



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: December 11, 2019

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

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

FROM: Elizabeth Price Jackson, Senior Title Examiner *ES for BJ*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Corrective Special Warranty Deed from Kerina Wildwood, LLC to Orange County, approval and execution of First Amendment to Utility Easement and First Amendment to Temporary Construction Easement between Kerina Wildwood, LLC and Orange County and authorization to disburse funds to pay recording fees and perform all actions necessary and incidental to closing

PROJECT: Palm Parkway Connector

District 1

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

ITEMS: Corrective Special Warranty Deed
Cost: Donation
Amended size: 4,477 square feet

First Amendment to Utility Easement
Cost: Donation
Amended size: 2,381 square feet

First Amendment to Temporary Construction Easement
Cost: Donation
Amended total size: 15,075 square feet

BUDGET: Account No.: 0001-043-0201-3148

FUNDS: \$192.20 Payable to Orange County Comptroller
(all recording fees)

APPROVALS: Real Estate Management Division
Public Works Department
Transportation Planning Division

REMARKS: These conveyances are requirements of the Palm Parkway to Apopka-Vineland Connector Road Agreement approved by the Board on December 6, 2005, as amended and supplemented.

These instruments are being recorded to correct scrivener's errors which were discovered subsequent to recording of the original documents which were approved by the Board on February 26, 2019.

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: December 2, 2019

Total Amount: \$192.20

Project: Palm Parkway Connector (RIFCC)

Parcels: 101/801/701

Charge to Account # 0001-043-0201-3148

[Signature] 12/3/19
Controlling Agency Approval Signature Date

Paul Sladek
Printed Name:

[Signature] 12/2/19
Fiscal Approval Signature Date

Dee Atkins
Printed Name

TYPE TRANSACTION (Check appropriate block(s))
XX Pre-Condernation XX Post-Condernation

XX N/A District # 1

- XX Acquisition at Approved Appraisal
- XX Acquisition at Below Approved Appraisal
- XX Acquisition at Above Approved Appraisal
- XX Advance Payment Requested (recording fees)

Name, Address

DOCUMENTATION ATTACHED (Check appropriate block(s))

- XX Contract/ Agreement
- XX Copy of Executed Instruments
- XX Certificate of Value
- XX Settlement Analysis

Payable to: Orange County Comptroller

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by *Elizabeth Price Jackson* 12/2/2019
Elizabeth Price Jackson, Sr. Title Examiner, Real Estate Management Div. Date

Payment Approved *Paul Sladek* 12/3/19
Paul Sladek, Manager, Real Estate Management Division Date

or
Payment Approved _____
Asst. Mgr. Real Estate Management Div. Date

Certified *Neelia P...* JAN 14 2020
Approved by BCC for Deputy Clerk to the Board Date

Examined/Approved _____
Comptroller/Government Grants Check No. / Date

REMARKS:
Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 14 2020

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 14 2020

Project: Palm Parkway Connector

NOTE: THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF THAT CERTAIN SPECIAL WARRANTY DEED DATED JANUARY 4, 2019 AND RECORDED JULY 29, 2019 AS DOCUMENT NUMBER 20190465305, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE ON THIS DEED.

CORRECTIVE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made and executed the 18th day of November A.D., 2019, by KERINA WILDWOOD, LLC, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, GRANTOR, and ORANGE COUNTY, FLORIDA, 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, align, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of: 15-24-28-5844-00-130

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

Project: Palm Parkway Connector

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 Wildwood, LLC, a Florida
limited liability company

Nancy Lee Elswick
Witness

BY: Kathleen Keller
Kathleen Keller
its Manager

NANCY-LEE ELSWICK

Printed Name

LS
Witness

Kathryn Smith
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of November
2019, by Kathleen Keller, as Manager, on behalf of Kerina Wildwood, LLC, a Florida limited liability
company. She is personally known to me or has produced FL Drivers License as
identification.

(Notary Seal)



Nancy-Lee Elswick
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG923699
Expires 11/18/2023

Nancy Lee Elswick
Notary Signature

NANCY-LEE ELSWICK

Printed Notary Name

Notary Public in and for in the
county and state aforesaid
My commission expires:

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

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 101

ESTATE: Fee Simple

PURPOSE: Road Right of Way

DESCRIPTION:

A portion of Section 15, Township 24 South, Range 28 East, Orange County, Florida and a portion of Munger Land Company, according to the plat thereof recorded in Plat Book E, Page 22, Public Records of Orange County, Florida, being more particularly described as follows:



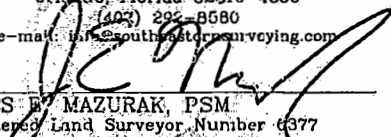
Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°50'21" East, a distance of 1463.19 feet along the North line of the Northwest Quarter of said Section 15 to a point on a Northerly projection of the West right of way line of Apopka Vineland Road per Official Records Book 5252, Page 5001, Public Records of Orange County, Florida; thence South 00°02'52" East, a distance of 375.56 feet along said Northerly projection and along said West right of way line to the POINT OF BEGINNING; thence continue South 00°02'52" East, a distance of 157.39 feet along said right of way line; thence departing said right of way line North 44°59'18" West, a distance of 52.97 feet; thence North 00°06'23" East, a distance of 82.64 feet, thence North 44°54'40" East, a distance of 52.64 feet to the POINT OF BEGINNING.

