





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: June 26, 2019

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

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Erica Guidroz, Acquisition Agent 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Quit-Claim Deed from Canh T. Nguyen and To-Quyen Bao Nguyen, also known as To Quyen B. Nguyen, to Orange County and Corrective Temporary Construction Easement from Canh T. Nguyen to Orange County and authorization to disburse funds to pay all recording fees and record instruments

PROJECT: Texas Avenue RCA (Oak Ridge Rd to Holden Ave)

District 6

PURPOSE: To provide for access, construction, operation, and maintenance of road improvements.

ITEM: Quit-Claim Deed (Instrument 1022.1A)
Cost: Donation
Size: 1,119 square feet

Corrective Temporary Construction Easement (Instrument 7022.1A)
Cost: Donation
Size: 373 square feet

BUDGET: Account No.: 1023-072-5121-6110

FUNDS: \$96.50 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: This Quit-Claim Deed and Corrective Temporary Construction Easement are needed for County's Texas Avenue RCA (Oak Ridge Rd to Holden Ave) road widening project, as corrective documents from the original summer 2017 acquisition. These documents would clear any possible cloud on title.

County to pay recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: 6-26-19

Amount: \$96.50

Project: Texas Avenue RCA (Oak Ridge Rd to Holden Ave.)

Parcel: 1022-7022

Charge to Account # 1023-072-5121-6110

Controlling Agency Approval Signature _____ Date _____

Printed Name: _____

Fiscal Approval Signature _____ Date _____

Printed Name _____

TYPE TRANSACTION (Check appropriate block{s})
 Pre-Condemnation Post-Condemnation N/A District # 6

Acquisition at Approved Appraisal
 Acquisition at Below Approved Appraisal
 Acquisition at Above Approved Appraisal
 Advance Payment Requested

Orange County Comptroller
Recording Fee \$96.50

Total \$96.50

DOCUMENTATION ATTACHED (Check appropriate block{s})

Contract
 Copy of Executed Instruments
 Certificate of Value
 Settlement Analysis

Payable to: Orange County Comptroller \$96.50

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

Recommended by Erica Guidroz
Erica Guidroz, Acquisition Agent

6-26-19
Date

Payment Approved Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

6/26/19
Date

Certified Heather
Approved by BCC Deputy Clerk to the Board
for

JUL 16 2019
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
JUL 16 2019

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: 6-26-19

Amount: \$96.50

Project: Texas Avenue RCA (Oak Ridge Rd to Holden Ave.)

Parcel: 1022-7022

Charge to Account # 1023-072-5121-6110 CA 6/27/19

Controlling Agency Approval Signature

Date

Printed Name:

Fiscal Approval Signature

Date

Printed Name

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condemnation Post-Condemnation

N/A

District # 6

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

Orange County Comptroller
Recording Fee \$96.50

Total \$96.50

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract
- Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller \$96.50

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

Recommended by Erica Guidroz
Erica Guidroz, Acquisition Agent

Date

6-26-19

Payment Approved Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

Date

6/26/19

Certified _____
Approved by BCC 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
JUL 16 2019

Prepared by and return to:
Jeffrey Sponenburg, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Instrument: 1022.1A
Project: Texas Avenue RCA (Oak Ridge Rd to Holden Ave)

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

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Made the 17 day of May, A.D. 2019, by Canh T. Nguyen, widowed, and To-Quyen Bao Nguyen, also known as To Quyen B. Nguyen, unmarried, whose address is 17620 Las Brisas Court, Winter Garden, Florida 34787, hereinafter called the GRANTORS, to Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, hereinafter called the GRANTEE.

WITNESSETH: That the GRANTORS for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the GRANTEE forever, all the right, title, interest, claim, and demand which GRANTORS have in and to the following described piece, parcel, or tract of land, lying and being in Orange County, Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

16-23-29-8209-03-750

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTORS, either in law or equity, to the only proper use, benefit, and behoove of the said GRANTEE forever.

