

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

Elena Hutchinson, a staff employec  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida  
P.O. Box 1393  
Orlando, Florida 32802-1393

**Property Appraiser's Parcel Identification Number:**  
a portion of 05-22-31-0000-00-031

**Project:** Vaishnav Sangh Academy Permit B22905721

**THIS IS A DONATION**

**SIDEWALK EASEMENT**

THIS INDENTURE, made as of the date signed below, between Vaishnav Sangh of USA Inc., a Florida not for profit corporation, whose address is 13014 Winter Willow Drive, Fairfax, Virginia 22030, 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, hereinafter called the 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 permanent non-exclusive easement for sidewalk purposes with full authority to enter upon, inspect, construct, repair, replace, operate, maintain, and service, as the GRANTEE and its assigns may deem necessary, a paved sidewalk and appurtenant facilities ("**Said Facilities**") on the following lands as described in **Exhibit "A" ("Easement Area")**.

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

THE GRANTEE, its successors, and its assigns shall have the right to clear and keep clear all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of Said Facilities within the Easement Area.

No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, their heirs, successors, and assigns.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

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IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument as of the date written below.

**Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26**

**WITNESS #1**

[Signature]  
Signature

HARSH SHAH  
Print Name

Mailing Address: 7732, CLEVERLY ST STAPES 02

City: ORLANDO State: FL

Zip Code: 32819

By: [Signature]  
Signature

Amit Shah  
Print Name

President  
Title

**WITNESS #2**

[Signature]  
Signature

BRUNDIRA SHAM  
Print Name

Mailing Address: 603, THISTLE DR

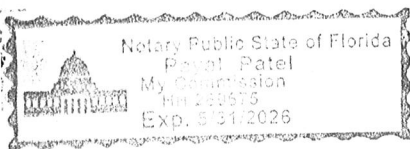
City: SEFFNER State: FL

Zip Code: 33584

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 8<sup>th</sup> day of July, 2024, by Amit Shah, as President, of Central Bank, a Florida banking corporation, on behalf of the corporation. The individual  is personally known to me or  has produced Virginia/D2 as identification.

(Notary Stamp)



[Signature]  
Notary Signature

Poojai Patel  
Print Notary Name

Notary Public of: Florida

My Commission Expires: 05/31/2026

# SKETCH OF DESCRIPTION

## "EXHIBIT A" SIDEWALK EASEMENT

### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA AND THE EAST RIGHT-OF-WAY LINE OF DEAN ROAD AS RECORDED IN PLAT BOOK 18, PAGE 46, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S31°47'04"E ALONG SAID RIGHT-OF-WAY A DISTANCE 58.86 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID DEAN ROAD; THENCE RUN N89°56'05"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 5.32 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUN N89°56'05"W A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DEAN ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 397, PAGE 77, OF SAID PUBLIC RECORDS; THENCE RUN S31°47'04"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY RUN N04°55'51"E A DISTANCE OF 42.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 637 SQUARE FEET, MORE OR LESS.



### SURVEYOR'S NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF DEAN ROAD BEING S31°47'04"E PER PB 18, PG 46.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
5. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY OR THOSE ADJOINING LAND OWNERS HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
6. THIS SKETCH OF DESCRIPTION DOES NOT DEPICT ALL EASEMENTS OF RECORD THAT MAY BE WITHIN OR ADJOINING THE LANDS DESCRIBED HEREON.

### SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFORMS TO CHAPTERS 472 OF THE FLORIDA STATUTES AND 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, AS APPLICABLE.

THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE BELOW ORIGINAL SIGNATURE AND SEAL APPLIES TO ALL SHEETS CONTAINED IN THIS DOCUMENT.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE BELOW DIGITAL SIGNATURE AND SEAL APPLIES TO ALL SHEETS CONTAINED IN THIS DOCUMENT.



Digitally signed by  
Ryan Donoghue  
Date: 2024.05.20  
08:30:24 -04'00'

RYAN DONOGHUE, P.S.M. (LS6838)

### LEGEND

C/L CENTERLINE  
DOC DOCUMENT  
LB LICENSED BUSINESS  
LS LICENSED SURVEYOR  
PG PAGE  
PB PLAT BOOK  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R/W RIGHT-OF-WAY



## DONOGHUE CONSTRUCTION LAYOUT

DONOGHUE CONSTRUCTION LAYOUT, LLC  
711 Turnbull Avenue, Altamonte Springs, FL 32701  
www.DCLayout.com Phone: (321) 248-7979  
info@DCLayout.com Fax: (321) 248-6526