Containing 4,477 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of the Northwest Quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida being North 89°50'21" East, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.
3. Not valid without raised seal and signature of a Florida licensed surveyor and mapper.

NOT VALID WITHOUT SHEET 2

	Date: 08/29/2019 KR		Certification Number LB2108 51599104
	Job Number: 51599	Scale: 1" = 60'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southesternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			 JAMES B. MAZURAK, PSM Registered Land Surveyor, Number 6377

SKETCH OF DESCRIPTION

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 101

ESTATE: Fee Simple

PURPOSE: Road Right of Way

POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 15-24-28

NORTH LINE OF THE NW 1/4 OF SECTION 15-24-28

N89°50'21"E 1463.19'

SOUTH RIGHT OF WAY LINE

NORTHERLY PROJECTION OF THE WEST RIGHT OF WAY LINE

FENTON STREET

60.00' RIGHT OF WAY PER OFFICIAL RECORDS BOOK 127, PAGE 578 AND OFFICIAL RECORDS BOOK 1049, PAGE 126, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LOT 12
MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

KERNIA WILDWOOD INC
PARCEL ID #15-24-28-5844-00-130
OFFICIAL RECORDS BOOK 9846, PAGE 315
MUNGER LAND COMPANY, PLAT BOOK "E", PAGE 22

PROPERTY LINE

POINT OF BEGINNING

N44°54'40"E
52.64'

PROPOSED RIGHT OF WAY LINE

N00°06'23"E
82.64'

PARCEL 101

N44°59'18"W
52.97'

STATION : 110+15.02
59.36' LEFT

WEST RIGHT OF WAY LINE
S00°02'52"E 375.56'

STATION : 111+72.41
59.53' LEFT

APOPKA VINELAND ROAD

120.00' RIGHT OF WAY PER OFFICIAL RECORDS BOOK 5252, PAGE 5001, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

S00°02'52"E 157.39'

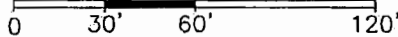


SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

1" = 60'
GRAPHIC SCALE



THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

Drawing No. 51599104
Job No. 51599
Date: 08/29/2019
SHEET 2 OF 2
See Sheet 1 for Description

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 14 2020

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

ORANGE COUNTY REAL ESTATE MGMT. DIV.
ATTN: PAUL BRYAN SLADEK, ESQ.
400 E. SOUTH ST.
5TH FLOOR
ORLANDO, FL 32801

Property Appraisers Parcel Identification Numbers:

a portion of: 15-24-28-5844-00-130

Project: Palm Parkway Connector

SPACE ABOVE THIS LINE FOR RECORDING DATA

FIRST AMENDMENT TO UTILITY EASEMENT

This FIRST AMENDMENT TO UTILITY EASEMENT (this "**First Amendment**") is made effective as of the date last executed below (the "**First Amendment Effective Date**") between KERINA WILDWOOD, LLC, a Delaware limited liability company, ("**Kerina**"), whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, ("**County**") whose address is c/o Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida 32801.

RECITALS

- A. Kerina granted County that certain "Utility Easement" approved by the Orange County Board of County Commissioners on February 26, 2019, and recorded on July 29, 2019, as Document No. 20190465343 of the Public Records of Orange County, Florida (the "**Original Easement**").
- B. Since the recording of the Original Easement, scrivener's errors were discovered in the legal description attached to the Original Easement (the "**Utility Easement Area**").
- C. As of the First Amendment Effective Date, Kerina remains the sole owner in fee simple of the Utility Easement Area and the surrounding lands of which the Utility Easement Area are a part.
- D. As of the First Amendment Effective Date, County remains the sole owner and holder of the rights, privileges, easements, and interests granted to County by the Original Easement.
- E. County has requested, and Kerina has agreed, to amend the Original Easement to correct the scrivener's errors in the legal description of the Utility Easement Area.

Project: Palm Parkway Connector

F. Kerina and County (collectively, the “**Parties**”) desire to enter into this First Amendment for the purpose of setting forth the terms and conditions of such amendment of the Original Easement.

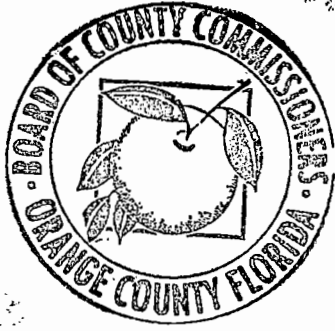
NOW, THEREFORE, for and in consideration of the mutual premises and covenants contained herein, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals; Definitions. The recitals set forth above are true and correct and are incorporated herein by this reference. Defined (capitalized) terms used herein, but not defined herein, shall have the meanings given to such terms by the Original Easement.
2. Utility Easement Area. Schedule “A” to the Original Easement is hereby stricken in its entirety and replaced with Schedule “A” to this First Amendment.
3. Effect; Conflicts. Except as modified herein, all other terms and provisions of the Original Easement are hereby ratified and confirmed and shall remain in full force and effect. In the event of any conflict between the provisions of this First Amendment and the provisions of the Original Easement, the provisions of this First Amendment shall control.

[signature pages and exhibit follow]

Project: Palm Parkway Connector

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed effective as of the First Amendment Effective Date.



“COUNTY”

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

DATE: 1/14/2020

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

BY: Katie Smith
Deputy Clerk
Katie Smith

Printed Name

Project: Palm Parkway Connector

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed effective as of the First Amendment Effective Date.