Instrument: 1022.1A
Project: Texas Avenue RCA (Oak Ridge Rd to Holden Ave)

IN WITNESS WHEREOF, the said GRANTORS have caused these presents to be executed in their names on the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Canh T. Nguyen

Joshua Steele
Printed Name

[Signature]
Witness

YTHI NGUYEN
Printed Name

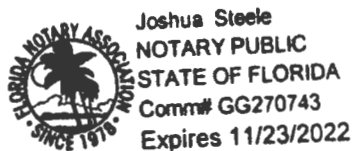
(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 17 day of May, 2019, by Canh T. Nguyen, widowed, who is personally known to me or who has produced [Redacted] as identification.

Witness my hand and official seal this 17 day of May, 2019.

(Notary Seal)



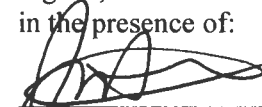
[Signature]
Notary Signature
Joshua Steele
Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: Nov 23, 2022


Instrument: 1022.1A
Project: Texas Avenue RCA (Oak Ridge Rd to Holden Ave)

Signed, sealed and delivered
in the presence of:




Witness
Joshua Steele

Printed Name



To-Quyen Bao Nguyen,
also known as To Quyen B. Nguyen



Witness
YTHI HUYEN

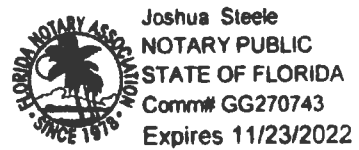
Printed Name

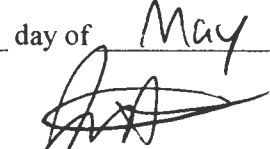
(Signature of TWO witnesses required by Florida law)
STATE OF Florida
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 17 day of May, 2019, by To-Quyen Bao Nguyen, also known as To Quyen B. Nguyen, unmarried, who is personally known to me or who has produced _____ as identification.

Witness my hand and official seal this 17 day of May, 2019.

(Notary Seal)





Notary Signature
Joshua Steele

Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: Nov 23, 2022

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1022

(CONTINUED FROM SHEET 1 OF 3)

ALONG THE ARC OF SAID CURVE AND SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF MYAKKA DRIVE, THROUGH A CENTRAL ANGLE OF 84°53'17", A DISTANCE OF 44.45 FEET; THENCE, DEPARTING SAID CURVE AND SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF MYAKKA DRIVE, RUN NORTH 35°56'14" EAST, A DISTANCE OF 30.19 FEET TO A POINT ON A LINE PARALLEL WITH AND 9.50 FEET WESTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE AFORESAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE RUN NORTH 00°15'05" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 90.51 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED LOT 375; THENCE, DEPARTING SAID PARALLEL LINE, RUN NORTH 89°44'55" EAST, ALONG SAID NORTH LINE OF LOT 375, A DISTANCE OF 9.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,119 SQUARE FEET OR 0.026 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

William E. Byrd
 WILLIAM E. BYRD
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5442 STATE OF
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801

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

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°15'05" WEST, ASSUMED.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 16	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120
	REV.:			C.I.P. • 5027

LEGAL DESCRIPTION

SCHEDULE "A"
 PARCEL NUMBER: 1022

A PORTION OF LOT 375, AS DEPICTED ON THE PLAT OF SOUTH POINTE UNIT 3, RECORDED IN PLAT BOOK 22, PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE, WITH AN X-CUT AND NO OTHER IDENTIFICATION, MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°15'05" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 16, A DISTANCE OF 76.00 FEET TO A POINT ON A LINE PROJECTED EASTERLY FROM THE EXISTING SOUTH RIGHT OF WAY LINE OF AMERICANA BOULEVARD AS DEPICTED ON THE PLAT OF AMERICANA UNIT TWO, RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, RUN SOUTH 89°36'36" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 40.00 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT, WITH NO IDENTIFICATION, MARKING THE POINT OF INTERSECTION OF THE SAID EXISTING SOUTH RIGHT OF WAY LINE OF AMERICANA BOULEVARD AND THE EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE, AS DEPICTED ON SAID PLAT OF AMERICANA UNIT TWO; THENCE, DEPARTING SAID PROJECTED LINE, RUN SOUTH 00°15'05" EAST, ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 1,188.25 FEET TO A 5/8-INCH IRON ROD, WITH NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF LOT 375, AS DEPICTED ON THE PLAT OF SOUTH POINTE UNIT 3, RECORDED IN PLAT BOOK 22, PAGE 50, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'05" EAST, ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 85.00 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF MYAKKA DRIVE, AS DEPICTED ON THE AFORESAID PLAT OF SOUTH POINTE UNIT 3, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 42°11'34" WEST AND A CHORD DISTANCE OF 40.49 FEET; THENCE, DEPARTING SAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE, RUN SOUTHWESTERLY,

(CONTINUED ON SHEET 2 OF 3)

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°15'05" WEST, ASSUMED.

