




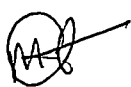
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 12

DATE: June 17, 2019

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

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

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

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility and Access Easement from AD1 Urban SW, LLC to Orange County and Subordination of Encumbrances to Property Rights to Orange County from Hall Urban Orlando, LLC and authorization to record instruments

PROJECT: AD1 Aloft & Element Hotel Project Site Work Permit #B18900778 OCU File #96838

District 1

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

ITEMS: Utility and Access Easement
Cost: Donation
Size: 1,600 sq ft

Subordination of Encumbrances to Property Rights to Orange County

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUL 16 2019

THIS IS A DONATION

Project: ADI Aloft & Element Hotel Project Site Work Permit #B18900778 OCU File #96838

UTILITY AND ACCESS EASEMENT

THIS INDENTURE, made this 10 day of June, 2019, between ADI Urban SW, LLC, a Florida limited liability company, whose address is 1955 Harrison Street, Suite 200, Hollywood, Florida 33020, 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 \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a perpetual easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, lift stations, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the lands described in the attached Exhibit "A" ("Utility Easement Area"), and also does hereby give and grant to the GRANTEE and its assigns an easement for vehicular and pedestrian ingress, egress, access, and passage on the property described in Exhibit "B" ("Access Easement Area"), including, without limitation, by large, heavy vehicles and equipment, over, on, upon, through and across the existing paved and unpaved roads, streets, driveways, drive aisles and parking areas, as they are and/or as they may be modified from time to time, for purposes of GRANTEE'S access to the Utility Easement Area, all situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBITS "A and B"

Property Appraiser's Parcel Identification Number:
18-24-29-6277-00-033

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

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

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

Project: ADI Aloft & Element Hotel Project Site Work Permit #B18900778 OCU File #96838

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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

Signed, sealed, and delivered
in the presence of:

ADI Urban SW, LLC,
a Florida limited liability company

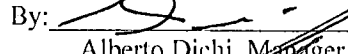
By: ADI Urban Strategy Management, LLC,
a Florida limited liability company, its Manager

By: ADI Management, Inc., a Florida
corporation, its Manager

By: 
Jose Daniel Berman, President

By: PEU Master, LLC,
a Delaware limited liability company,
its Manager

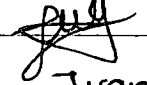
By: 
Jonathan Cohen, Manager

By: 
Alberto Dichi, Manager

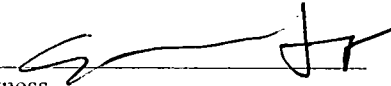
By: 
Moises Zapan, Manager



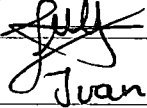
Witness
Gisela Levy
Printed Name



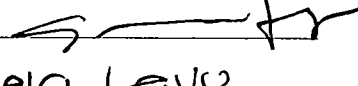
Witness
Juan Platas
Printed Name



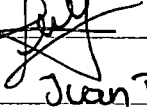
Witness
Gisela Levy
Printed Name



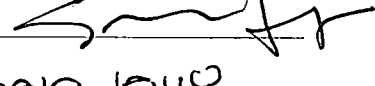
Witness
Juan Platas
Printed Name



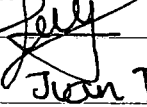
Witness
Gisela Levy
Printed Name



Witness
Juan Platas
Printed Name



Witness
Gisela Levy
Printed Name



Witness
Juan Platas
Printed Name

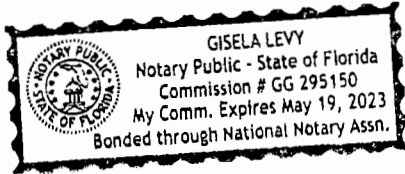
(Signature of TWO witnesses required by Florida law)

Project: ADI Aloft & Element Hotel Project Site Work Permit #B18900778 OCU File #96838

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 10 of June, 2019, by Jose D. Berman, as President of ADI Management, Inc., a Florida corporation, as Manager of ADI Urban Strategy Management, LLC, a Florida limited liability company as Manager of ADI Urban SW, LLC, a Florida limited liability company, on behalf of the limited liability company. He is is personally known to me or has produced _____ as identification.