“KERINA”

Signed, sealed, and delivered
in the presence of:

Kerina Wildwood, LLC, a Florida
limited liability company

Nancy Lee Elswick
Witness

BY: Kathleen Keller

Kathleen Keller
its Manager

NANCY-LEE ELSWICK

Printed Name

KS
Witness

Kathryn Smith
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of November 2019, by Kathleen Keller, as Manager, on behalf of Kerina Wildwood, LLC, a Florida limited liability company. She is personally known to me or has produced FL drivers license as identification.

Nancy Lee Elswick
Notary Signature

(Notary Seal)



Nancy-Lee Elswick
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG923699
Expires 11/18/2023

NANCY-LEE ELSWICK

Printed Notary Name

Notary Public in and for in the
county and state aforesaid
My commission expires:

SCHEDULE "A"

Utility Easement Area (as modified)

(see attached legal and sketch of description totaling two (2) pages)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 801
 ESTATE: Perpetual Easement
 PURPOSE: Utility Easement

DESCRIPTION:

PARCEL 801

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



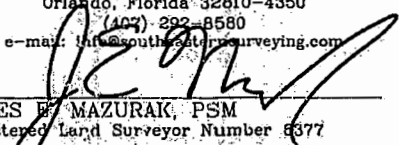
Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°50'21" East, a distance of 1463.19 feet along the North line of the Northwest quarter of said Section 15 to a point on a Northerly projection of the West right of way line of Apopka Vineland Road per Official Records Book 5252, Page 5001, Public Records of Orange County, Florida; thence South 00°02'52" East, a distance of 532.95 feet along said Northerly projection and along said West right of way line; thence departing said West right of way line, North 44°59'18" West, a distance of 26.58 feet to the POINT OF BEGINNING; thence South 89°40'11" West, a distance of 38.69 feet; thence North 00°06'23" East, a distance of 108.88 feet; thence North 89°41'43" East, a distance of 27.46 feet; thence South 44°54'40" West, a distance of 10.59 feet; thence South 00°06'23" West, a distance of 82.64 feet; thence South 44°59'18" East, a distance of 26.39 feet to the POINT OF BEGINNING.

Containing 2381 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of the Northwest Quarter of Section 15, Township 24 South, Range 28 East being North 89°50'21" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. Not valid without raised seal and signature of a Florida licensed surveyor and mapper.

