOUND CURVATURE  
 PT POINT OF TANGENCY  
 PRC POINT OF REVERSE CURVATURE  
 NT NON-TANGENT  
 R/W RIGHT-OF-WAY  
 PB PLAT BOOK  
 PG(S) PAGE(S)  
 (C) CALCULATED

PREPARED FOR:

**ORANGE COUNTY**

ORANGE COUNTY PARCEL - DRAINAGE EASEMENT



**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH

CHECKED BY: SG

JOB NO.

SCALE

SHEET 4

DATE: 5/2020

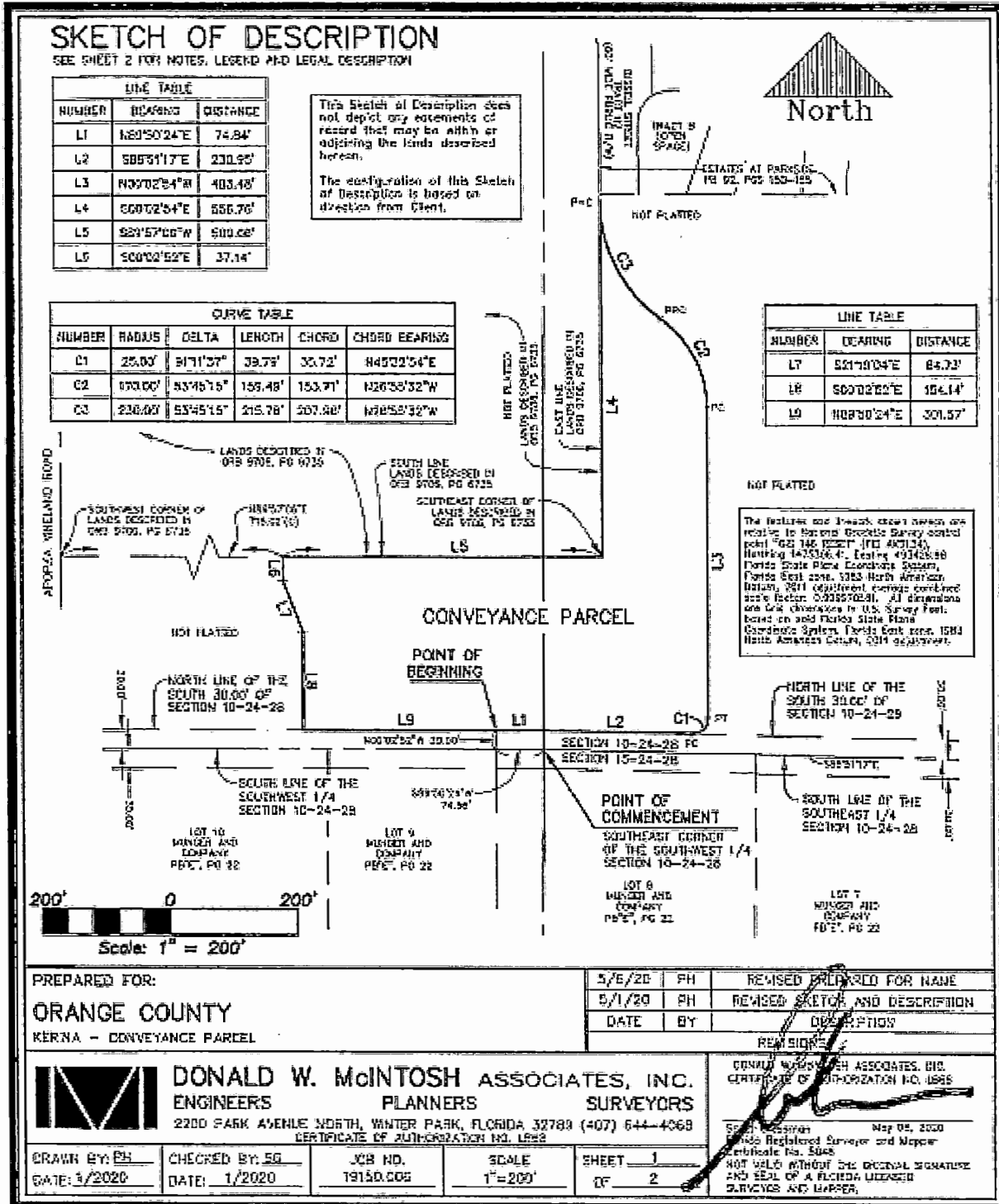
DATE: 5/2020

19150

N/A

OF 4

EXHIBIT "B"  
Park Property





Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR SKETCH

## DESCRIPTION:

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.55 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10 and the POINT OF BEGINNING; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S68°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.55 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northwesterly along the arc of said curve through a central angle of 97°11'37" for a distance of 39.79 feet to the point of tangency; thence N03°02'54"W, 483.48 feet to the point of curvature of a curve concave Southwestely having a radius of 170.00 feet and a chord bearing of N26°55'32"W; thence Northwesterly along the arc of said curve through a central angle of 53°45'15" for a distance of 159.48 feet to the point of reverse curvature of a curve concave Northeastely having a radius of 230.00 feet and a chord bearing of N26°55'32"W; thence Northwesterly along the arc of said curve through a central angle of 53°45'15" for a distance of 215.78 feet to the point of cusp and the East line of lands described in Official Records Book 9706, Page 6735 of the Public Records of Orange County, Florida; thence S00°02'54"E along said East line, 556.76 feet to Southeast corner of said lands described in Official Records Book 9706, Page 6735; thence S85°57'06"W along the South line of said lands described in Official Records Book 9706, Page 6735 for a distance of 500.05 feet; thence departing said South line run S00°02'52"E, 37.14 feet; thence S21°19'04"E, 84.73 feet; thence S00°02'52"E, 154.14 feet to the aforesaid North line of the South 30.00 feet of Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 301.57 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 5.433 acres more or less (calculated in ground dimensions).

## NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, do being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown herein are relative to National Geodetic Survey control point "GIS 146 ROSET" (P.D. AK7134), Northing 1473536.41, Easting 493426.58 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown herein were not obstructed for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described herein.
- The configuration of this Sketch of Description is based on direction from Client.

PREPARED FOR:

**ORANGE COUNTY**

MERINA - CONVEYANCE PARCEL



**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2260 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 646-4066  
 CERTIFICATE OF AUTHORIZATION NO. 1588

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET
DATE: 1/29/20	DATE: 1/29/20	19150.006	N/A	2

## LEGEND

- DWMA DONALD W. McINTOSH ASSOCIATES, INC.  
 054 SKETCH NUMBER  
 SECTION 10-24-20 SECTION, TOWNSHIP, RANGE  
 0009 OFFICIAL RECORDS DOCUMENT NUMBER
- LI LINE NUMBER (SEE TABLE)
  - CL CURVE NUMBER (SEE TABLE)
  - P-C POINT OF CURV
  - P-C POINT OF CURVATURE
  - PC POINT OF COMPOUND CURVATURE
  - PT POINT OF TANGENCY
  - PRC POINT OF REVERSE CURVATURE
  - RT NON-TANGENT
  - R/W RIGHT-OF-WAY
  - FS FLAT BOOK
  - PG(S) PAGE(S)
  - (C) CALCULATED

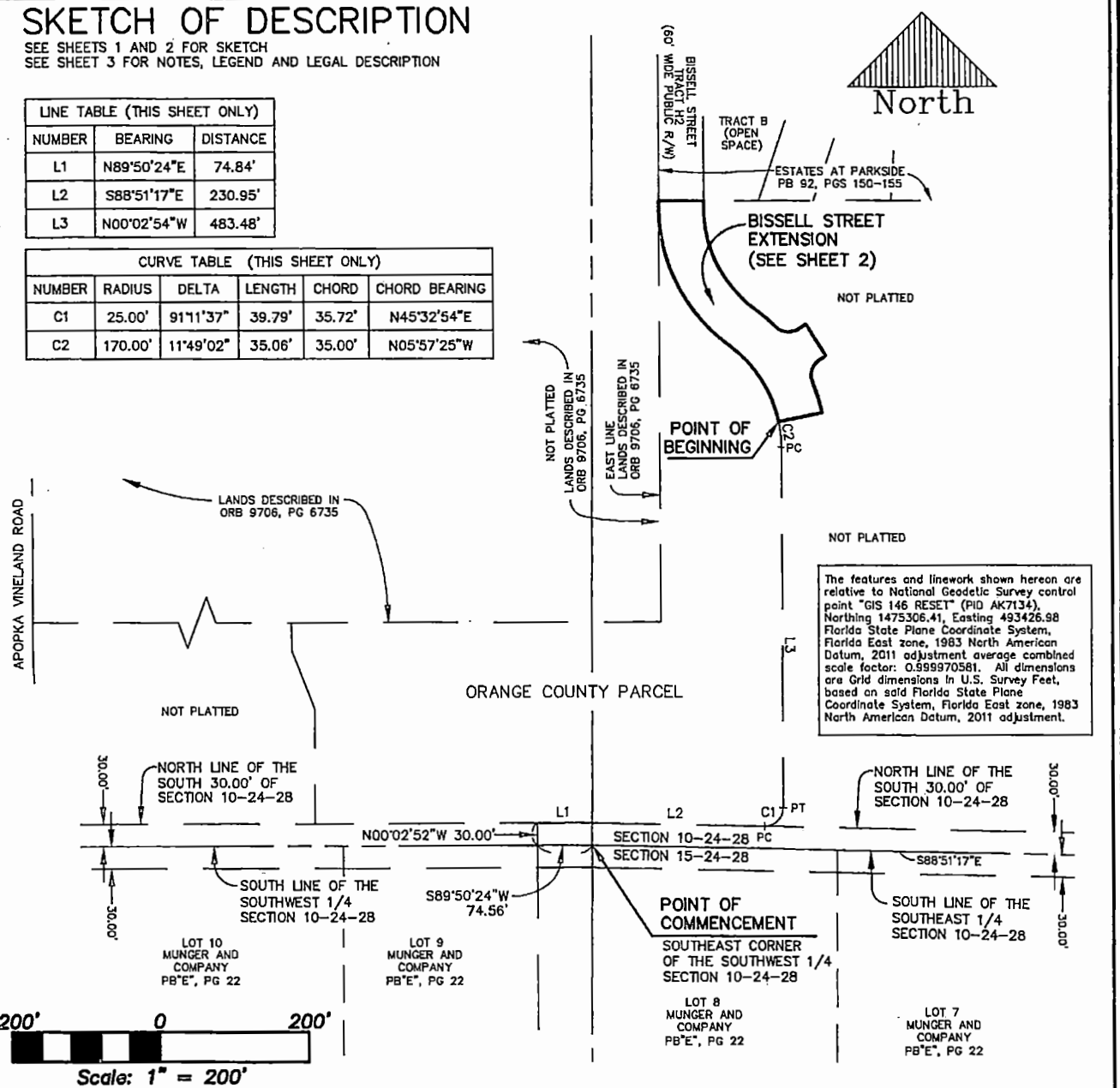
**EXHIBIT "C"**  
**Bissell Street Extension**