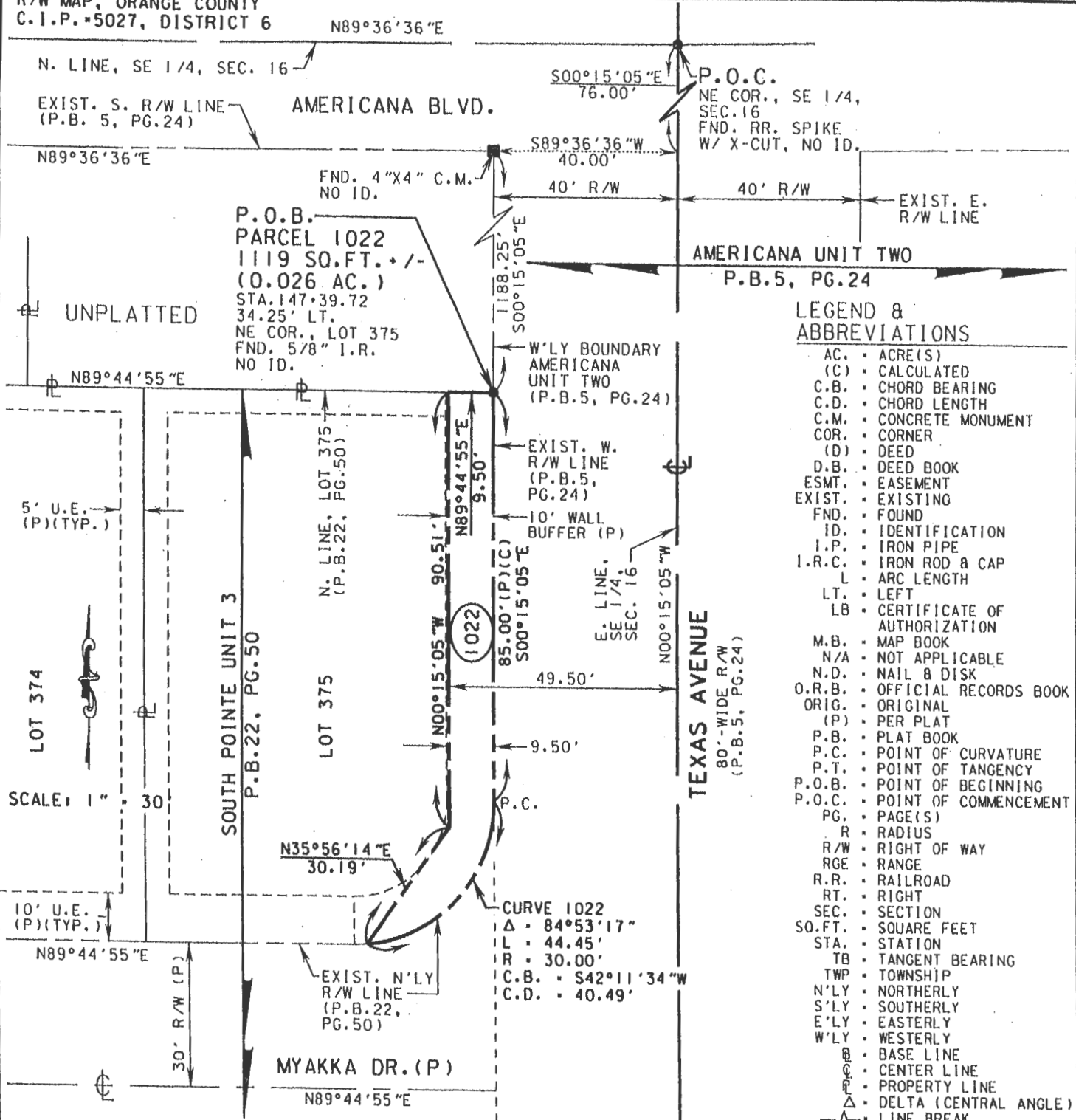
THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 16	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120
	REV.:			SHEET 1 OF 3 C.I.P. - 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"
 PARCEL NUMBER: 1022