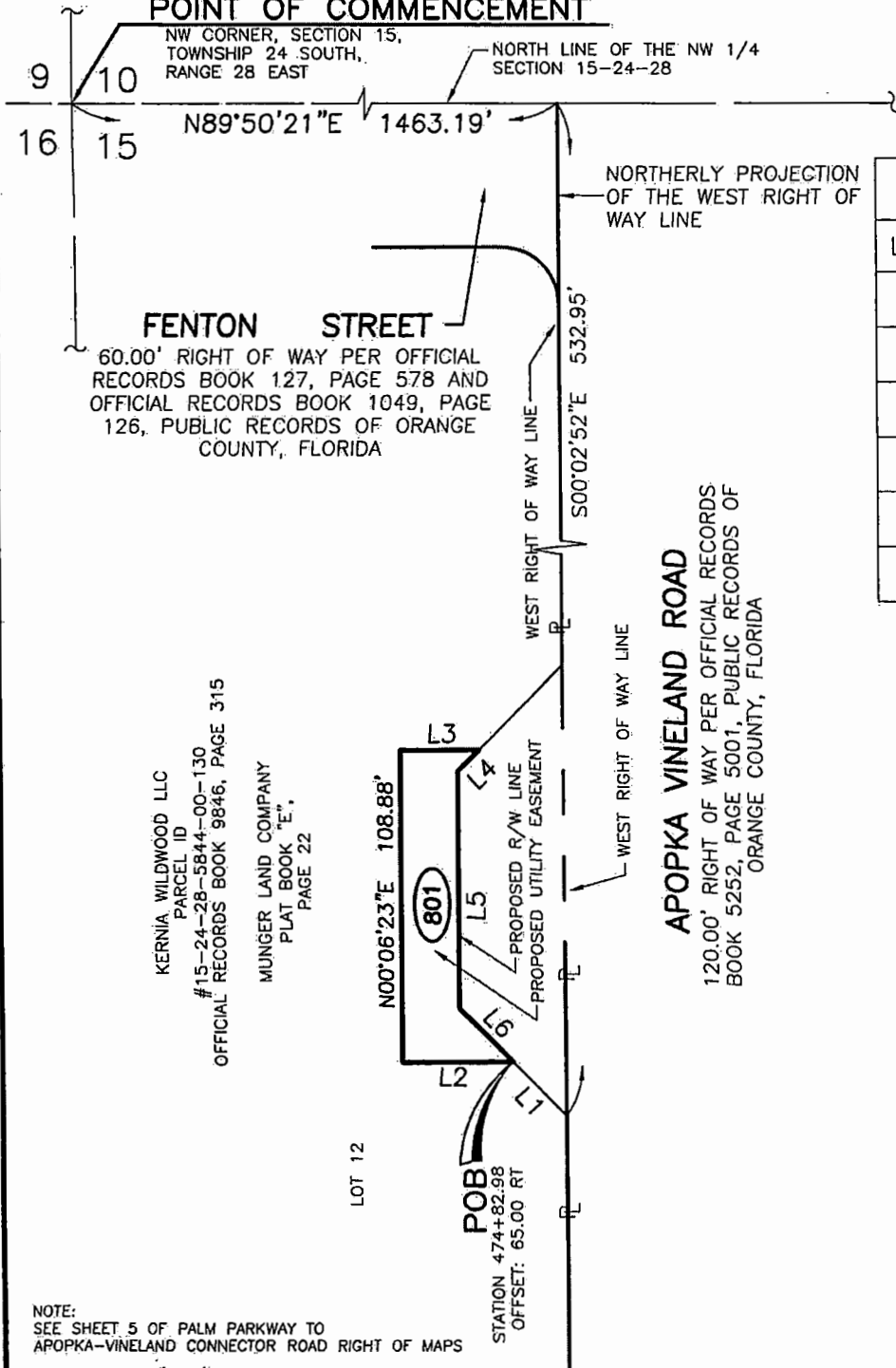
NOT VALID WITHOUT SHEET 2

 FOR ORANGE COUNTY GOVERNMENT FLORIDA REVISED : 09/06/2019 KR	Sketch & Description		Date: 05/11/2017 S.S.	Certification Number LB2108 51599139
	Job Number: 51599	Scale: 1" = 60'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southesternsurveying.com  JAMES E. MAZURAK, PSM Registered Land Surveyor Number 6377	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: 05/30/2018 SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION
 PALM PARKWAY TO APOPKA-VINELAND
 CONNECTOR ROAD
 PARCEL 801

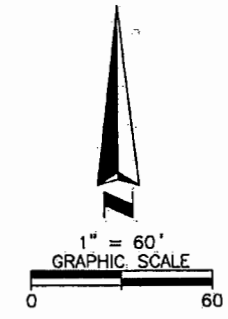
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

POINT OF COMMENCEMENT



LINE	BEARING	LENGTH
L1	N44°59'18"W	26.58'
L2	S89°40'11"W	38.69'
L3	N89°41'43"E	27.46'
L4	S44°54'40"W	10.59'
L5	S00°06'23"W	82.64'
L6	S44°59'18"E	26.39'

- LEGEND**
- P = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - L1 = LINE TABLE
 - LB = LICENSED BUSINESS
 - RT = RIGHT
 - STA = STATION
 - ID = IDENTIFICATION
 - DOC = DOCUMENT
 - R/W = RIGHT OF WAY



KERNIA WILDWOOD LLC
 PARCEL ID
 #15-24-28-5844-00-130
 OFFICIAL RECORDS BOOK 9846, PAGE 315

MUNGER LAND COMPANY
 PLAT BOOK "E",
 PAGE 22

APOPKA VINELAND ROAD
 120.00' RIGHT OF WAY PER OFFICIAL RECORDS
 BOOK 5252, PAGE 5001, PUBLIC RECORDS OF
 ORANGE COUNTY, FLORIDA

NOTE:
 SEE SHEET 5 OF PALM PARKWAY TO
 APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Revised : 09/06/2019
 Drawing No. 51599139
 Job No. 51599
 Date: 05/11/2017
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2

SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

ORANGE COUNTY REAL ESTATE MGMT. DIV.
ATTN: PAUL BRYAN SLADEK, ESQ.
400 E. SOUTH ST.
5TH FLOOR
ORLANDO, FL 32801

Property Appraisers Parcel Identification Numbers:

a portion of: 15-24-28-5844-00-130

Project: Palm Parkway Connector

SPACE ABOVE THIS LINE FOR RECORDING DATA

FIRST AMENDMENT TO TEMPORARY CONSTRUCTION EASEMENT

This FIRST AMENDMENT TO TEMPORARY CONSTRUCTION EASEMENT (this "**First Amendment**") is made effective as of the date last executed below (the "**First Amendment Effective Date**") between KERINA WILDWOOD, LLC, a Delaware limited liability company, ("**Kerina**"), whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, ("**County**") whose address is c/o Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida 32801.

RECITALS

A. Kerina granted County that certain "Temporary Construction Easement" approved by the Orange County Board of County Commissioners on February 26, 2019, and recorded on July 29, 2019, as Document No. 20190465348 of the Public Records of Orange County, Florida (the "**Original Easement**").

B. Since the recording of the Original Easement, scrivener's errors were discovered in one of the legal descriptions attached to the Original Easement (the "**Temporary Construction Easement Area**").

C. As of the First Amendment Effective Date, Kerina remains the sole owner in fee simple of the Temporary Construction Easement Area and the surrounding lands of which the Temporary Construction Easement Area are a part.

D. As of the First Amendment Effective Date, County remains the sole owner and holder of the rights, privileges, easements, and interests granted to County by the Original Easement.

Project: Palm Parkway Connector

E. County has requested, and Kerina has agreed, to amend the Original Easement to correct the scrivener's errors in the legal description of the Temporary Construction Easement Area.

F. Kerina and County (collectively, the "**Parties**") desire to enter into this First Amendment for the purpose of setting forth the terms and conditions of such amendment of the Original Easement.

NOW, THEREFORE, for and in consideration of the mutual premises and covenants contained herein, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals; Definitions. The recitals set forth above are true and correct and are incorporated herein by this reference. Defined (capitalized) terms used herein, but not defined herein, shall have the meanings given to such terms by the Original Easement.
2. Temporary Construction Easement Area. Exhibit "A" to the Original Easement is hereby stricken in its entirety and replaced with Exhibit "A" to this First Amendment.
3. Effect; Conflicts. Except as modified herein, all other terms and provisions of the Original Easement are hereby ratified and confirmed and shall remain in full force and effect. In the event of any conflict between the provisions of this First Amendment and the provisions of the Original Easement, the provisions of this First Amendment shall control.