**SKETCH OF DESCRIPTION**

SEE SHEETS 1 AND 2 FOR SKETCH  
 SEE SHEET 3 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N89°50'24"E	74.84'
L2	S88°51'17"E	230.95'
L3	N00°02'54"W	483.48'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	91°11'37"	39.79'	35.72'	N45°32'54"E
C2	170.00'	11°49'02"	35.06'	35.00'	N05°57'25"W



The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.99970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

PREPARED FOR:  
**ORANGE COUNTY**  
 KERINA - BISSELL STREET EXTENSION

DATE	BY	DESCRIPTION

REVISIONS:

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.  
 CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grassman July 24, 2020  
 Florida Registered Surveyor and Mapper  
 Certificate No. 5048

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: PH	CHECKED BY: SG	JOB NO. 19150.006	SCALE 1"=200'	SHEET 1 OF 3
DATE: 7/2020	DATE: 7/2020			

Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1 AND 2 FOR SKETCH  
SEE SHEET 3 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

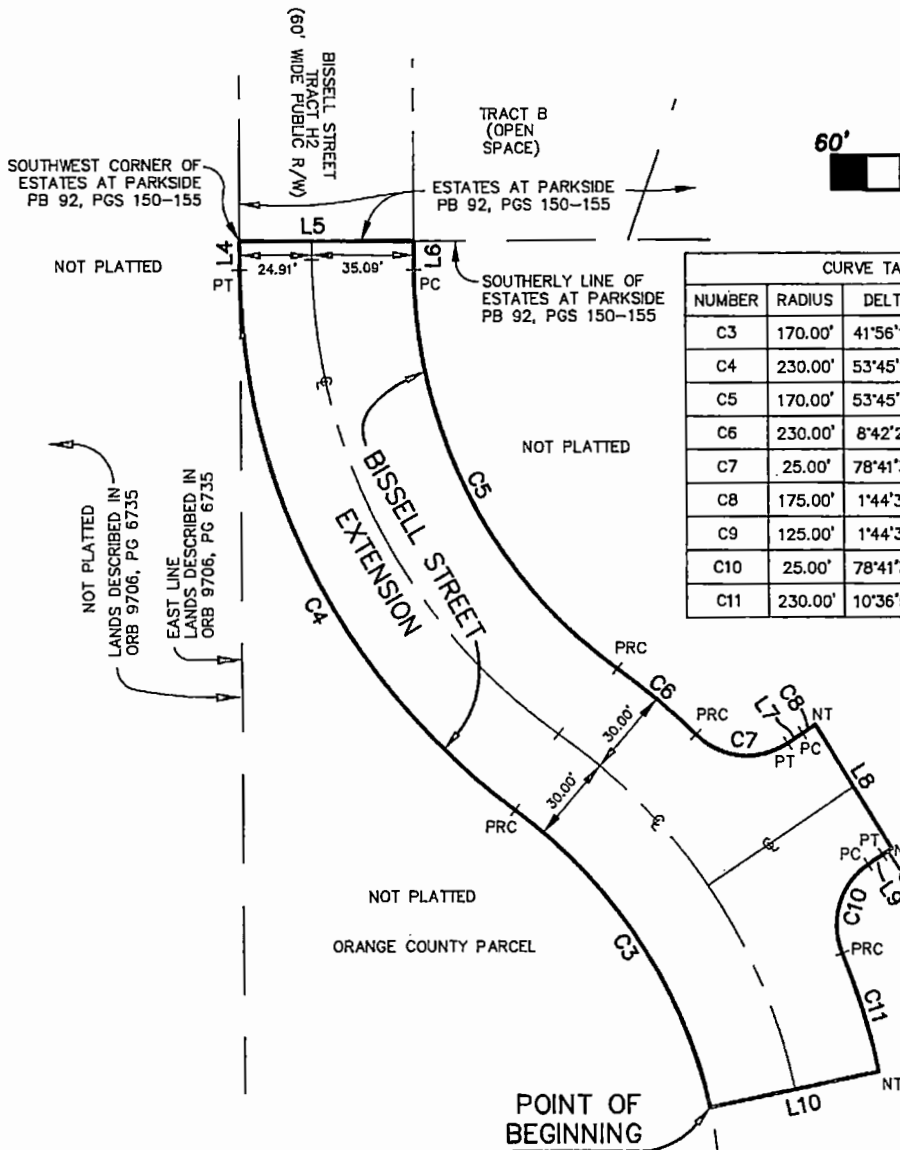


TABLE: CURVE TABLE (THIS SHEET ONLY)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	170.00'	41°56'14"	124.43'	121.67'	N32°50'02"W
C4	230.00'	53°45'15"	215.78'	207.96'	N26°55'32"W
C5	170.00'	53°45'15"	159.49'	153.71'	S26°55'32"E
C6	230.00'	8°42'20"	34.95'	34.91'	S49°26'59"E
C7	25.00'	78°41'32"	34.34'	31.70'	S84°26'35"E
C8	175.00'	1°44'37"	5.33'	5.33'	N57°04'57"E
C9	125.00'	1°44'37"	3.80'	3.80'	S57°04'57"W
C10	25.00'	78°41'32"	34.34'	31.70'	S16°51'53"W
C11	230.00'	10°36'58"	42.62'	42.55'	S17°10'24"E

TABLE: LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L4	N00°02'54"W	10.00'
L5	N89°57'06"E	60.00'
L6	S00°02'54"E	10.00'
L7	N56°12'39"E	6.20'
L8	S32°02'44"E	50.00'
L9	S56°12'39"W	6.20'
L10	S78°08'04"W	60.00'

SEE SHEET 1 FOR COURSES AND DISTANCES FROM POINT OF COMMENCEMENT TO POINT OF BEGINNING

This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

The configuration of this Sketch of Description is based on direction from Client.

PREPARED FOR:  
**ORANGE COUNTY**  
KERINA - BISSELL STREET EXTENSION



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

DRAWN BY: PH	CHECKED BY: SG	JOB NO. 19150.006	SCALE 1"=60'	SHEET 2 OF 3
DATE: 7/2020	DATE: 7/2020			

Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1 AND 2 FOR SKETCH  
SEE SHEET 3 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

## DESCRIPTION:

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeasterly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 483.48 feet to the point of curvature of a curve concave Westerly having a radius of 170.00 feet and a chord bearing of N05°57'25"W; thence Northerly along the arc of said curve through a central angle of 11°49'02" for a distance of 35.06 feet to the POINT OF BEGINNING; thence Northwesterly along the arc of said curve concave Southwesterly having a radius of 170.00 feet and a chord bearing of N32°50'02"W through a central angle of 41°56'14" for a distance of 124.43 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 230.00 feet and a chord bearing of N26°55'32"W; thence Northwesterly along the arc of said curve through a central angle of 53°45'15" for a distance of 215.78 feet to the point of tangency and the East line of lands described in Official Records Book 9706, Page 6735, of the Public Records of Orange County, Florida; thence N00°02'54"W along said East line, 10.00 feet to the Southwest corner of ESTATES AT PARKSIDE, according to the plat thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence departing said East line run N89°57'06"E along the Southerly line of said ESTATES AT PARKSIDE for a distance of 60.00 feet; thence departing said Southerly line run S00°02'54"E, 10.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 170.00 feet and a chord bearing of S26°55'32"E; thence Southeasterly along the arc of said curve through a central angle of 53°45'15" for a distance of 159.49 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 230.00 feet and a chord bearing of S49°26'59"E; thence Southeasterly along the arc of said curve through a central angle of 08°42'20" for a distance of 34.95 feet to the point of reverse curvature of a curve concave Northerly having a radius of 25.00 feet and a chord bearing of S84°26'35"E; thence Easterly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of tangency; thence N56°12'39"E, 6.20 feet to the point of curvature of a curve concave Southeasterly having a radius of 175.00 feet and a chord bearing of N57°04'57"E; thence Northeasterly along the arc of said curve through a central angle of 01°44'37" for a distance of 5.33 feet to a non-tangent line; thence S32°02'44"E, 50.00 feet to a non-tangent curve concave Southeasterly having a radius of 125.00 feet and a chord bearing of S57°04'57"W; thence Southwesterly along the arc of said curve through a central angle of 01°44'37" for a distance of 3.80 feet to the point of tangency; thence S56°12'39"W, 6.20 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet and a chord bearing of S16°51'53"W; thence Southerly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of reverse curvature of a curve concave Westerly having a radius of 230.00 feet and a chord bearing of S17°10'24"E; thence Southerly along the arc of said curve through a central angle of 10°36'58" for a distance of 42.62 feet to a non-tangent line; thence S78°08'04"W, 60.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 0.514 acres more or less (calculated in ground dimensions).

## NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.
- The configuration of this Sketch of Description is based on direction from Client.