SEE SHEET 14, TEXAS AVE.
 R/W MAP, ORANGE COUNTY
 C.I.P. #5027, DISTRICT 6



- ### LEGEND & ABBREVIATIONS
- AC. = ACRE(S)
 - (C) = CALCULATED
 - C.B. = CHORD BEARING
 - C.D. = CHORD LENGTH
 - C.M. = CONCRETE MONUMENT
 - COR. = CORNER
 - (D) = DEED
 - D.B. = DEED BOOK
 - ESMT. = EASEMENT
 - EXIST. = EXISTING
 - FND. = FOUND
 - ID. = IDENTIFICATION
 - I.P. = IRON PIPE
 - I.R.C. = IRON ROD & CAP
 - L = ARC LENGTH
 - LT. = LEFT
 - LB = CERTIFICATE OF AUTHORIZATION
 - M.B. = MAP BOOK
 - N/A = NOT APPLICABLE
 - N.D. = NAIL & DISK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - ORIG. = ORIGINAL
 - (P) = PER PLAT
 - P.B. = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PG. = PAGE(S)
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - RGE = RANGE
 - R.R. = RAILROAD
 - RT. = RIGHT
 - SEC. = SECTION
 - SQ.FT. = SQUARE FEET
 - STA. = STATION
 - TB = TANGENT BEARING
 - TWP = TOWNSHIP
 - N'LY = NORTHERLY
 - S'LY = SOUTHERLY
 - E'LY = EASTERLY
 - W'LY = WESTERLY
 - = BASE LINE
 - = CENTER LINE
 - = PROPERTY LINE
 - Δ = DELTA (CENTRAL ANGLE)
 - = LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°15'05" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 16	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: 1" = 30'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 3
	REV.:			C.I.P. # 5027
			520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 16 2019

Prepared by and return to:
Jeffrey Sponenburg, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Instrument: 7022.1A
Project: Texas Avenue RCA (Oak Ridge Rd to Holden Ave)

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

CORRECTIVE TEMPORARY CONSTRUCTION EASEMENT

THIS CORRECTIVE TEMPORARY CONSTRUCTION EASEMENT, made the 17 day of May, A.D. 2019, by Canh T. Nguyen, widowed, whose address is 17620 Las Brisas Court, Winter Garden, Florida 34787, GRANTOR, to Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Temporary Construction Easement more particularly defined in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

16-23-29-8209-03-750


THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

THIS Corrective Temporary Construction Easement is intended to correct the grantor of that certain Temporary Construction Easement granted by Thomas Nguyen, a single man, to Orange County, a charter county and political subdivision of the state of Florida, dated March 7, 2017 and recorded on July 21, 2017, as Document No. 20170406785 in the Official Records of Orange County, Florida due to change of ownership prior to the recording thereof.

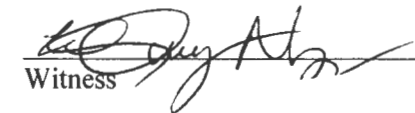
Instrument: 7022.1A
Project: Texas Avenue RCA (Oak Ridge Rd to Holden Ave)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in his or her name on the day and year first above written.

Signed, sealed and delivered
in the presence of:

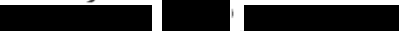

Witness
Joshua Steele
Printed Name


Canh T. Nguyen


Witness
To: Quyen Nguyen
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Lake

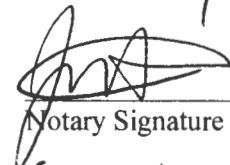
The foregoing instrument was acknowledged before me this 17 day of May, 2019, by Canh T. Nguyen, widowed, who is personally known to me or who has provided  as identification.

Witness my hand and official seal this 17 day of May, 2019.