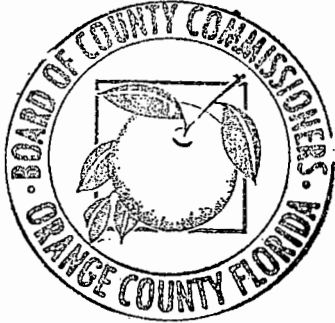
[signature pages and exhibit follow]

Project: Palm Parkway Connector

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed effective as of the First Amendment Effective Date.

“COUNTY”

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners



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

DATE: 1/14/2020

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

BY: *Katie Smith*
Deputy Clerk

Katie Smith
Printed Name

Project: Palm Parkway Connector

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed effective as of the First Amendment Effective Date.

"KERINA"

Signed, sealed, and delivered
in the presence of:

Kerina Wildwood, LLC, a Florida
limited liability company

Nancy Lee Elswick
Witness

BY: Kathleen Kelly
Kathleen Keller
its Manager

NANCY-LEE ELSWICK

Printed Name

LS

Witness

Kathryn Smith

Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of November 2019, by Kathleen Keller, as Manager, on behalf of Kerina Wildwood, LLC, a Florida limited liability company. She is personally known to me or has produced FL drivers license as identification.

(Notary Seal)



Nancy-Lee Elswick
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG923699
Expires 11/18/2023

Nancy Lee Elswick
Notary Signature

NANCY-LEE ELSWICK

Printed Notary Name

Notary Public in and for in the
county and state aforesaid
My commission expires:

Project: Palm Parkway Connector

EXHIBIT "A"

Temporary Construction Easement Area (as modified)

(see attached legals and sketches of description totaling six (6) pages)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 701

ESTATE: Temporary Construction Easement
 PURPOSE: Temporary Construction

DESCRIPTION:

PARCEL 701

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



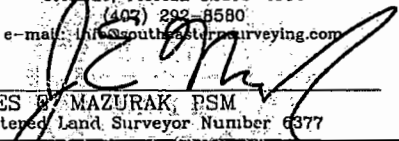
Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°50'21" East, a distance of 1463.19 feet along the North line of the Northwest quarter of said Section 15 to a point on a Northerly projection of the West right of way line of Apopka Vineland Road per Official Records Book 5252, Page 5001, Public Records of Orange County, Florida; thence South 00°02'52" East, a distance of 532.95 feet along said Northerly projection and along said West right of way line; thence departing said West right of way line, North 44°59'18" West, a distance of 26.58 feet; thence South 89°40'11" West, a distance of 38.69 feet to the POINT OF BEGINNING; thence South 00°06'23" West, a distance of 2.50 feet; thence South 89°40'11" West, a distance of 39.94 feet; thence North 00°19'49" West, a distance of 20.00 feet; thence North 89°40'11" East, a distance of 40.09 feet; thence South 00°06'23" West, a distance of 17.50 feet to the POINT OF BEGINNING.

Containing 800 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of the Northwest Quarter of Section 15, Township 24 South, Range 28 East being North 89°50'21" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.
3. Not valid without raised seal and signature of a Florida licensed surveyor and mapper.

NOT VALID WITHOUT SHEET 2

 FOR ORANGE COUNTY GOVERNMENT FLORIDA REVISED : 09/06/2019 KR.	Date: 05/11/2017 S.S.		Certification Number LB2108 51599140
	Job Number: 51599	Scale: 1" = 60'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southestnsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: 05/30/2018		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 JAMES B. MAZURAK, PSM Registered Land Surveyor Number 6377	