PREPARED FOR:

**ORANGE COUNTY**

KERINA - BISSELL STREET EXTENSION



**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH  
DATE: 7/2020

CHECKED BY: SG  
DATE: 7/2020

JOB NO.  
19150.006

SCALE  
N/A

SHEET 3  
OF 3

**LEGEND**

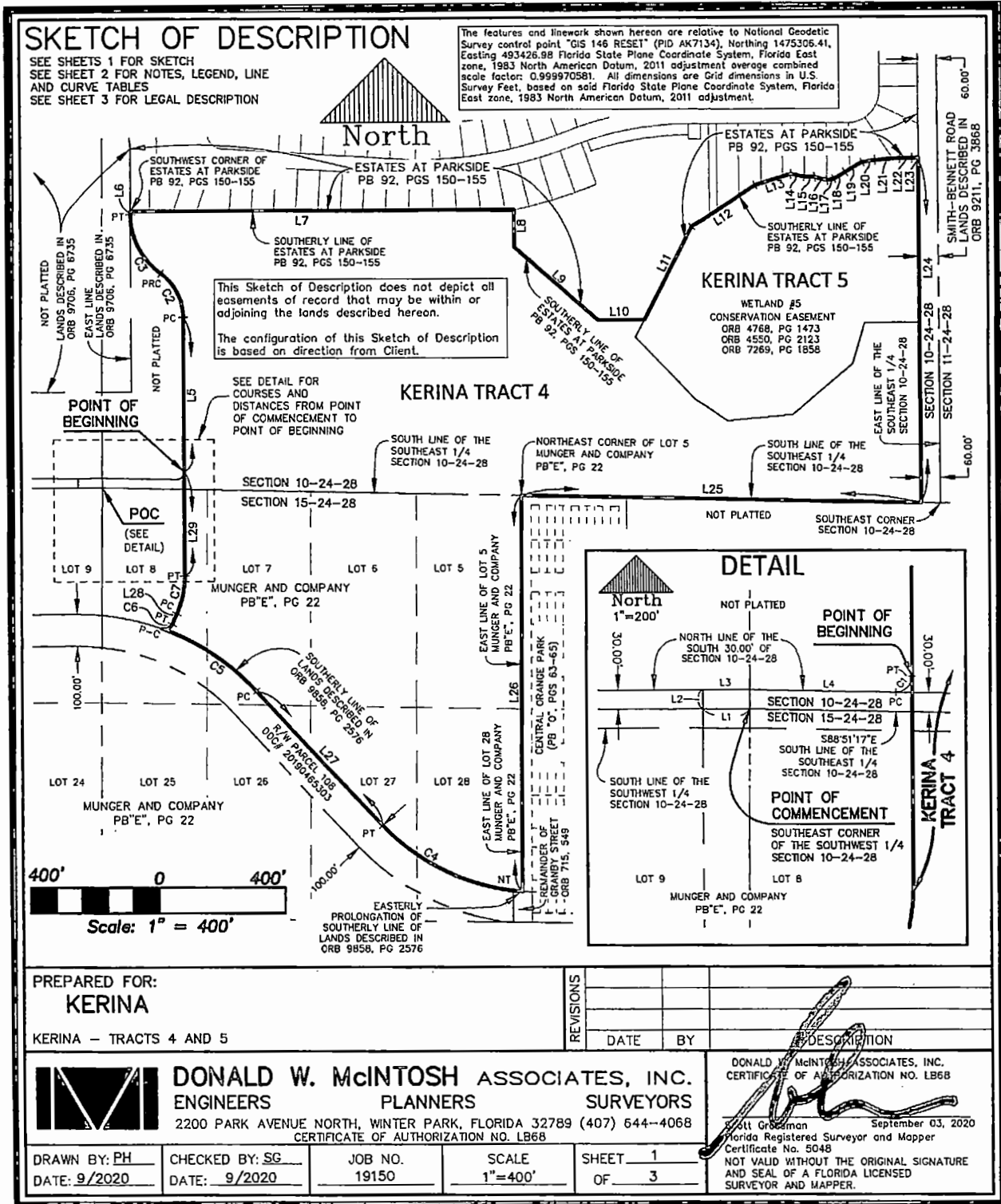
DWMA DONALD W. McINTOSH ASSOCIATES, INC.  
 CS# SKETCH NUMBER  
 SECTION 10-24-28 SECTION, TOWNSHIP, RANGE  
 ORB OFFICIAL RECORDS BOOK  
 DOC# OFFICIAL RECORDS DOCUMENT NUMBER

L1	LINE NUMBER (SEE TABLE)
C1	CURVE NUMBER (SEE TABLE)
P-C	POINT OF CUSP
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
NT	NON-TANGENT
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
PG(S)	PAGE(S)
CL	CENTERLINE

Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

Exhibit "D"  
GRANTOR Residential Tract



PREPARED FOR:  
**KERINA**

KERINA - TRACTS 4 AND 5

REVISIONS	DATE	BY	DESCRIPTION



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

*Donald W. McIntosh*  
September 03, 2020  
Florida Registered Surveyor and Mapper  
Certificate No. 5048  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE  
AND SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

DRAWN BY: PH	CHECKED BY: SG	JOB NO. 19150	SCALE 1"=400'	SHEET 1 OF 3
DATE: 9/2020	DATE: 9/2020			

Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1 FOR SKETCH  
SEE SHEET 2 FOR NOTES, LEGEND, LINE  
AND CURVE TABLES  
SEE SHEET 3 FOR LEGAL DESCRIPTION

The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described hereon.

The configuration of this Sketch of Description is based on a direction from Client.

LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	S89°50'24"W	74.56'	L16	S74°39'50"E	40.14'
L2	N00°02'52"W	30.00'	L17	N80°37'47"E	23.18'
L3	N89°50'24"E	74.84'	L18	N58°39'23"E	40.85'
L4	S88°51'17"E	230.95'	L19	N59°19'03"E	61.30'
L5	N00°02'54"W	483.48'	L20	N81°31'31"E	41.24'
L6	N00°02'54"W	10.00'	L21	N84°58'30"E	77.94'
L7	N89°57'06"E	1205.56'	L22	N89°33'14"E	37.52'
L8	S00°02'54"E	117.08'	L23	N88°25'08"E	19.92'
L9	S48°52'57"E	347.73'	L24	S00°11'02"E	1079.08'
L10	S89°59'57"E	146.35'	L25	N88°51'17"W	1257.54'
L11	N27°17'59"E	327.50'	L26	S00°10'50"W	1238.69'
L12	N56°57'52"E	237.40'	L27	N43°13'20"W	576.07'
L13	N72°50'24"E	119.76'	L28	N23°51'57"E	36.37'
L14	S78°42'02"E	43.55'	L29	N00°02'54"W	327.61'
L15	S88°51'18"E	33.28'			

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	91°11'37"	39.79'	35.72'	N45°32'54"E
C2	170.00'	53°45'15"	159.49'	153.71'	N26°55'32"W
C3	230.00'	53°45'15"	215.78'	207.96'	N26°55'32"W
C4	666.00'	42°27'13"	493.48'	482.26'	N64°26'56"W
C5	766.00'	26°53'57"	359.62'	356.33'	N56°40'18"W
C6	25.00'	86°00'46"	37.53'	34.10'	N66°52'21"E
C7	290.00'	23°54'51"	121.04'	120.16'	N11°54'32"E

**NOTES:**

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.
- The configuration of this Sketch of Description is based on a direction from Client.

**LEGEND**

- DWMA DONALD W. McINTOSH ASSOCIATES, INC.  
CS# SKETCH NUMBER  
SECTION 15-24-28 SECTION, TOWNSHIP, RANGE  
DOC# OFFICIAL RECORDS DOCUMENT NUMBER
- L1 LINE NUMBER (SEE TABLE)
  - C1 CURVE NUMBER (SEE TABLE)
  - POC POINT OF COMMENCEMENT
  - P-C POINT OF CUSP
  - PC POINT OF CURVATURE
  - PCC POINT OF COMPOUND CURVATURE
  - PT POINT OF TANGENCY
  - PRC POINT OF REVERSE CURVATURE
  - NT NON-TANGENT
  - R/W RIGHT-OF-WAY
  - PB PLAT BOOK
  - PG(S) PAGE(S)
  - ORB OFFICIAL RECORDS BOOK

PREPARED FOR:  
**KERINA**

KERINA - TRACTS 4 AND 5



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB66

DRAWN BY: PH  
DATE: 9/2020

CHECKED BY: SG  
DATE: 9/2020

JOB NO.  
19150

SCALE  
N/A

SHEET 2  
OF 3

Instrument: 801.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1 FOR SKETCH  
SEE SHEET 2 FOR NOTES, LEGEND, LINE  
AND CURVE TABLES  
SEE SHEET 3 FOR LEGAL DESCRIPTION