(Notary Seal)



Joshua Steele
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG270743
Expires 11/23/2022


Notary Signature
Joshua Steele
Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: Nov 23, 2022

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 7022

A PORTION OF LOT 375, AS DEPICTED ON THE PLAT OF SOUTH POINTE UNIT 3, RECORDED IN PLAT BOOK 22, PAGE 50, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE, WITH AN X-CUT AND NO OTHER IDENTIFICATION, MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°15'05" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 16, A DISTANCE OF 76.00 FEET TO A POINT ON A LINE PROJECTED EASTERLY FROM THE EXISTING SOUTH RIGHT OF WAY LINE OF AMERICANA BOULEVARD AS DEPICTED ON THE PLAT OF AMERICANA UNIT TWO, RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, RUN SOUTH 89°36'36" WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 40.00 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT, WITH NO IDENTIFICATION, MARKING THE POINT OF INTERSECTION OF THE AFORESAID EXISTING SOUTH RIGHT OF WAY LINE OF AMERICANA BOULEVARD AND THE EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE, AS DEPICTED ON SAID PLAT OF AMERICANA UNIT TWO; THENCE, DEPARTING SAID PROJECTED LINE, RUN SOUTH 00°15'05" EAST, ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 1,188.25 FEET TO A 5/8-INCH IRON ROD, WITH NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF LOT 375, AS DEPICTED ON THE PLAT OF SOUTH POINTE UNIT 3, RECORDED IN PLAT BOOK 22, PAGE 50, OF SAID PUBLIC RECORDS; THENCE, DEPARTING SAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE, RUN SOUTH 89°44'55" WEST, ALONG THE NORTH LINE OF SAID LOT 375, A DISTANCE OF 9.50 FEET TO A POINT ON A LINE RUNNING PARALLEL WITH AND 9.50 FEET WESTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE, DEPARTING SAID NORTH LINE OF LOT 375, RUN SOUTH 00°15'05" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 90.51 FEET; THENCE, DEPARTING SAID PARALLEL LINE, RUN SOUTH 35°56'14" WEST, A DISTANCE OF 6.77 FEET TO A POINT ON A LINE RUNNING PARALLEL WITH AND 13.50 FEET WESTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE RUN NORTH 00°15'05" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 95.98 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF LOT 375; THENCE, DEPARTING SAID PARALLEL LINE, RUN NORTH 89°44'55" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 373 SQUARE FEET
OR 0.009 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WILLIAM E. BRYCE, No. 0442, DATE 11/24/11
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442 STATE OF
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

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

CERTIFICATE OF AUTHORITY NUMBER LB 1221

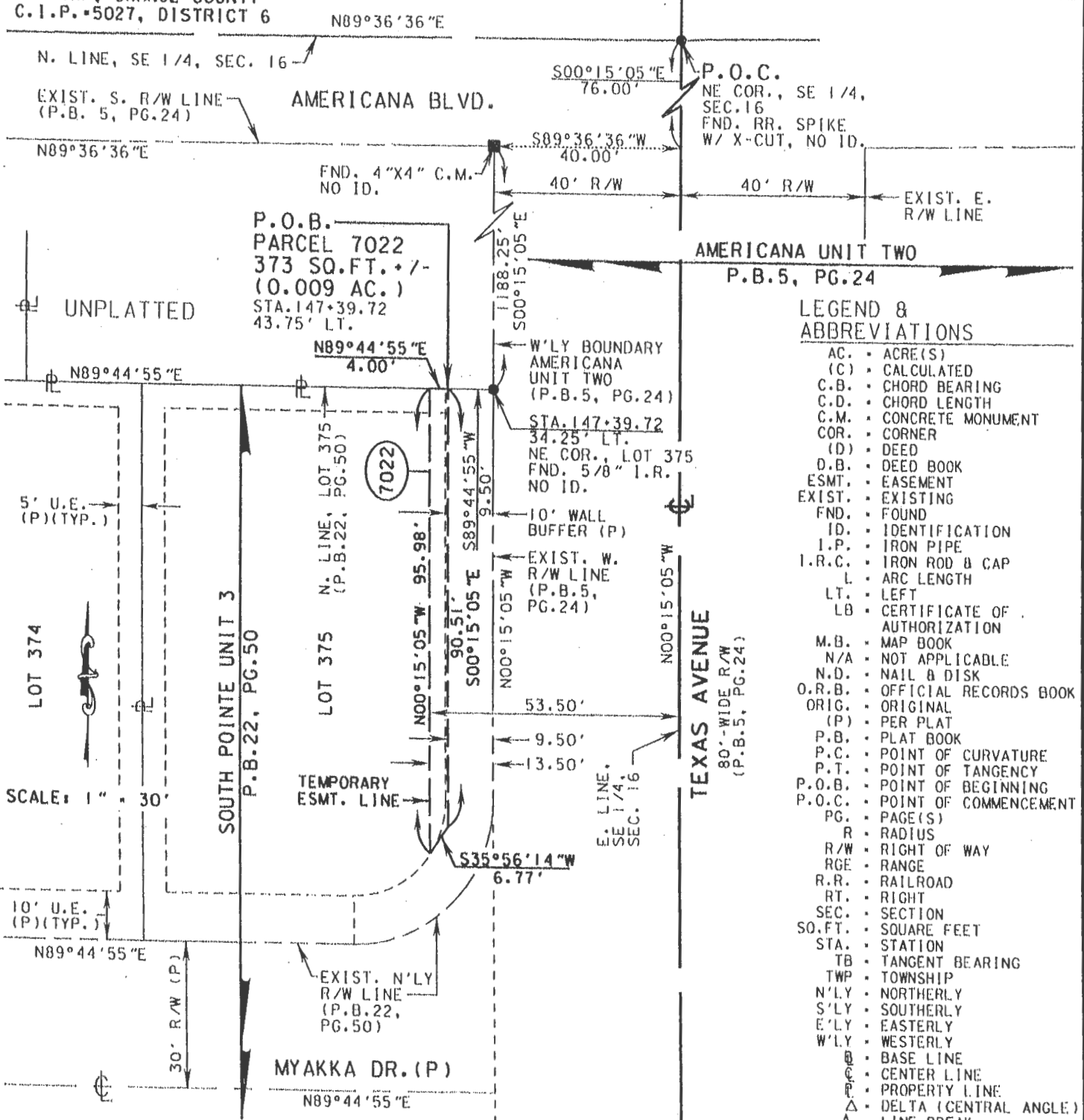
NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°15'05" WEST, ASSUMED.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 16	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 2
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	C.I.P. = 5027