SKETCH OF DESCRIPTION

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

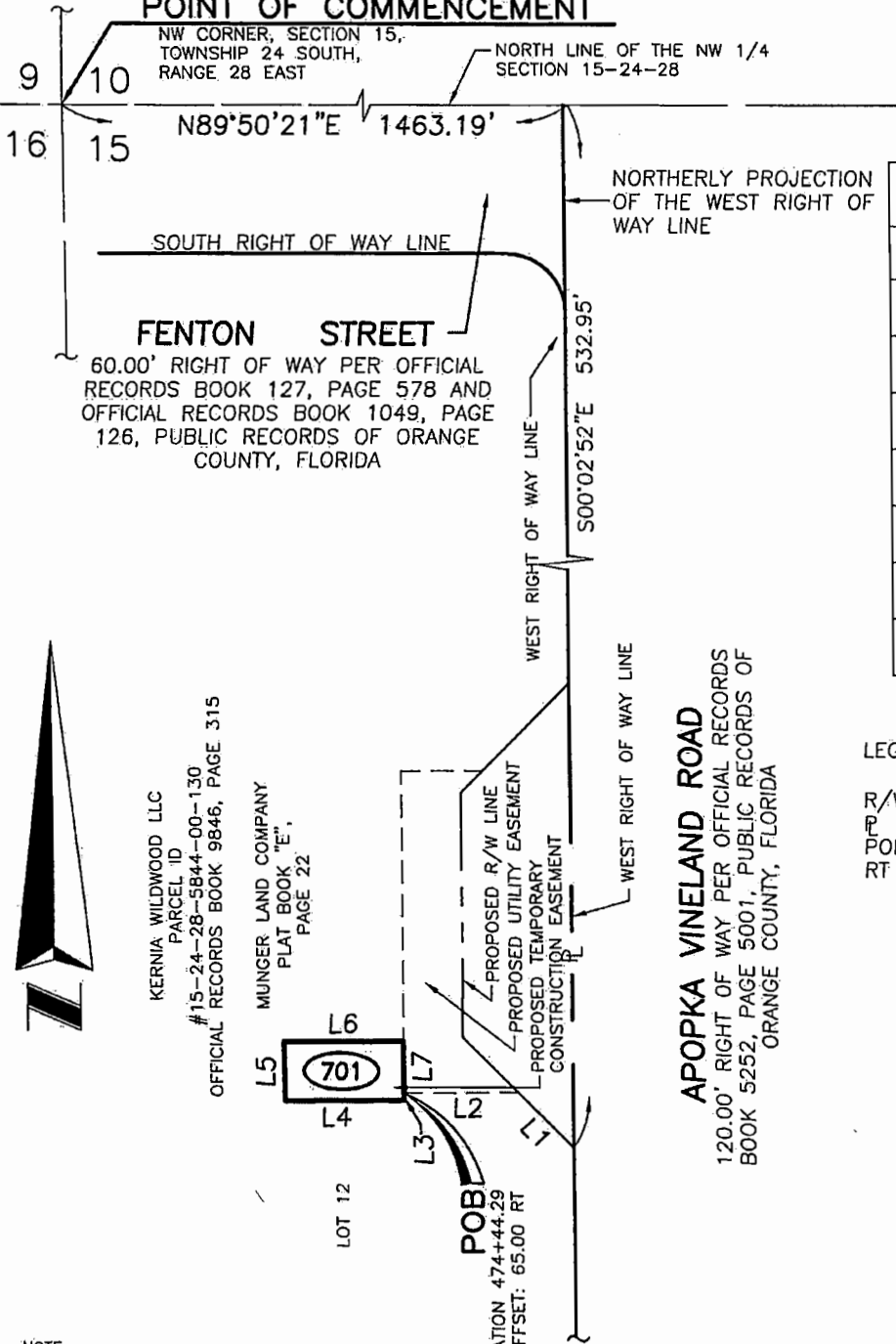
PARCEL 701

ESTATE: Temporary Construction Easement

PURPOSE: Temporary Construction

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

POINT OF COMMENCEMENT



LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°59'18"W	26.58'
L2	S89°40'11"W	38.69'
L3	S00°06'23"W	2.50'
L4	S89°40'11"W	39.94'
L5	N00°19'49"W	20.00'
L6	N89°40'11"E	40.09'
L7	S00°06'23"W	17.50'

LEGEND :
 R/W = RIGHT OF WAY
 PL = PROPERTY LINE
 POB = POINT OF BEGINNING
 RT = RIGHT

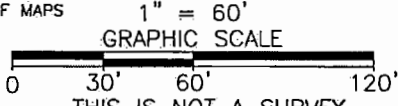
KERNIA WILDWOOD LLC
 PARCEL ID
 #15-24-28-5844-00-130
 OFFICIAL RECORDS BOOK 9846, PAGE 315

MUNGER LAND COMPANY
 PLAT BOOK "E",
 PAGE 22

APOPKA VINELAND ROAD
 120.00' RIGHT OF WAY PER OFFICIAL RECORDS
 BOOK 5252, PAGE 5001, PUBLIC RECORDS OF
 ORANGE COUNTY, FLORIDA

NOTE:
 SEE SHEET 5 OF PALM PARKWAY TO
 APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Revised : 09/06/2019
 Drawing No. 51599140
 Job No. 51599
 Date: 05/11/2017
 SHEET 2 OF 2
 See Sheet 1 for Description



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 702A
 ESTATE: Temporary Easement
 PURPOSE: Temporary Construction

PARCEL 702A

A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


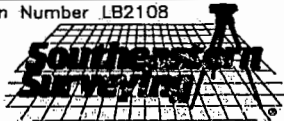
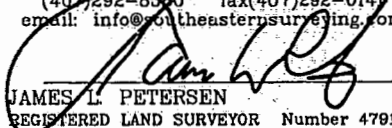
COMMENCE at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 89°54'14" West, a distance of 338.12 feet along the North line of the Northwest 1/4 of said Section 15, to the Northeast corner of Lot 10, MUNGER LAND COMPANY, according to the plat thereof, as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence South 00°13'37" West, a distance of 493.71 feet along the East line of said Lot 10, to a point on the Northerly boundary of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence West along said Northerly line run South 89°40'11" West, a distance of 18.57 feet to the POINT OF BEGINNING; thence departing said line South 00°19'49" East, a distance of 40.25 feet; thence South 89°40'11" West, a distance of 82.82 feet; thence North 00°19'49" West, a distance of 40.25 feet to a point on the aforesaid Northerly boundary; thence along said Northerly boundary run North 89°40'11" East, a distance of 82.82 feet, to the POINT OF BEGINNING.