(Notary Seal)



Notary Signature

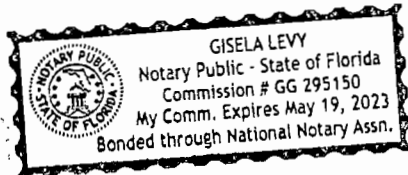
Gisela Levy
Printed Notary Name

Notary Public in and for
the county and state aforesaid.
My commission expires: 5/19/23

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 10 of June, 2019, by Jonathan Cohen, Manager of PEU Master, LLC, a Delaware limited liability company, as Manager of ADI Urban Strategy Management, LLC, a Florida limited liability company as Manager of ADI Urban SW, LLC, on behalf of the limited liability company. He is is personally known to me or has produced _____ as identification.

(Notary Seal)



Notary Signature

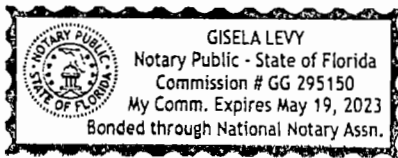
Gisela Levy
Printed Notary Name

Notary Public in and for
the county and state aforesaid.
My commission expires: 05/19/23

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 10 of June, 2019, by Alberto Dichi, Manager of PEU Master, LLC, a Delaware limited liability company, as Manager of ADI Urban Strategy Management, LLC, a Florida limited liability company as Manager of ADI Urban SW, LLC, on behalf of the limited liability company, on behalf of the limited liability company. He is is personally known to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature

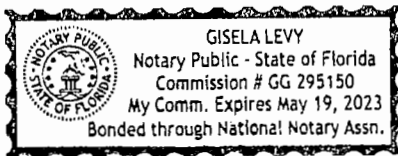
Gisela Levy
Printed Notary Name

Notary Public in and for
the county and state aforesaid.
My commission expires: 5/19/23

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 10 of June, 2019, by Moises Zapan, Manager of PEU Master, LLC, a Delaware limited liability company, as Manager of ADI Urban Strategy Management, LLC, a Florida limited liability company as Manager of ADI Urban SW, LLC, on behalf of the limited liability company, on behalf of the limited liability company. He is is personally known to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature

Gisela Levy
Printed Notary Name

Notary Public in and for
the county and state aforesaid.
My commission expires: 5/19/23