Certificate of Authorization: LB7910

### PREPARED FOR VAISHNAV SANGH ACADEMY

REVISED 05/17/2024

PROJECT NO. 22-1716

DATE 11/22/2023

PARTY CHIEF SAH

DRAWN BY SAD

CHECKED BY NPS/RRD

NOT VALID WITHOUT SHEET 2 OF 2

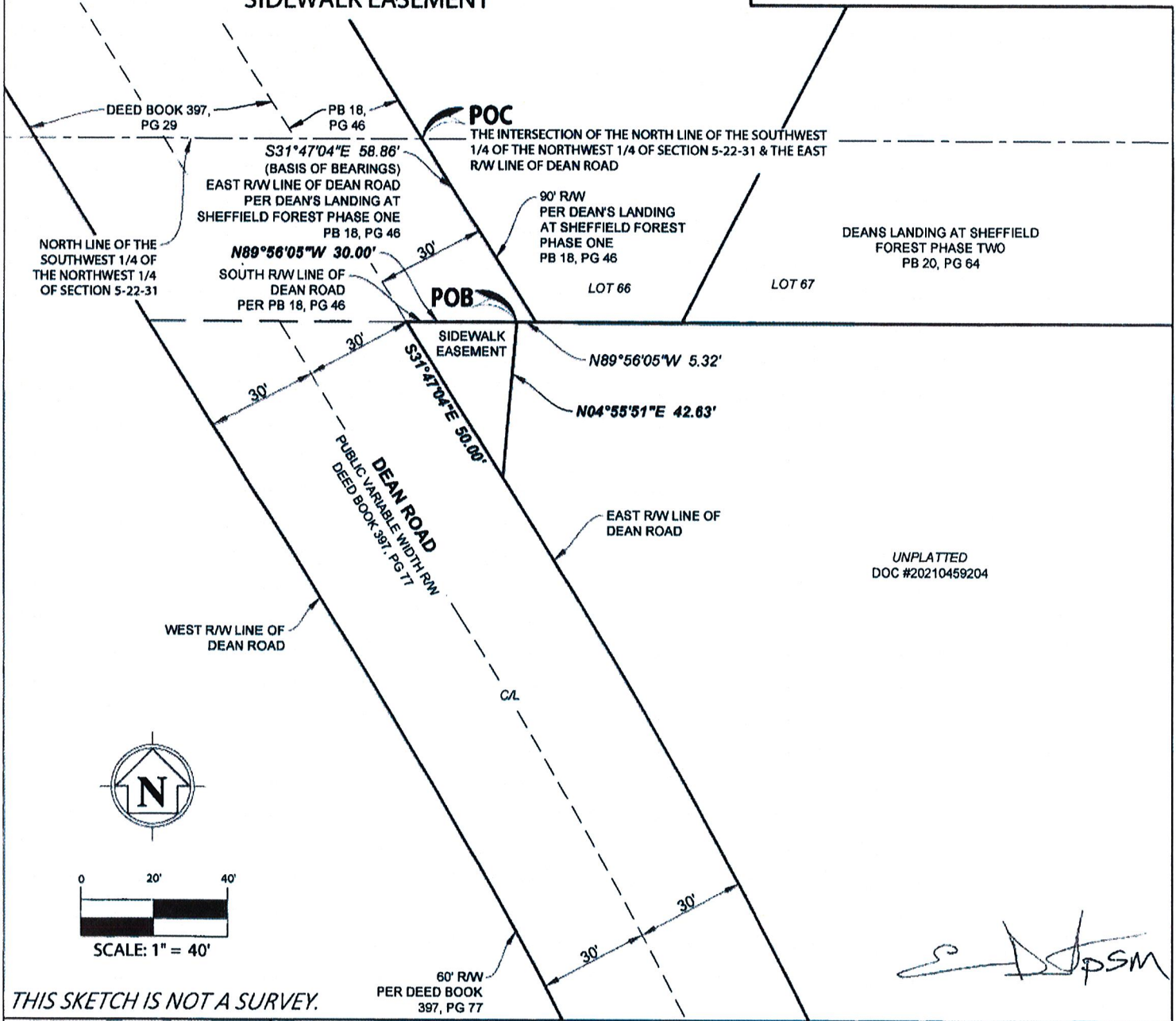
**SHEET 1 OF 2**



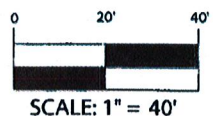
# SKETCH OF DESCRIPTION

## "EXHIBIT A"

### SIDEWALK EASEMENT



UNPLATTED  
 DOC #20210459204



THIS SKETCH IS NOT A SURVEY.

*[Handwritten Signature]*

**LEGEND**

C/L	CENTERLINE
DOC	DOCUMENT
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
PG	PAGE
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY

**DONOGHUE  
 CONSTRUCTION  
 LAYOUT**

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 www.DCLayout.com Phone: (321) 248-7979  
 info@DCLayout.com Fax: (321) 248-6526  
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