## DESCRIPTION:

That part of Sections 10 and 15, Township 24 South, Range 28 East, Orange County, Florida, and that part of MUNGER AND COMPANY, according to the plat thereof as recorded in Plat Book E, Page 22, within Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeasterly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency and the POINT OF BEGINNING; thence N00°02'54"W, 483.48 feet to the point of curvature of a curve concave Southwesterly having a radius of 170.00 feet and a chord bearing of N26°55'32"W; thence Northwesterly along the arc of said curve through a central angle of 53°45'15" for a distance of 159.49 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 230.00 feet and a chord bearing of N26°55'32"W; thence Northwesterly along the arc of said curve through a central angle of 53°45'15" for a distance of 215.78 feet to the point of tangency and the East line of lands described in Official Records Book 9706, Page 6735 of the Public records of Orange County, Florida; thence N00°02'54"W along said East line, 10.00 feet to the Southwest corner of ESTATES AT PARKSIDE, according to the plat thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence departing said East line run the following courses and distances along the Southerly line of said ESTATES AT PARKSIDE: N89°57'06"E, 1205.56 feet; S00°02'54"E, 117.08 feet; S48°52'57"E, 347.73 feet; S89°59'57"E, 146.35 feet; N27°17'59"E, 327.50 feet; N56°57'52"E, 237.40 feet; N72°50'24"E, 119.76 feet; S78°42'02"E, 43.55 feet; S88°51'18"E, 33.28 feet; S74°39'50"E, 40.14 feet; N80°37'47"E, 23.18 feet; N58°39'23"E, 40.85 feet; N59°19'03"E, 61.30 feet; N81°31'31"E, 41.24 feet; N84°58'30"E, 77.94 feet; N89°33'14"E, 37.52 feet; N88°25'08"E, 19.92 feet to a line that is 60.00 feet West of and parallel with the East line of the Southeast 1/4 of aforesaid Section 10; thence departing said Southerly line run S00°11'02"E along said parallel line, 1079.08 feet to the South line of said Southeast 1/4 of Section 10; thence departing said parallel line run N88°51'17"W along said South line, 1257.54 feet to the Northeast corner of Lot 5 of said MUNGER AND COMPANY; thence departing said South line run S00°10'50"W along the East line of said Lot 5 and the East line of Lot 28 of said MUNGER AND COMPANY, 1238.69 feet to the Easterly prolongation of the Southerly line of lands described in Official Records Book 9858, Page 2576, of the Public Records of Orange County, Florida, and a non-tangent curve concave Northeasterly having a radius of 666.00 feet and a chord bearing of N64°26'56"W; thence departing said East line of Lot 28 run Northwesterly along said Easterly prolongation and said Southerly line and the arc of said curve through a central angle of 42°27'13" for a distance of 493.48 feet to the point of tangency; thence N43°13'20"W along said Southerly line, 576.07 feet to the point of curvature of a curve concave Southwesterly having a radius of 766.00 feet and a chord bearing of N56°40'18"W; thence Northwesterly along said Southerly line and the arc of said curve through a central angle of 26°53'57" for a distance of 359.62 feet to the point of cusp of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N66°52'21"E; thence departing said Southerly line run Northeasterly along the arc of said curve through a central angle of 86°00'46" for a distance of 37.53 feet to the point of tangency; thence N23°51'57"E, 36.37 feet to the point of curvature of a curve concave Westerly having a radius of 290.00 feet and a chord bearing of N11°54'32"E; thence Northerly along the arc of said curve through a central angle of 23°54'51" for a distance of 121.04 feet to the point of tangency; thence N00°02'54"W, 327.61 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 68.731 acres more or less (calculated in ground dimensions).

PREPARED FOR:

**KERINA**

KERINA - TRACTS 4 AND 5



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH  
DATE: 9/2020

CHECKED BY: SG  
DATE: 9/2020

JOB NO.  
19150

SCALE  
N/A

SHEET 3  
OF 3

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

DEC 01 2020

Instrument: 101.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made and executed the 21 day of October, A.D. 2020, by Kerina Village, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation, whose mailing address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

#### SEE ATTACHED EXHIBITS "A" and "B"

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

**a portion of**

**10-24-28-0000-00-053**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land 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 said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.



Instrument: 101.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

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

Signed, sealed, and delivered  
in the presence of:

Kerina Village, LLC, a Florida limited liability  
company

Steven C. Heetland  
Witness

BY: Kathleen Keller  
Kathleen Keller  
its Managing Member

STEVEN C. HEETLAND  
Printed Name

Isabel Raeun Lantry  
Witness

M ISABEL RAEUN Lantry  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of OCTOBER, 2020, by Kathleen Keller, as Managing Member on behalf of Kerina Village, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation. She  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)

Steven C. Heetland  
Notary Signature  
STEVEN C. HEETLAND  
Printed Notary Name

**This instrument prepared by:**  
E. Price Jackson, 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:

C:\Users\fitzgemf\AppData\Local\Temp\Scrub\icrvvmhfu5j24llt.docx 7/5/19bj rev7/29/19bj rev 6-3-20bj

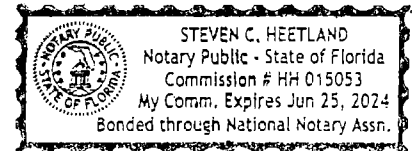
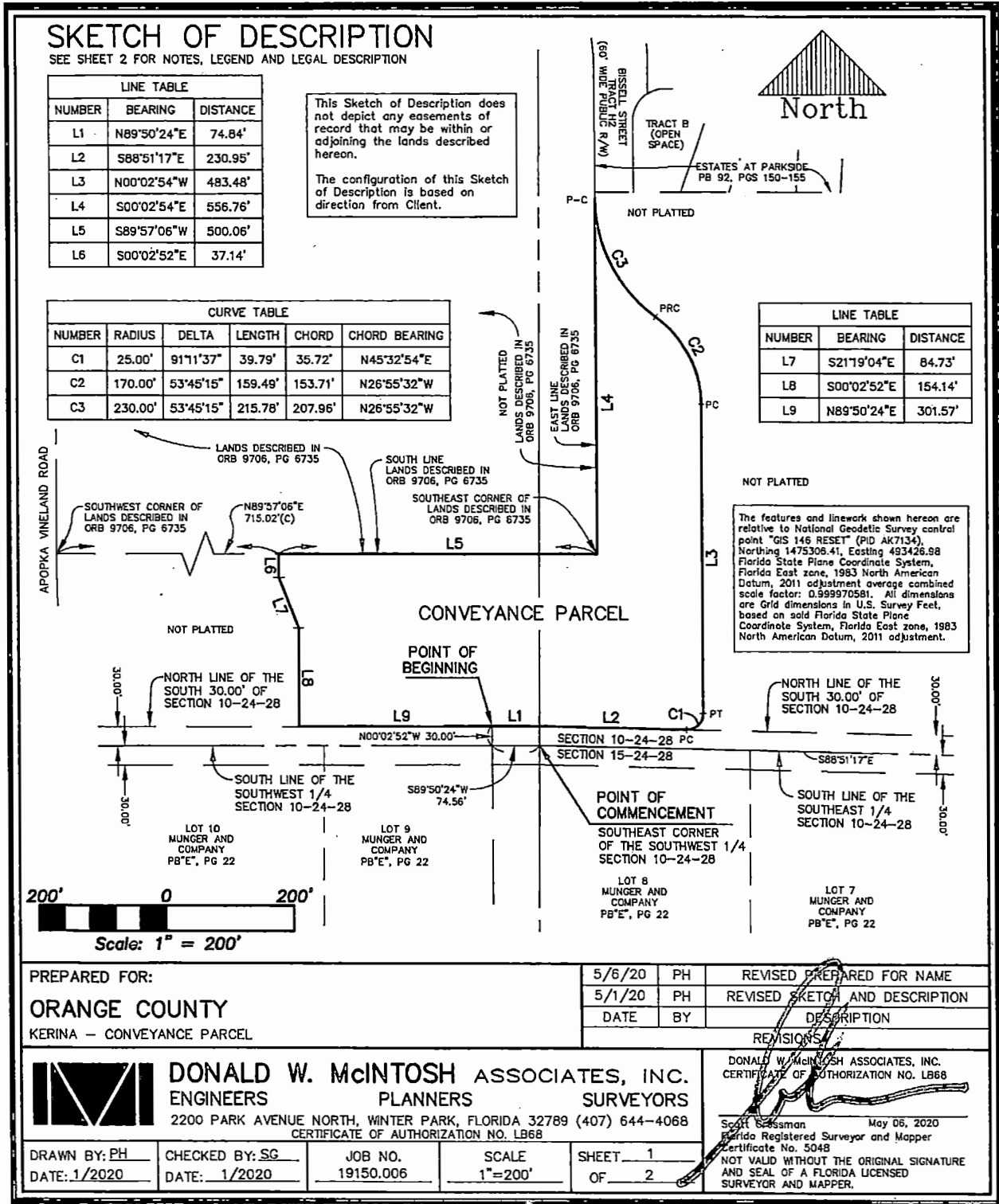


EXHIBIT "A"



PREPARED FOR:

**ORANGE COUNTY**

KERINA - CONVEYANCE PARCEL

5/6/20	PH	REVISED PREPARED FOR NAME
5/1/20	PH	REVISED SKETCH AND DESCRIPTION
DATE	BY	DESCRIPTION

REVISIONS

**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Gassman May 06, 2020  
Florida Registered Surveyor and Mapper  
Certificate No. 5048

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: PH

DATE: 1/2020

CHECKED BY: SG

DATE: 1/2020

JOB NO.

19150.006

SCALE

1"=200'

SHEET 1

OF 2

Instrument: 101.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR SKETCH

## DESCRIPTION:

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10 and the POINT OF BEGINNING; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeastly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 483.48 feet to the point of curvature of a curve concave Southwesterly having a radius of 170.00 feet and a chord bearing of N26°55'32"W; thence Northwesterly along the arc of said curve through a central angle of 53°45'15" for a distance of 159.49 feet to the point of reverse curvature of a curve concave Northeastly having a radius of 230.00 feet and a chord bearing of N26°55'32"W; thence Northwesterly along the arc of said curve through a central angle of 53°45'15" for a distance of 215.78 feet to the point of cusp and the East line of lands described in Official Records Book 9706, Page 6735 of the Public Records of Orange County, Florida; thence S00°02'54"E along said East line, 556.76 feet to Southeast corner of said lands described in Official Records Book 9706, Page 6735; thence S89°57'06"W along the South line of said lands described in Official Records Book 9706, Page 6735 for a distance of 500.06 feet; thence departing said South line run S00°02'52"E, 37.14 feet; thence S21°19'04"E, 84.73 feet; thence S00°02'52"E, 154.14 feet to the aforesaid North line of the South 30.00 feet of Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 301.57 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 5.433 acres more or less (calculated in ground dimensions).

## NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.
- The configuration of this Sketch of Description is based on direction from Client.