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

SKETCH OF DESCRIPTION

PROJECT NAME: AD1 ALOFT & ELEMENT HOTEL PROJECT SITE WORK
 BUILDING PERMIT NO. B1.890078

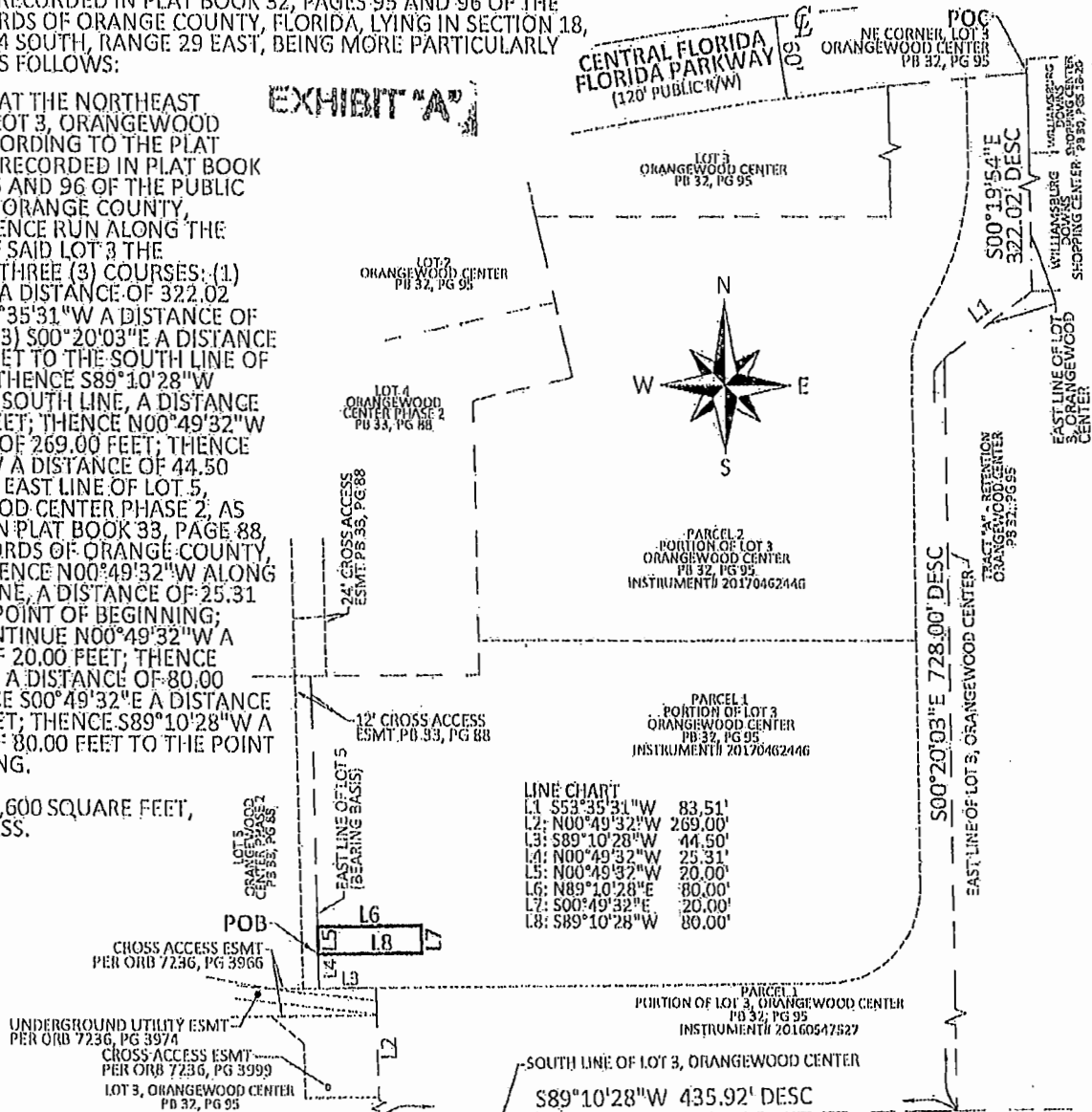
DESCRIPTION: UTILITY EASEMENT

A PORTION OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 95 AND 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 95 AND 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES: (1) $500^{\circ}19'54''E$ A DISTANCE OF 322.02 FEET; (2) $S53^{\circ}35'31''W$ A DISTANCE OF 83.51 FEET; (3) $S00^{\circ}20'03''E$ A DISTANCE OF 728.00 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE $S89^{\circ}10'28''W$ ALONG SAID SOUTH LINE, A DISTANCE OF 435.92 FEET; THENCE $N00^{\circ}49'32''W$ A DISTANCE OF 269.00 FEET; THENCE $S89^{\circ}10'28''W$ A DISTANCE OF 44.50 FEET TO THE EAST LINE OF LOT 5, ORANGEWOOD CENTER PHASE 2, AS RECORDED IN PLAT BOOK 33, PAGE 88, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE $N00^{\circ}49'32''W$ ALONG SAID EAST LINE, A DISTANCE OF 25.31 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE $N00^{\circ}49'32''W$ A DISTANCE OF 20.00 FEET; THENCE $N89^{\circ}10'28''E$ A DISTANCE OF 80.00 FEET; THENCE $S00^{\circ}49'32''E$ A DISTANCE OF 20.00 FEET; THENCE $S89^{\circ}10'28''W$ A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,600 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"