SKETCH OF DESCRIPTION

SCHEDULE "A"
 PARCEL NUMBER: 7022

SEE SHEET 14, TEXAS AVE.
 R/W MAP, ORANGE COUNTY
 C.I.P. 5027, DISTRICT 6



LEGEND & ABBREVIATIONS

- AC. = ACRE(S)
- (C) = CALCULATED
- C.B. = CHORD BEARING
- C.D. = CHORD LENGTH
- C.M. = CONCRETE MONUMENT
- COR. = CORNER
- (D) = DEED
- D.B. = DEED BOOK
- ESMT. = EASEMENT
- EXIST. = EXISTING
- FND. = FOUND
- ID. = IDENTIFICATION
- I.P. = IRON PIPE
- I.R.C. = IRON ROD & CAP
- L. = ARC LENGTH
- LT. = LEFT
- LB = CERTIFICATE OF AUTHORIZATION
- M.B. = MAP BOOK
- N/A = NOT APPLICABLE
- N.D. = NAIL & DISK
- O.R.B. = OFFICIAL RECORDS BOOK
- ORIG. = ORIGINAL
- (P) = PER PLAT
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PG. = PAGE(S)
- R = RADIUS
- R/W = RIGHT OF WAY
- RGE = RANGE
- R.R. = RAILROAD
- RT. = RIGHT
- SEC. = SECTION
- SO.FT. = SQUARE FEET
- STA. = STATION
- TB = TANGENT BEARING
- TWP = TOWNSHIP
- N'LY = NORTHERLY
- S'LY = SOUTHERLY
- E'LY = EASTERLY
- W'LY = WESTERLY
- BL = BASE LINE
- CL = CENTER LINE
- PL = PROPERTY LINE
- Δ = DELTA (CENTRAL ANGLE)
- |— = LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°15'05" WEST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 16	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc.	
APPROVED BY:	REV.:	RANGE: 29E	520 SOUTH MAGNOLIA AVENUE	
	REV.:		ORLANDO, FLORIDA 32801	
	REV.:		TELEPHONE: 407-843-5120	
			DRAWING SCALE: 1" = 30'	
			SHEET 2 OF 2	
			C.I.P. 5027	

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 7022

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7022 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of tying in and harmonizing the existing grade with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.