PREPARED FOR:

**ORANGE COUNTY**

KERINA - CONVEYANCE PARCEL

## LEGEND

DWMA DONALD W. MCINTOSH ASSOCIATES, INC.  
 CS# SKETCH NUMBER  
 SECTION 10-24-28 SECTION, TOWNSHIP, RANGE  
 DOC# OFFICIAL RECORDS DOCUMENT NUMBER

L1	LINE NUMBER (SEE TABLE)
C1	CURVE NUMBER (SEE TABLE)
P-C	POINT OF CUSP
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REGENCY CURVATURE
NT	NON-TANGENT
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
PG(S)	PAGE(S)
(C)	CALCULATED

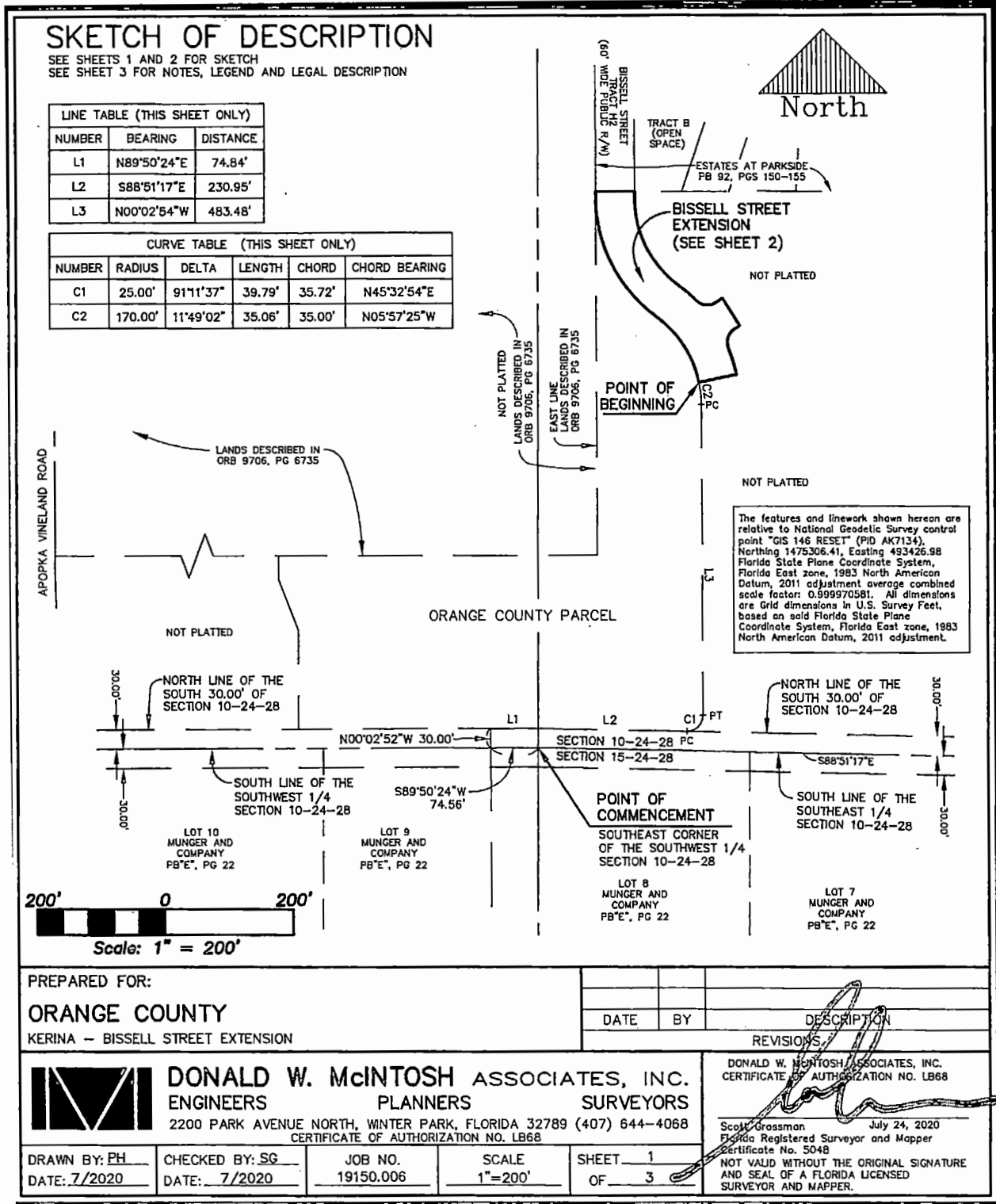


**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET 2
DATE: 1/2020	DATE: 1/2020	19150.006	N/A	OF 2

Instrument: 101.1  
 Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

EXHIBIT "B"

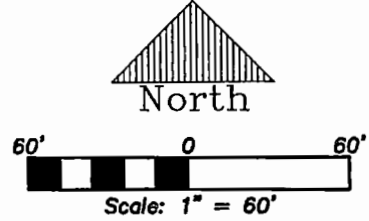
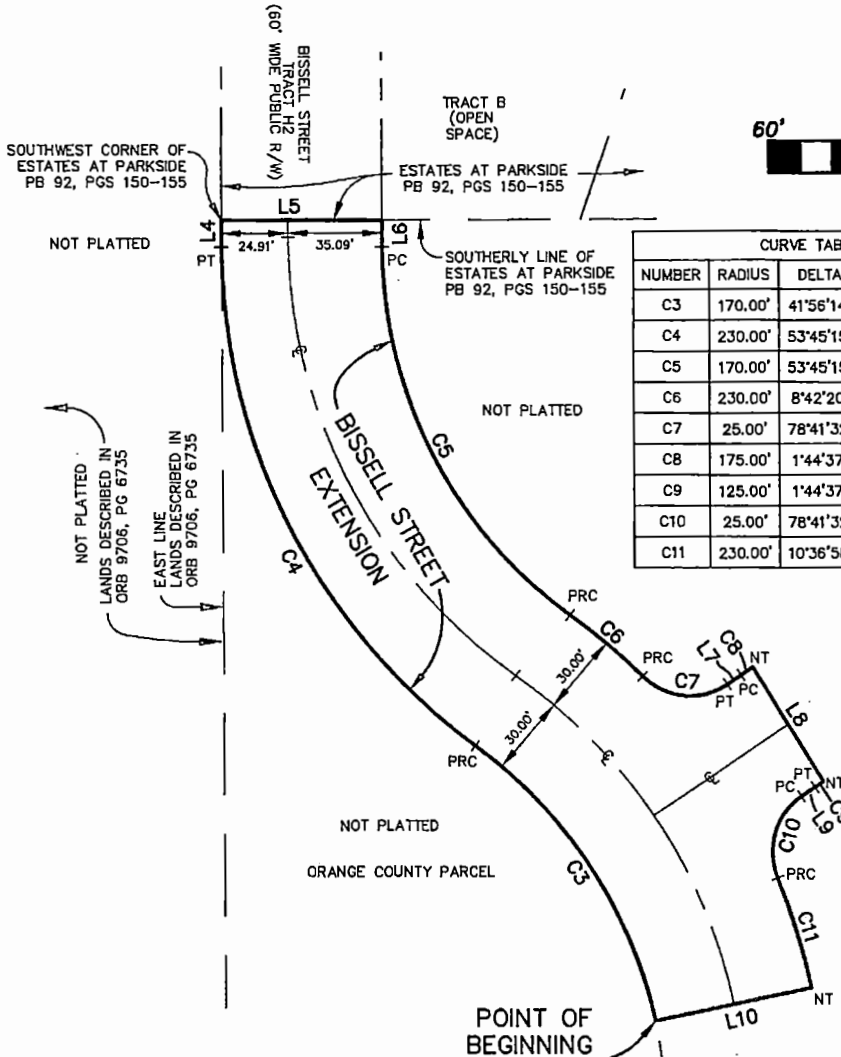


Instrument: 101.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1 AND 2 FOR SKETCH  
SEE SHEET 3 FOR NOTES, LEGEND AND LEGAL DESCRIPTION



CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	170.00'	41°56'14"	124.43'	121.67'	N32°50'02"W
C4	230.00'	53°45'15"	215.78'	207.96'	N26°55'32"W
C5	170.00'	53°45'15"	159.49'	153.71'	S26°55'32"E
C6	230.00'	8°42'20"	34.95'	34.91'	S49°26'59"E
C7	25.00'	78°41'32"	34.34'	31.70'	S84°26'35"E
C8	175.00'	1°44'37"	5.33'	5.33'	N57°04'57"E
C9	125.00'	1°44'37"	3.80'	3.80'	S57°04'57"W
C10	25.00'	78°41'32"	34.34'	31.70'	S16°51'53"W
C11	230.00'	10°36'58"	42.62'	42.55'	S17°10'24"E

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L4	N00°02'54"W	10.00'
L5	N89°57'06"E	60.00'
L6	S00°02'54"E	10.00'
L7	N56°12'39"E	6.20'
L8	S32°02'44"E	50.00'
L9	S56°12'39"W	6.20'
L10	S78°08'04"W	60.00'

SEE SHEET 1 FOR COURSES AND DISTANCES FROM POINT OF COMMENCEMENT TO POINT OF BEGINNING

This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described herein.

The configuration of this Sketch of Description is based on direction from Client.