LINE CHART

L1	$S53^{\circ}35'31''W$	83.51'
L2	$N00^{\circ}49'32''W$	269.00'
L3	$S89^{\circ}10'28''W$	44.50'
L4	$N00^{\circ}49'32''W$	25.31'
L5	$N00^{\circ}49'32''W$	20.00'
L6	$N89^{\circ}10'28''E$	80.00'
L7	$S00^{\circ}49'32''E$	20.00'
L8	$S89^{\circ}10'28''W$	80.00'

JOB #149073
 CF# 0C32-95 Bella Casa OCU SOD
 DATE: 5/01/2018
 SCALE: 1" = 120'
 DRAWN BY: YYY

PREPARED FOR: ADI GLOBAL
 BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST LINE OF LOT 5, ORANGEWOOD CENTER PHASE 2, BEING: $N89^{\circ}10'28''E$.

REVISIONS:
 ADDRESS COMMENTS-6/18/18-TWR
 ADDRESS COMMENTS-6/20/18-TWR
 ADDRESS COMMENTS-12/21/18-TWR

THIS SKETCH IS NOT A SURVEY.

LOT 1, ORANGEWOOD COVE PB 68, PG 40

LEGEND:
 CL - CENTERLINE
 CAL - CALCULATED
 CW - CONCRETE WALKWAY
 CLF - CONCRETE FLOOR
 CM - CONCRETE MONUMENT
 CP - CONCRETE PAD
 CONC - CONCRETE
 COVD - CURVED
 CW - CONCRETE WALKWAY
 CA - CENTRAL ANGLE
 BH - BENCH MARK
 DE - DRAINAGE EASEMENT
 DW - DRIVEWAY
 EP - EDGE OF PAVEMENT
 ESMT - EASEMENT
 FFE - FINISHED FLOOR ELEVATION
 FHD - FOUHD
 IP - IRON PIPE
 IR - IRON ROD
 L - ARC LENGTH
 MEAS - MEASURED
 MS - METAL SIGN
 H&D - H&D DISK
 ORB - OFFICIAL RECORDS BOOK
 P&M - PLAT & MEASURED
 PB - PLAT BOOK
 PC - POINT OF CURVATURE
 POC - POINT OF BEGINNING
 POG - POINT OF BEGINNING
 POG - POINT OF BEGINNING
 RW - RIGHT OF WAY
 R - RADIUS
 TYP - TYPICAL
 UB - UTILITY BOX
 UE - UTILITY EASEMENT
 WF - WOOD FENCE

ACCURIGHT
 ACCURIGHT SURVEYS
 OF ORLANDO INC., LB 4475
 2012 E. Robinson Street Orlando, Florida 32803
 www.AccurightSurveys.net
 Admin@AccurightSurveys.net
 PHONE: (407) 894-6314

RONALD K. SMITH, PSM 5707
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER." OR THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5707.

EXHIBIT "B"