Containing 3,333 square feet, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being South 89°54'14" West.
2. I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.
Not valid without sheet 2

Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Description	REJ
Revision: 01/2015	Orange County comments	CBvG
Revision: 06/2017	Address Comments	Revision: 12/2014
		Orange County comments
		CBvG

	DESCRIPTION	Date: June 23, 2014 CBvG	Certification Number LB2108 51599105	
	FOR ORANGE COUNTY GOVERNMENT FLORIDA	Job Number: 51599	Scale: 1" = 40'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0144 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 702A

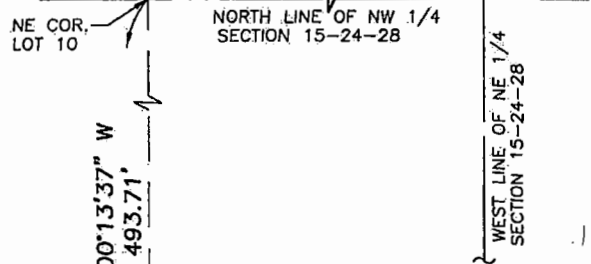
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LEGEND

- L1 = LINE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB. = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT

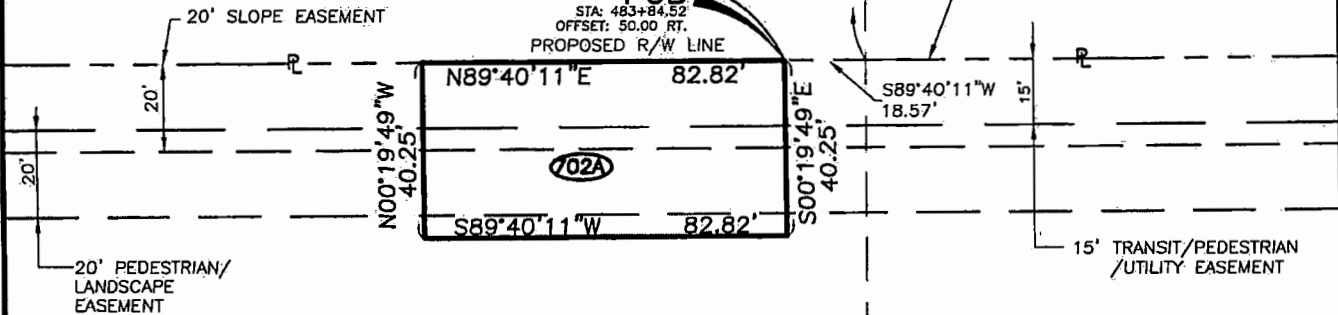
POC
 NW CORNER NE 1/4
 SEC 15-24-28

S 89°54'14" W
338.12'



PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD

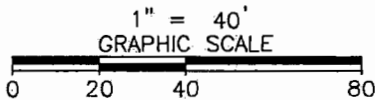
POB
 STA: 483+84.52
 OFFSET: 50.00 RT.
 PROPOSED R/W LINE



KERINA WILDWOOD LLC
 PARCEL ID #15-24-28-5844-00-211
 O.R.B. 9846, PGS. 315-321

LOT 10
 MUNGER LAND COMPANY
 PLAT BOOK "E", PAGE 22

LOT 9
 MUNGER LAND COMPANY
 PLAT BOOK "E", PAGE 22



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 email: info@southeasternsurveying.com
 Certification Number LB2108

- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1 OF 2
 - SEE SHEETS 6-7 OF RIGHT OF WAY MAPS.

Drawing Number 51599105
 Job Number 51599
 Date: June 23, 2014 CBvG
 Sheet 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017

Address Comments

Revision: 09/2016

Revised Sketch

BMD

Revision: 08/2016

Revised Description

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 702B
 ESTATE: Temporary Easement
 PURPOSE: Temporary Construction

PARCEL 702B

A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



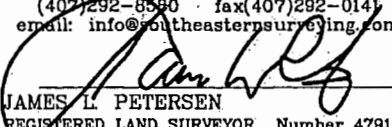
Commence at the Northwest corner of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 643.81 feet along the North line of said Northeast 1/4 of Section 15; thence departing said North line, South 01°04'57" West, a distance of 919.73 feet to the POINT OF BEGINNING; also being a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence South 43°13'20" East, a distance of 112.81 feet along said Northerly line; thence departing said Northerly line, South 46°46'40" West, a distance of 92.36 feet to a point of curvature of a curve concave Northerly, having a radius of 15.00 feet and a central angle of 99°21'25"; thence Westerly along the arc of said curve a distance of 26.01 feet; thence North 33°51'55" West, a distance of 49.68 feet; thence North 17°38'52" West, a distance of 41.93 feet to a point of curvature of a curve concave Easterly, having a radius of 15.00 feet and a central angle of 64°25'32"; thence Northerly along the arc of said curve a distance of 16.87 feet; thence North 46°46'40" East, a distance of 67.45 feet to the POINT OF BEGINNING.

Containing 10,942 square feet, more or less.