PREPARED FOR:  
**ORANGE COUNTY**  
KERINA - BISSELL STREET EXTENSION

**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH DATE: 7/2020	CHECKED BY: SG DATE: 7/2020	JOB NO. 19150.006	SCALE 1"=60'	SHEET 2 OF 3
------------------------------	--------------------------------	----------------------	-----------------	-----------------

The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 483426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

# SKETCH OF DESCRIPTION

SEE SHEETS 1 AND 2 FOR SKETCH  
SEE SHEET 3 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

**DESCRIPTION:**

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeastly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 483.48 feet to the point of curvature of a curve concave Westerly having a radius of 170.00 feet and a chord bearing of N05°57'25"W; thence Northerly along the arc of said curve through a central angle of 11°49'02" for a distance of 35.06 feet to the POINT OF BEGINNING; thence Northwestly along the arc of said curve concave Southwesterly having a radius of 170.00 feet and a chord bearing of N32°50'02"W through a central angle of 41°56'14" for a distance of 124.43 feet to the point of reverse curvature of a curve concave Northeastly having a radius of 230.00 feet and a chord bearing of N26°55'32"W; thence Northwestly along the arc of said curve through a central angle of 53°45'15" for a distance of 215.78 feet to the point of tangency and the East line of lands described in Official Records Book 9706, Page 6735, of the Public Records of Orange County, Florida; thence N00°02'54"W along said East line, 10.00 feet to the Southwest corner of ESTATES AT PARKSIDE, according to the plat thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence departing said East line run N89°57'06"E along the Southerly line of said ESTATES AT PARKSIDE for a distance of 60.00 feet; thence departing said Southerly line run S00°02'54"E, 10.00 feet to the point of curvature of a curve concave Northeastly having a radius of 170.00 feet and a chord bearing of S26°55'32"E; thence Southeastly along the arc of said curve through a central angle of 53°45'15" for a distance of 159.49 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 230.00 feet and a chord bearing of S49°26'59"E; thence Southeastly along the arc of said curve through a central angle of 08°42'20" for a distance of 34.95 feet to the point of reverse curvature of a curve concave Northerly having a radius of 25.00 feet and a chord bearing of S84°26'35"E; thence Easterly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of tangency; thence N56°12'39"E, 6.20 feet to the point of curvature of a curve concave Southeastly having a radius of 175.00 feet and a chord bearing of N57°04'57"E; thence Northeastly along the arc of said curve through a central angle of 01°44'37" for a distance of 5.33 feet to a non-tangent line; thence S32°02'44"E, 50.00 feet to a non-tangent curve concave Southeastly having a radius of 125.00 feet and a chord bearing of S57°04'57"W; thence Southwesterly along the arc of said curve through a central angle of 01°44'37" for a distance of 3.80 feet to the point of tangency; thence S56°12'39"W, 6.20 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet and a chord bearing of S16°51'53"W; thence Southerly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of reverse curvature of a curve concave Westerly having a radius of 230.00 feet and a chord bearing of S17°10'24"E; thence Southerly along the arc of said curve through a central angle of 10°36'58" for a distance of 42.62 feet to a non-tangent line; thence S78°08'04"W, 60.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 0.514 acres more or less (calculated in ground dimensions).

**NOTES:**

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493428.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.
- The configuration of this Sketch of Description is based on direction from Client.

**LEGEND**

- DWMA DONALD W. McINTOSH ASSOCIATES, INC.  
CS# SKETCH NUMBER  
SECTION 10-24-28 SECTION, TOWNSHIP, RANGE  
ORB OFFICIAL RECORDS BOOK  
DOC# OFFICIAL RECORDS DOCUMENT NUMBER
- L1 LINE NUMBER (SEE TABLE)
  - C1 CURVE NUMBER (SEE TABLE)
  - P-C POINT OF CUSP
  - PC POINT OF CURVATURE
  - PCC POINT OF COMPOUND CURVATURE
  - PT POINT OF TANGENCY
  - PRC POINT OF REVERSE CURVATURE
  - NT NON-TANGENT
  - R/W RIGHT-OF-WAY
  - PB PLAT BOOK
  - PG(S) PAGE(S)
  - Ⓞ CENTERLINE

PREPARED FOR:

**ORANGE COUNTY**

KERINA - BISSELL STREET EXTENSION



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH  
DATE: 7/2020

CHECKED BY: SG  
DATE: 7/2020

JOB NO.  
19150.006

SCALE  
N/A

SHEET 3  
OF 3

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

DEC 01 2020

Instrument: 701.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

### TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE, Made this 21 day of October, A.D. 2020, between KERINA VILLAGE, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. BOX 1393, Orlando, Florida 32802-1393, GRANTEE.

**SEE ATTACHED EXHIBIT "A" (hereinafter the "Temporary Construction Easement Area")**

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

**a portion of 10-24-28-0000-00-053**

THIS EASEMENT is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of drainage facilities, as GRANTEE deems necessary or prudent. Any excavated materials suitable for fill excavated by Grantee during construction of the drainage facilities is to be stockpiled and stabilized within the Temporary Construction Easement Area so that it can be utilized in the future by GRANTOR, its successors and assigns.

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

THIS EASEMENT shall expire upon the completion of the construction of the drainage facilities. Upon said expiration, should any excavated materials remain within the Temporary Construction Easement Area, GRANTEE shall leave all such materials in a stabilized condition that will satisfy all requirements of the Orange County Code for issuance of a stockpile permit. GRANTOR, its successors or assigns, shall then be responsible for payment of the required fees to obtain a stockpile permit pursuant to Chapter 16, Orange County Code of Ordinances.

Instrument: 701.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

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

Signed, sealed, and delivered  
in the presence of:

Kerina Village, LLC, a Florida limited liability  
company

Steven C. Heetland  
Witness

BY: Kathleen Keller  
Kathleen Keller  
its Managing Member

STEVEN C. HEETLAND  
Printed Name

Ms Isabel Rachel Lantry  
Witness

M ISABEL RACHAN LANTRY  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>ST</sup> day of OCTOBER, 2020, by Kathleen Keller, as Managing Member on behalf of Kerina Village, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation. She  is personally known to me or  has produced \_\_\_\_\_ as identification.

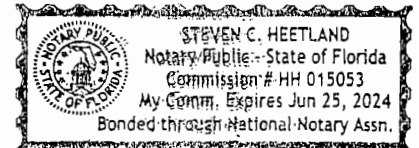
(Notary Seal)