A PORTION OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES, 95 AND 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2940.00 FEET, A CHORD BEARING OF S85°31'01"W, A CHORD DISTANCE OF 47.23 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE OF SAID LOT 3, THROUGH A CENTRAL ANGLE OF 0°55'14", A DISTANCE OF 47.23 FEET TO THE POINT OF BEGINNING; THENCE S00°19'22"E A DISTANCE OF 221.86 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF S16°47'01"W, A CHORD DISTANCE OF 117.66 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°12'47", A DISTANCE OF 119.43 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, A CHORD BEARING OF S16°46'41"W, A CHORD DISTANCE OF 36.49 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°13'28", A DISTANCE OF 37.03 FEET; THENCE S00°20'03"E A DISTANCE OF 386.42 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, A CHORD BEARING OF S44°25'13"W, A CHORD DISTANCE OF 101.39 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°30'31", A DISTANCE OF 112.48 FEET; THENCE S89°10'28"W A DISTANCE OF 386.34 FEET TO THE EAST LINE OF ORANGEWOOD CENTER PHASE 2, AS RECORDED IN PLAT BOOK 33, PAGE 88, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE N00°49'32"W A DISTANCE OF 229.30 FEET; THENCE N89°10'28"E A DISTANCE OF 128.00 FEET; THENCE N00°49'32"W A DISTANCE OF 201.89 FEET; THENCE N77°13'12"E A DISTANCE OF 78.06 FEET; THENCE N12°46'48"W ALONG SAID EAST LINE OF ORANGEWOOD CENTER PHASE 2 AND THE EAST LINE OF LOT 2, ORANGEWOOD CENTER, AS RECORDED IN PLAT BOOK 32, PAGES 95 AND 96, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 121.91 FEET; THENCE N89°40'06"E A DISTANCE OF 268.46 FEET; THENCE N00°20'03"W A DISTANCE OF 257.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTRAL FLORIDA PARKWAY ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2940.00 FEET, A CHORD BEARING OF N84°27'56"E, A CHORD DISTANCE OF 60.65 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°10'56", A DISTANCE OF 60.66 FEET TO THE POINT OF BEGINNING.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUL 16 2019

Project: ADI Aloft & Element Hotel Project Site Work Permit #B18900778 OCU File #96838

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

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

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrances held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances to the property rights of Orange County in and to the portion of the premises hereinafter described, pursuant to that certain Utility and Access Easement executed by ADI Urban SW, LLC, and recorded concurrently herewith (the "Utility and Access Easement").

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

SEE ATTACHED EXHIBITS "A" AND "B"

Encumbrances:

Hall Urban Orlando, LLC

FROM: ADI Urban SW, LLC

Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing
filed February 21, 2019

Recorded as Document No. 20190110638

Financing Statement filed February 21, 2019

Recorded as Document No. 20190110639

Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing
filed February 25, 2019

Recorded as Document No. 20190115692

All in the Public Records of Orange County, Florida

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

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 23rd day of May, A.D. 20 19.

Signed, sealed, and delivered in the presence of:

Hall Urban Orlando, L.L.C, a Texas limited liability company

[Signature]
Witness

BY: [Signature]

Bryan Smith
Printed Name

Michael J. Jaynes
Printed Name

[Signature]
Witness

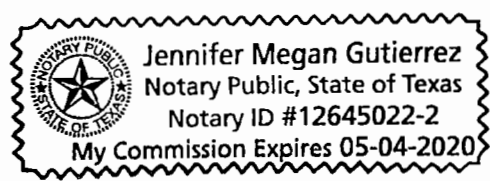
President
Title

Rebecca Reitz
Printed Name

STATE OF TEXAS
COUNTY OF DALLAS

The foregoing instrument was acknowledged before me this 23rd of May, 2019, by Michael J. Jaynes, as President of Hall Urban Orlando, a Texas limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature
Jennifer Megan Gutierrez
Printed Notary Name
Notary Public in and for the County and State aforesaid
My Commission Expires: 05-04-2020