SURVEYORS REPORT

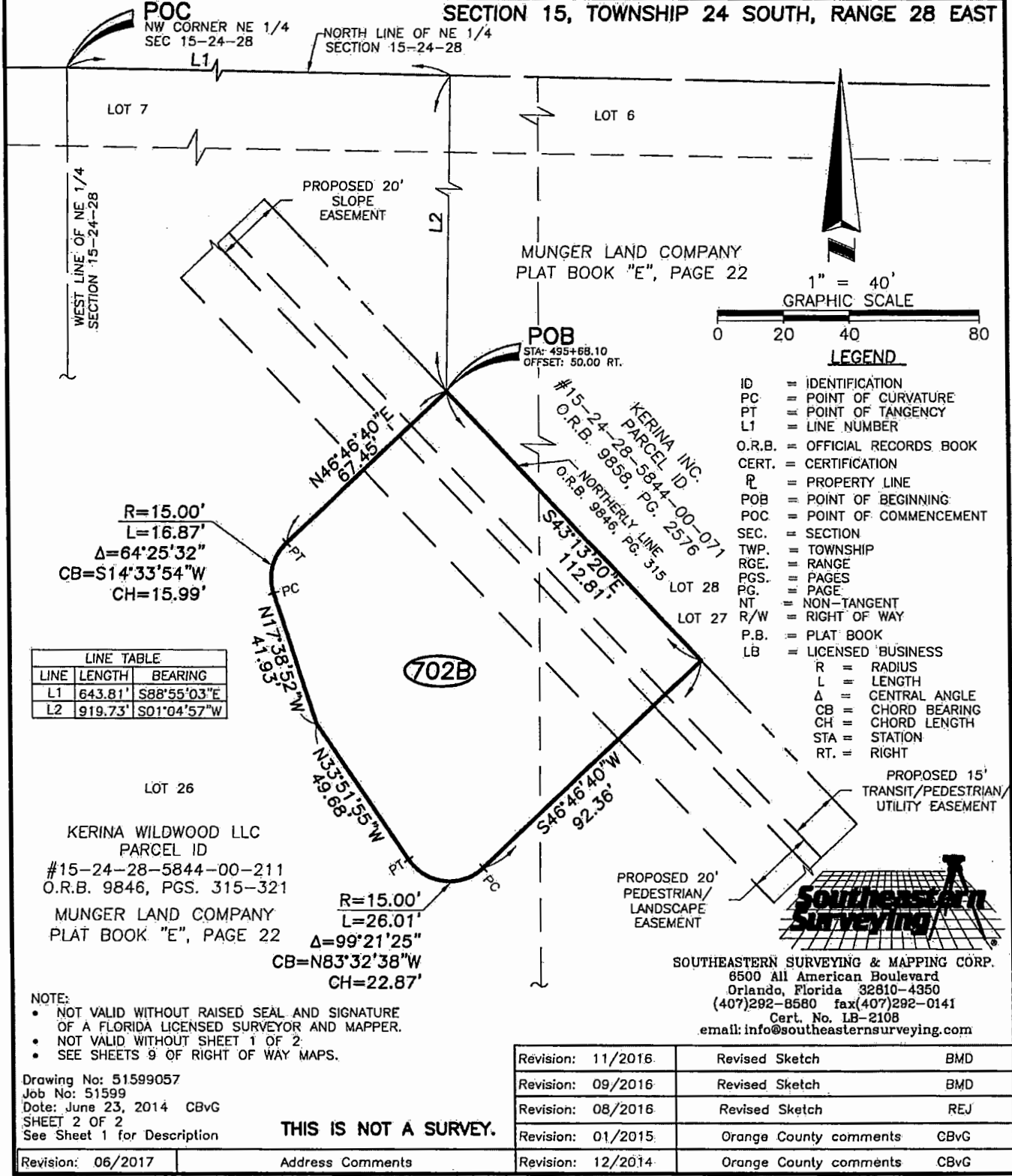
- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.
Not valid without sheet 2

Revision: 11/2016	Revised Sketch	BMD
Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Sketch	REJ
Revision: 01/2015	Orange County comments	CBvG
Revision: 06/2017	Address Comments	Revision: 12/2014
		Orange County comments

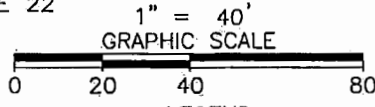
DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date:	June 23, 2014	CBvG	Certification Number: LB2108 51599057  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
	Job Number:	51599	Scale:		1" = 40'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.				
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH					

SKETCH OF DESCRIPTION
 PALM PARKWAY TO APOPKA-VINELAND
 CONNECTOR ROAD
 PARCEL 702B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	643.81'	S88°55'03\"E
L2	919.73'	S01°04'57\"W



- LEGEND**
- ID = IDENTIFICATION
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - L1 = LINE NUMBER
 - O.R.B. = OFFICIAL RECORDS BOOK
 - CERT. = CERTIFICATION
 - R = PROPERTY LINE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - SEC. = SECTION
 - TWP. = TOWNSHIP
 - RGE. = RANGE
 - PGS. = PAGES
 - PG. = PAGE
 - NT = NON-TANGENT
 - R/W = RIGHT OF WAY
 - P.B. = PLAT BOOK
 - LB = LICENSED BUSINESS
 - R = RADIUS
 - L = LENGTH
 - Δ = CENTRAL ANGLE
 - CB = CHORD BEARING
 - CH = CHORD LENGTH
 - STA = STATION
 - RT. = RIGHT

LOT 26

KERINA WILDWOOD LLC
 PARCEL ID
 #15-24-28-5844-00-211
 O.R.B. 9846, PGS. 315-321

MUNGER LAND COMPANY
 PLAT BOOK "E", PAGE 22

R=15.00'
 L=26.01'
 Δ=99°21'25"
 CB=N83°32'38\"W
 CH=22.87'

SOUTHEASTERN SURVEYING & MAPPING CORP.
 8500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1 OF 2.
 - SEE SHEETS 9 OF RIGHT OF WAY MAPS.

Drawing No: 51599057
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 11/2016	Revised Sketch	BMD
Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Sketch	REJ
Revision: 01/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

Revision: 06/2017	Address Comments
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