Steven C. Heetland  
Notary Signature  
STEVEN C. HEETLAND  
Printed Notary Name

**This instrument prepared by:**  
E. Price Jackson, 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:

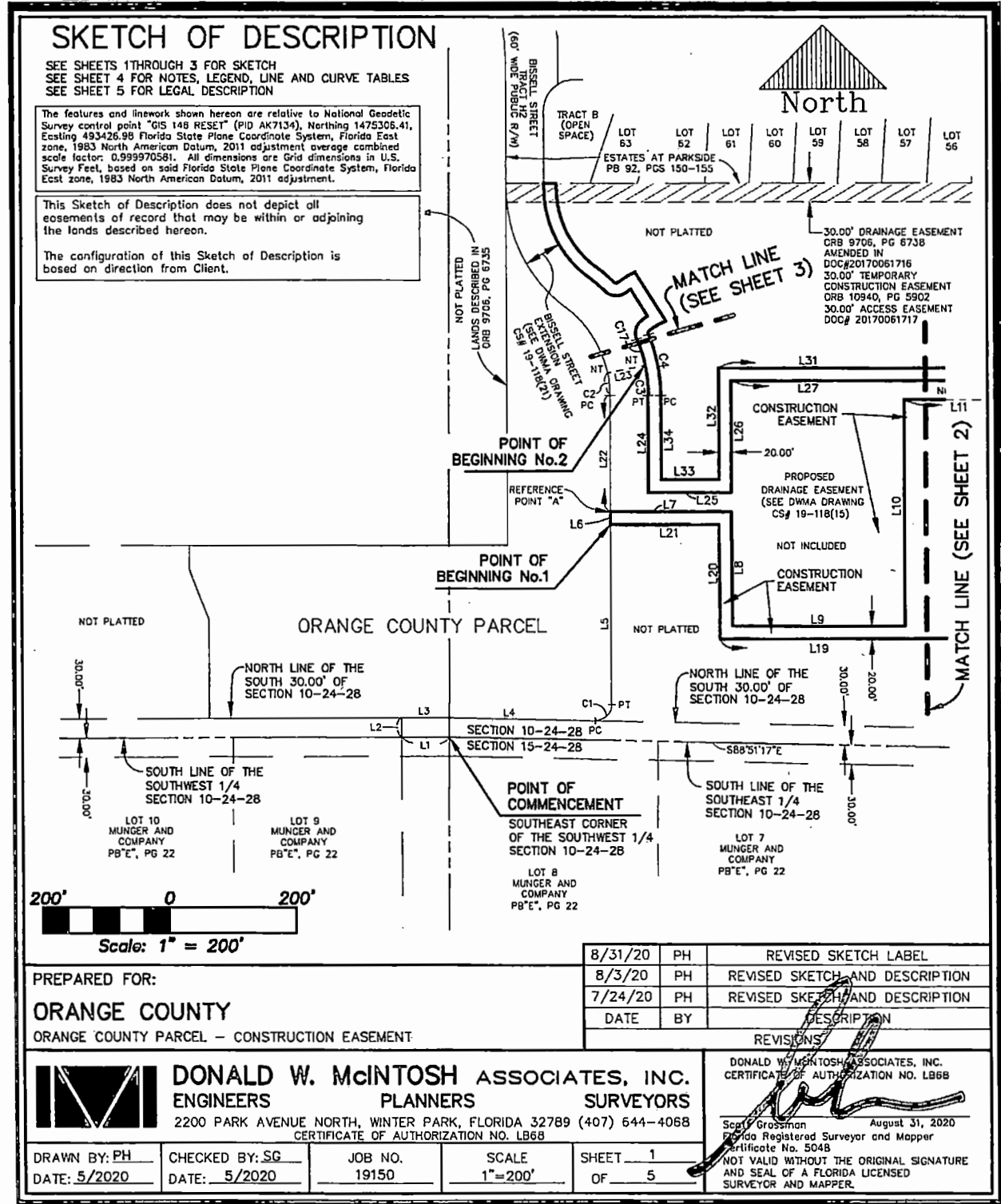




Instrument: 701.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

## EXHIBIT "A" Temporary Construction Easement Area

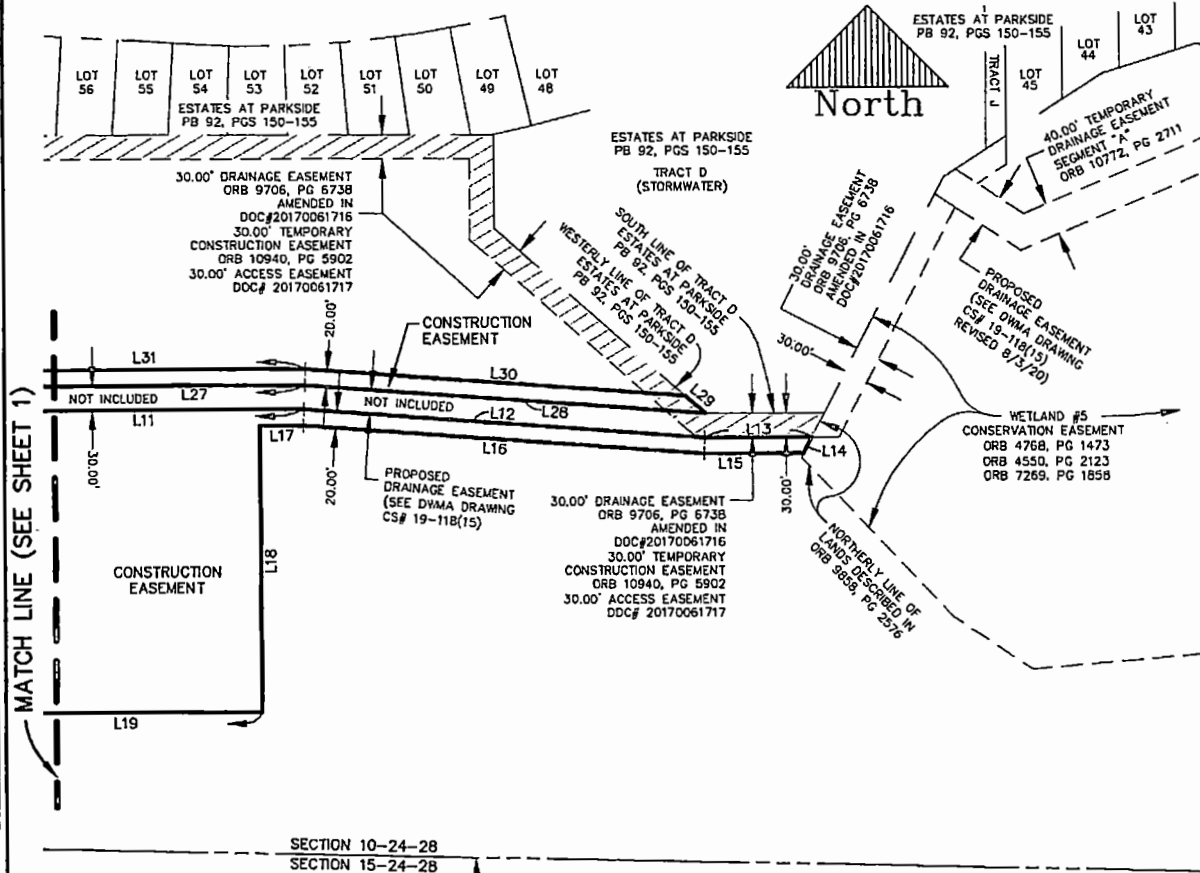


Instrument: 701.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1THROUGH 3 FOR SKETCH  
SEE SHEET 4 FOR NOTES, LEGEND, LINE AND CURVE TABLES  
SEE SHEET 5 FOR LEGAL DESCRIPTION



This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described herein.

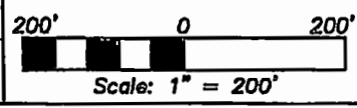
The configuration of this Sketch of Description is based on direction from Client.

The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.

PREPARED FOR:  
**ORANGE COUNTY**  
ORANGE COUNTY PARCEL - CONSTRUCTION EASEMENT

**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB58

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET
DATE: 5/2020	DATE: 5/2020	19150	1"=200'	2
				OF 5

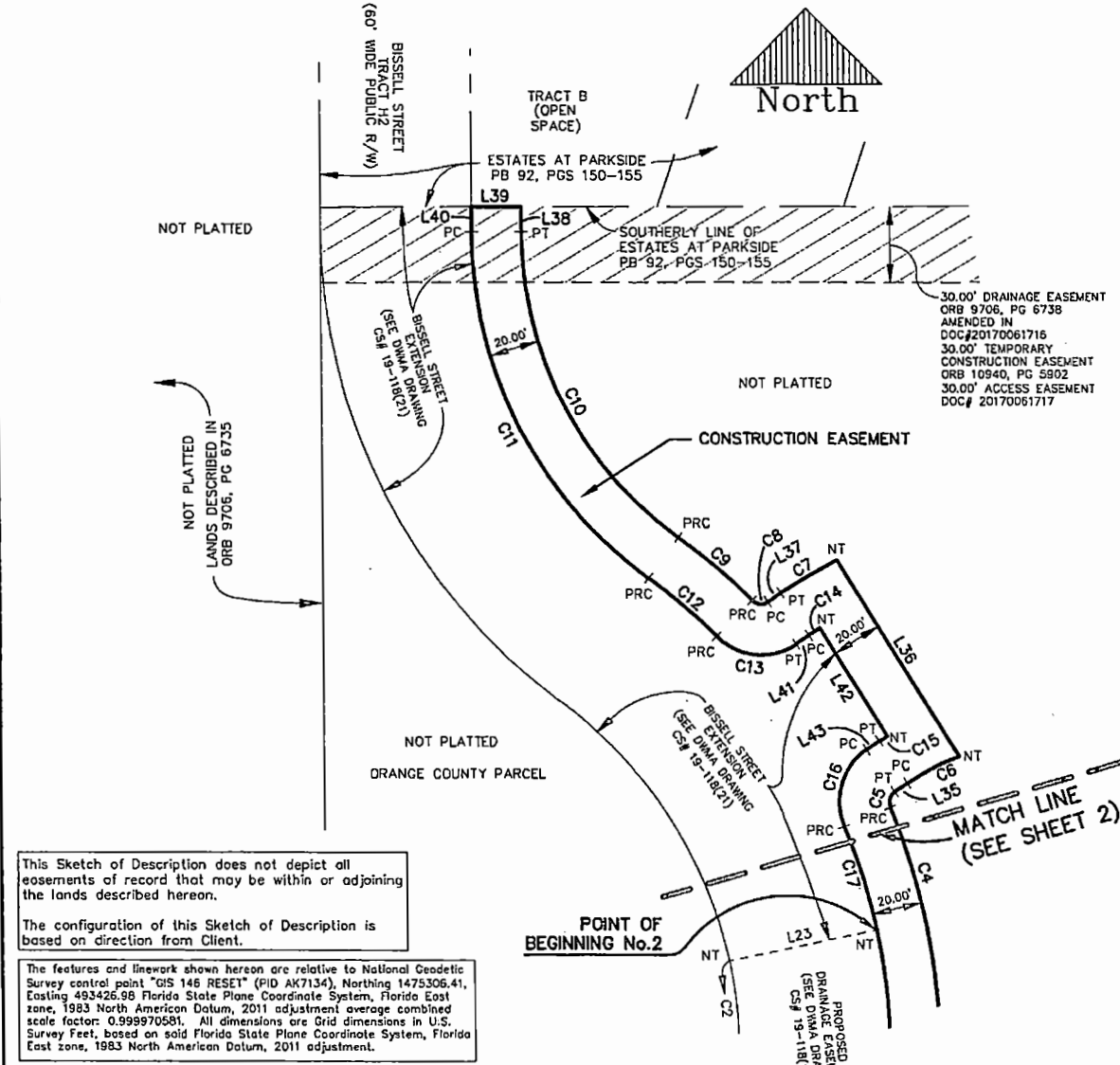


Instrument: 701.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1THROUGH 3 FOR SKETCH  
SEE SHEET 4 FOR NOTES, LEGEND, LINE AND CURVE TABLES  
SEE SHEET 5 FOR LEGAL DESCRIPTION



This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described herein.

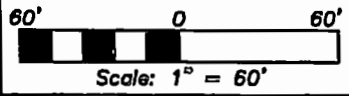
The configuration of this Sketch of Description is based on direction from Client.

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PREPARED FOR:  
**ORANGE COUNTY**  
ORANGE COUNTY PARCEL - CONSTRUCTION EASEMENT

**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO. 19150	SCALE 1"=60'	SHEET 3 OF 5
DATE: 5/2020	DATE: 5/2020			



Instrument: 701.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH  
 SEE SHEET 4 FOR NOTES, LEGEND, LINE AND CURVE TABLES  
 SEE SHEET 5 FOR LEGAL DESCRIPTION