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

SKETCH OF DESCRIPTION

PROJECT NAME: AD1 ALOFT & ELEMENT HOTEL PROJECT SITE WORK
 BUILDING PERMIT NO. B1890078

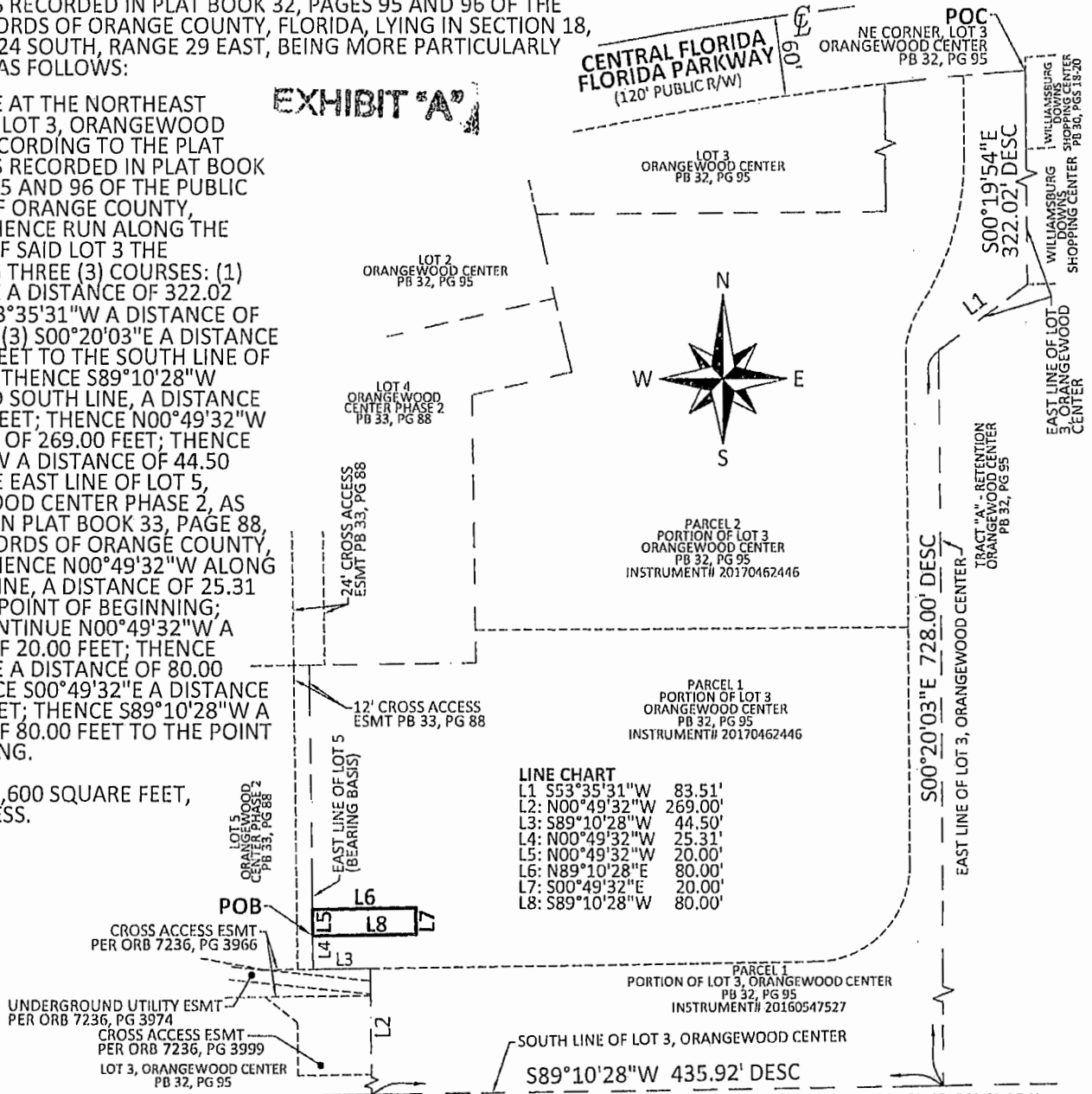
DESCRIPTION: UTILITY EASEMENT

A PORTION OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 95 AND 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 95 AND 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES: (1) S00°19'54"E A DISTANCE OF 322.02 FEET; (2) S53°35'31"W A DISTANCE OF 83.51 FEET; (3) S00°20'03"E A DISTANCE OF 728.00 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE S89°10'28"W ALONG SAID SOUTH LINE, A DISTANCE OF 435.92 FEET; THENCE N00°49'32"W A DISTANCE OF 269.00 FEET; THENCE S89°10'28"W A DISTANCE OF 44.50 FEET TO THE EAST LINE OF LOT 5, ORANGEWOOD CENTER PHASE 2, AS RECORDED IN PLAT BOOK 33, PAGE 88, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°49'32"W ALONG SAID EAST LINE, A DISTANCE OF 25.31 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°49'32"W A DISTANCE OF 20.00 FEET; THENCE N89°10'28"E A DISTANCE OF 80.00 FEET; THENCE S00°49'32"E A DISTANCE OF 20.00 FEET; THENCE S89°10'28"W A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,600 SQUARE FEET, MORE OR LESS.

EXHIBIT "A"



LINE CHART

L1	S53°35'31"W	83.51'
L2	N00°49'32"W	269.00'
L3	S89°10'28"W	44.50'
L4	N00°49'32"W	25.31'
L5	N00°49'32"W	20.00'
L6	N89°10'28"E	80.00'
L7	S00°49'32"E	20.00'
L8	S89°10'28"W	80.00'

THIS SKETCH IS NOT A SURVEY.

JOB #49073

CF# OC32-95 Bella Casa OCU SOD

DATE: 5/01/2018

SCALE: 1" = 120'

DRAWN BY: YL

PREPARED FOR: ADI GLOBAL

BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST LINE OF LOT 5, ORANGEWOOD CENTER PHASE 2, BEING: N89°10'28"E.

REVISIONS:

ADDRESS COMMENTS-6/18/18-TWR

ADDRESS COMMENTS-6/20/18-TWR

ADDRESS COMMENTS-12/21/18-TWR

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

Ronald K. Smith
RONALD K. SMITH, PSM 5797
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER;" OR THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.

ACCURIGHT

ACCURIGHT SURVEYS
 OF ORLANDO INC., LB 4475
 2012 E. Robinson Street Orlando, Florida 32803
 www.AccurightSurveys.net
 Admin@AccurightSurveys.net
 PHONE: (407) 894-6314

LEGEND

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

EXHIBIT "B"

A PORTION OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGES, 95 AND 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 18, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 3, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2940.00 FEET, A CHORD BEARING OF S85°31'01"W, A CHORD DISTANCE OF 47.23 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY LINE OF SAID LOT 3, THROUGH A CENTRAL ANGLE OF 0°55'14", A DISTANCE OF 47.23 FEET TO THE POINT OF BEGINNING; THENCE S00°19'22"E A DISTANCE OF 221.86 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF S16°47'01"W, A CHORD DISTANCE OF 117.66 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°12'47", A DISTANCE OF 119.43 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, A CHORD BEARING OF S16°46'41"W, A CHORD DISTANCE OF 36.49 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°13'28", A DISTANCE OF 37.03 FEET; THENCE S00°20'03"E A DISTANCE OF 386.42 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, A CHORD BEARING OF S44°25'13"W, A CHORD DISTANCE OF 101.39 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°30'31", A DISTANCE OF 112.48 FEET; THENCE S89°10'28"W A DISTANCE OF 386.34 FEET TO THE EAST LINE OF ORANGEWOOD CENTER PHASE 2, AS RECORDED IN PLAT BOOK 33, PAGE 88, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE N00°49'32"W A DISTANCE OF 229.30 FEET; THENCE N89°10'28"E A DISTANCE OF 128.00 FEET; THENCE N00°49'32"W A DISTANCE OF 201.89 FEET; THENCE N77°13'12"E A DISTANCE OF 78.06 FEET; THENCE N12°46'48"W ALONG SAID EAST LINE OF ORANGEWOOD CENTER PHASE 2 AND THE EAST LINE OF LOT 2, ORANGEWOOD CENTER, AS RECORDED IN PLAT BOOK 32, PAGES 95 AND 96, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 121.91 FEET; THENCE N89°40'06"E A DISTANCE OF 268.46 FEET; THENCE N00°20'03"W A DISTANCE OF 257.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CENTRAL FLORIDA PARKWAY ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2940.00 FEET, A CHORD BEARING OF N84°27'56"E, A CHORD DISTANCE OF 60.65 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°10'56", A DISTANCE OF 60.66 FEET TO THE POINT OF BEGINNING.