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	91°11'37"	39.79'	35.72'	N45°32'54"E
C2	170.00'	11°49'02"	35.06'	35.00'	N05°57'25"W
C3	230.00'	11°49'02"	47.44'	47.35'	S05°57'25"E
C4	250.00'	22°25'59"	97.88'	97.26'	N11°15'54"W
C5	5.00'	78°41'32"	6.87'	6.34'	N16°51'53"E
C6	105.00'	12°43'27"	23.32'	23.27'	N62°34'22"E
C7	195.00'	7°37'49"	25.97'	25.95'	S60°01'34"W
C8	5.00'	78°41'32"	6.87'	6.34'	N84°26'35"W
C9	250.00'	8°42'20"	37.99'	37.95'	N49°26'59"W
C10	150.00'	53°45'15"	140.73'	135.62'	N26°55'32"W
C11	170.00'	53°45'15"	159.49'	153.71'	S26°55'32"E
C12	230.00'	8°42'20"	34.95'	34.91'	S49°26'59"E
C13	25.00'	78°41'32"	34.34'	31.70'	S84°26'35"E
C14	175.00'	1°44'37"	5.33'	5.33'	N57°04'57"E
C15	125.00'	1°44'37"	3.80'	3.80'	S57°04'57"W
C16	25.00'	78°41'32"	34.34'	31.70'	S16°51'53"W
C17	230.00'	10°36'58"	42.62'	42.55'	S17°10'24"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°50'24"W	74.56'
L2	N00°02'52"W	30.00'
L3	N89°50'24"E	74.84'
L4	S88°51'17"E	230.95'
L5	N00°02'54"W	281.21'
L6	N00°02'54"W	20.00'
L7	N89°57'06"E	189.50'
L8	S00°02'54"E	178.50'
L9	N89°57'06"E	273.16'
L10	N00°02'54"W	353.37'
L11	N89°57'06"E	343.42'
L12	S85°54'22"E	497.97'
L13	S89°59'57"E	131.94'
L14	S27°17'59"W	22.51'
L15	N89°59'57"W	122.33'
L16	N85°54'22"W	497.96'
L17	S89°57'06"W	53.19'
L18	S00°02'54"E	353.37'
L19	S89°57'06"W	582.66'
L20	N00°02'54"W	178.50'
L21	S89°57'06"W	169.50'
L22	N00°02'54"W	182.27'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L23	N78°08'04"E	60.00'
L24	S00°02'54"E	152.27'
L25	N89°57'06"E	129.50'
L26	N00°02'54"W	174.87'
L27	N89°57'06"E	617.66'
L28	S85°54'22"E	497.99'
L29	N48°52'57"W	33.21'
L30	N85°54'22"W	472.19'
L31	S89°57'06"W	638.38'
L32	S00°02'54"E	174.87'
L33	S89°57'06"W	89.50'
L34	N00°02'54"W	132.27'
L35	N56°12'39"E	6.20'
L36	N32°02'44"W	90.89'
L37	S56°12'39"W	6.20'
L38	N00°02'54"W	10.00'
L39	S89°57'06"W	20.00'
L40	S00°02'54"E	10.00'
L41	N56°12'39"E	6.20'
L42	S32°02'44"E	50.00'
L43	S56°12'39"W	6.20'

**NOTES:**

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
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- No title opinion or abstract of matters effecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
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- The configuration of this Sketch of Description is based on direction from Client.

PREPARED FOR:  
**ORANGE COUNTY**  
 ORANGE COUNTY PARCEL - CONSTRUCTION EASEMENT

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS                      PLANNERS                      SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

**LEGEND**

- DWMA DONALD W. MCINTOSH ASSOCIATES, INC.  
 No.                      NUMBER  
 CS#                      SKETCH NUMBER  
 SECTION 10-24-28                      SECTION, TOWNSHIP, RANGE  
 DOC#                      OFFICIAL RECORDS DOCUMENT NUMBER  
 ORB                      OFFICIAL RECORDS BOOK  
 L1                      LINE NUMBER (SEE TABLE)  
 C1                      CURVE NUMBER (SEE TABLE)  
 P-C                      POINT OF CURVATURE  
 PC                      POINT OF CURVATURE  
 PCC                      POINT OF COMPOUND CURVATURE  
 PT                      POINT OF TANGENCY  
 PRC                      POINT OF REVERSE CURVATURE  
 NT                      NON-TANGENT  
 R/W                      RIGHT-OF-WAY  
 PB                      PLAT BOOK  
 PG(S)                      PAGE(S)  
 (C)                      CALCULATED

DRAWN BY: PH	CHECKED BY: SG	JOB NO. 19150	SCALE N/A	SHEET 4
DATE: 5/2020	DATE: 5/2020			OF 5

Instrument: 701.1

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

# SKETCH OF DESCRIPTION

SEE SHEETS 1THROUGH 3 FOR SKETCH  
SEE SHEET 4 FOR NOTES, LEGEND, LINE AND CURVE TABLES  
SEE SHEET 5 FOR LEGAL DESCRIPTION

## DESCRIPTION:

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeasterly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 281.21 feet to POINT OF BEGINNING NUMBER 1; thence N00°02'54"W, 20.00 feet to Reference Point 'A'; thence N89°57'06"E, 189.50 feet; thence S00°02'54"E, 178.50 feet; thence N89°57'06"E, 273.16 feet; thence N00°02'54"W, 353.37 feet; thence N89°57'06"E, 343.42 feet; thence S85°54'22"E, 497.97 feet to a line 30.00 feet South of and parallel with the South line of Tract D, ESTATES AT PARKSIDE, according to the plat thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence S89°59'57"E along said parallel line, 131.94 feet to the Northerly line of lands described in Official Records Book 9858, Page 2576, of the public Records of Orange County, Florida; thence departing said parallel line run S27°17'59"W along said Northerly line, 22.51 feet; thence departing said Northerly line run N89°59'57"W, 122.33 feet; thence N85°54'22"W, 497.96 feet; thence S89°57'06"W, 53.19 feet; thence S00°02'54"E, 353.37 feet; thence S89°57'06"W, 582.66 feet; thence N00°02'54"W, 178.50 feet; thence S89°57'06"W, 169.50 feet to POINT OF BEGINNING NUMBER 1; thence return to the aforesaid Reference Point 'A' and run N00°02'54"W, 182.27 feet to the point of curvature of a curve concave Westerly having a radius of 170.00 feet and a chord bearing of N05°57'25"W; thence Northerly along the arc of said curve through a central angle of 11°49'02" for a distance of 35.06 feet to a non-tangent line; thence N78°08'04"E, 60.00 feet to POINT OF BEGINNING NUMBER 2 and a non-tangent curve concave Westerly having a radius of 230.00 feet and a chord bearing of S05°57'25"E; thence Southerly along the arc of said curve through a central angle of 11°49'02" for a distance of 47.44 feet to the point of tangency; thence S00°02'54"E, 152.27 feet; thence N89°57'06"E, 129.50 feet; thence N00°02'54"W, 174.87 feet; thence N89°57'06"E, 617.66 feet; thence S85°54'22"E, 497.99 feet to the Westerly line of aforesaid Tract D; thence N48°52'57"W along said Westerly line, 33.21 feet; thence departing said Westerly line run N85°54'22"W, 472.19 feet; thence S89°57'06"W, 638.38 feet; thence S00°02'54"E, 174.87 feet; thence S89°57'06"W, 89.50 feet; thence N00°02'54"W, 132.27 feet to the point of curvature of a curve concave Westerly having a radius of 250.00 feet and a chord bearing of N11°15'54"W; thence Northerly along the arc of said curve through a central angle of 22°25'59" for a distance of 97.88 feet to the point of reverse curvature of a curve concave Easterly having a radius of 5.00 feet and a chord bearing of N16°51'53"E; thence Northerly along the arc of said curve through a central angle of 78°41'32" for a distance of 6.87 feet to the point of tangency; thence N56°12'39"E, 6.20 feet to the point of curvature of a curve concave Southeasterly having a radius of 105.00 feet and a chord bearing of N62°34'22"E; thence Northeasterly along the arc of said curve through a central angle of 12°43'27" for a distance of 23.32 feet to a non-tangent line; thence N32°02'44"W, 90.89 feet to a non-tangent curve concave Southeasterly having a radius of 195.00 feet and a chord bearing of S60°01'34"W; thence Southwesterly along the arc of said curve through a central angle of 07°37'49" for a distance of 25.97 feet to the point of tangency; thence S56°12'39"W, 6.20 feet to the point of curvature of a curve concave Northerly having a radius of 5.00 feet and a chord bearing of N84°26'35"W; thence Westerly along the arc of said curve through a central angle of 78°41'32" for a distance of 6.87 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 250.00 feet and a chord bearing of N49°26'59"W; thence Northwesterly along the arc of said curve through a central angle of 08°42'20" for a distance of 37.99 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 150.00 feet and a chord bearing of N26°55'32"W; thence Northwesterly along the arc of said curve through a central angle of 53°45'15" for a distance of 140.73 feet to the point of tangency; thence N00°02'54"W, 10.00 feet to the Southerly line of the aforesaid plat of ESTATES AT PARKSIDE; thence S89°57'06"W along said Southerly line, 20.00 feet; thence departing said Southerly line run S00°02'54"E, 10.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 170.00 feet and a chord bearing of S26°55'32"E; thence Southeasterly along the arc of said curve through a central angle of 53°45'15" for a distance of 159.49 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 230.00 feet and a chord bearing of S49°26'59"E; thence Southeasterly along the arc of said curve through a central angle of 08°42'20" for a distance of 34.95 feet to the point of reverse curvature of a curve concave Northerly having a radius of 25.00 feet and a chord bearing of S84°26'35"E; thence Easterly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of tangency; thence N56°12'39"E, 6.20 feet to the point of curvature of a curve concave Southeasterly having a radius of 175.00 feet and a chord bearing of N57°04'57"E; thence Northeasterly along the arc of said curve through a central angle of 01°44'37" for a distance of 5.33 feet to a non-tangent line; thence S32°02'44"E, 50.00 feet to a non-tangent curve concave Southeasterly having a radius of 125.00 feet and a chord bearing of S57°04'57"W; thence Southwesterly along the arc of said curve through a central angle of 01°44'37" for a distance of 3.80 feet to the point of tangency; thence S56°12'39"W, 6.20 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet and a chord bearing of S16°51'53"W; thence Southerly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of reverse curvature of a curve concave Westerly having a radius of 230.00 feet and a chord bearing of S17°10'24"E; thence Southerly along the arc of said curve through a central angle of 10°36'58" for a distance of 42.62 feet to POINT OF BEGINNING NUMBER 2. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 3.998 acres (174,163 square feet) more or less (calculated in ground dimensions).

PREPARED FOR:

**ORANGE COUNTY**

ORANGE COUNTY PARCEL - CONSTRUCTION EASEMENT



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH

CHECKED BY: SG

JOB NO.

SCALE

SHEET 5

DATE: 5/2020

DATE: 5/2020

19150

N/A

OF 5