





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: June 27, 2019

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

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Warranty Deed from Lennar Homes, LLC to Orange County, approval and execution of Subordination of Utility Interests between Duke Energy Florida, LLC, d/b/a Duke Energy and Orange County and authorization to perform all actions necessary and incidental to closing

PROJECT: Village H – Springhill APF Conveyance

District 1

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

ITEMS: Warranty Deed
Cost: \$65,475 (Impact Fee Credits)
Total size: 2.91 acres

Subordination of Utility Interests

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Risk Management Division
Transportation Planning Division

REMARKS:

This conveyance is a requirement of the Springhill PD Adequate Public Facilities and Impact Fee Credit Agreement (Village H) approved by the Board on April 9, 2013, as amended.

The Subordination of Utility Interests will subordinate Duke Energy's interest in their existing easement encumbering a portion of the roadway being conveyed by this action. If Orange County should require Duke Energy to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, Orange County shall pay the reasonable cost of such alteration, adjustment, or relocation, including but not limited to the cost of acquiring appropriate easements.

Orange County is executing the Subordination of Utility Interests to show acceptance of the terms and conditions.

Grantor to pay all closing costs.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 16 2019

Project: Village H – Springhill APF Conveyance

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).

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 12th day of June, A.D. 2019, by Lennar Homes, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 6750 Forum Drive, Suite 310, Orlando, Florida 32821, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

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

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Numbers:

portions of

07-24-27-0000-00-008 and 18-24-27-0000-00-010

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

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

AND the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

Project: Village H – Springhill APF Conveyance

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

Signed, sealed, and delivered
in the presence of:

Lennar Homes, LLC,
a Florida limited liability company

[Signature]
Witness

BY: [Signature]
Brock Nicholas
~~Division~~ President
Vice

Kelly Bedner
Printed Name

[Signature]
Witness

Michelle Hancock
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 12th day of June, 2019, by Brock Nicholas, as ~~Division~~^{Vice} President on behalf of Lennar Homes, LLC, a Florida limited liability company. He is personally known to me, or has produced ~~proper identification~~
as identification.



[Signature]
Notary Signature
SUSAN N. KANE
Printed Notary Name

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

Notary Public in and for
the County and State aforesaid

My commission expires: June 9, 2022

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

A STRIP OF LAND, 70.00 FEET IN WIDTH, LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 18 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°39'40" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 227.46 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE DEPARTING SAID WEST LINE, RUN SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 843.86 FEET; A CENTRAL ANGLE OF 38°35'21" AN ARC LENGTH OF 568.35 FEET, A CHORD LENGTH OF 557.67 FEET AND A CHORD BEARING OF SOUTH 68°23'12" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 49°05'31" EAST, 322.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 750.00 FEET; A CENTRAL ANGLE OF 43°19'02", AN ARC LENGTH OF 567.02 FEET, A CHORD LENGTH OF 553.61 FEET AND A CHORD BEARING OF SOUTH 70°45'02" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 87°35'26" EAST, 29.81 FEET TO THE NORTHWEST CORNER OF STOREY GROVE PHASE 1B-4 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 83 THROUGH 86 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 02°24'34" EAST, ALONG THE WEST LINE OF SAID STOREY GROVE PHASE 1B-4, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH LINE OF TRACT P-7 OF SAID STOREY GROVE PHASE 1B-4; THENCE RUN SOUTH 87°35'26" WEST, ALONG SAID NORTH LINE, 29.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF AND SAID CURVE, HAVING A RADIUS OF 820.00 FEET; A CENTRAL ANGLE OF 43°19'02", AN ARC LENGTH OF 619.94 FEET, A CHORD LENGTH OF 605.29 FEET AND A CHORD BEARING OF NORTH 70°45'02" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 49°05'31" WEST, 322.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 773.86 FEET; A CENTRAL ANGLE OF 38°26'21", AN ARC LENGTH OF 519.18 FEET, A CHORD LENGTH OF 509.50 FEET AND A CHORD BEARING OF NORTH 68°18'42" WEST TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 00°39'40" EAST, ALONG SAID WEST LINE, NON-TANGENT TO SAID CURVE, 70.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 2.39 ACRES MORE OR LESS.

SHEET 1 OF 2
 SEE SHEET 2 OF 2 FOR
 SKETCH OF DESCRIPTION



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654 5355

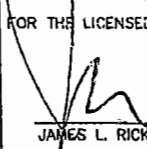
SURVEYOR'S NOTES:

SKETCH 44

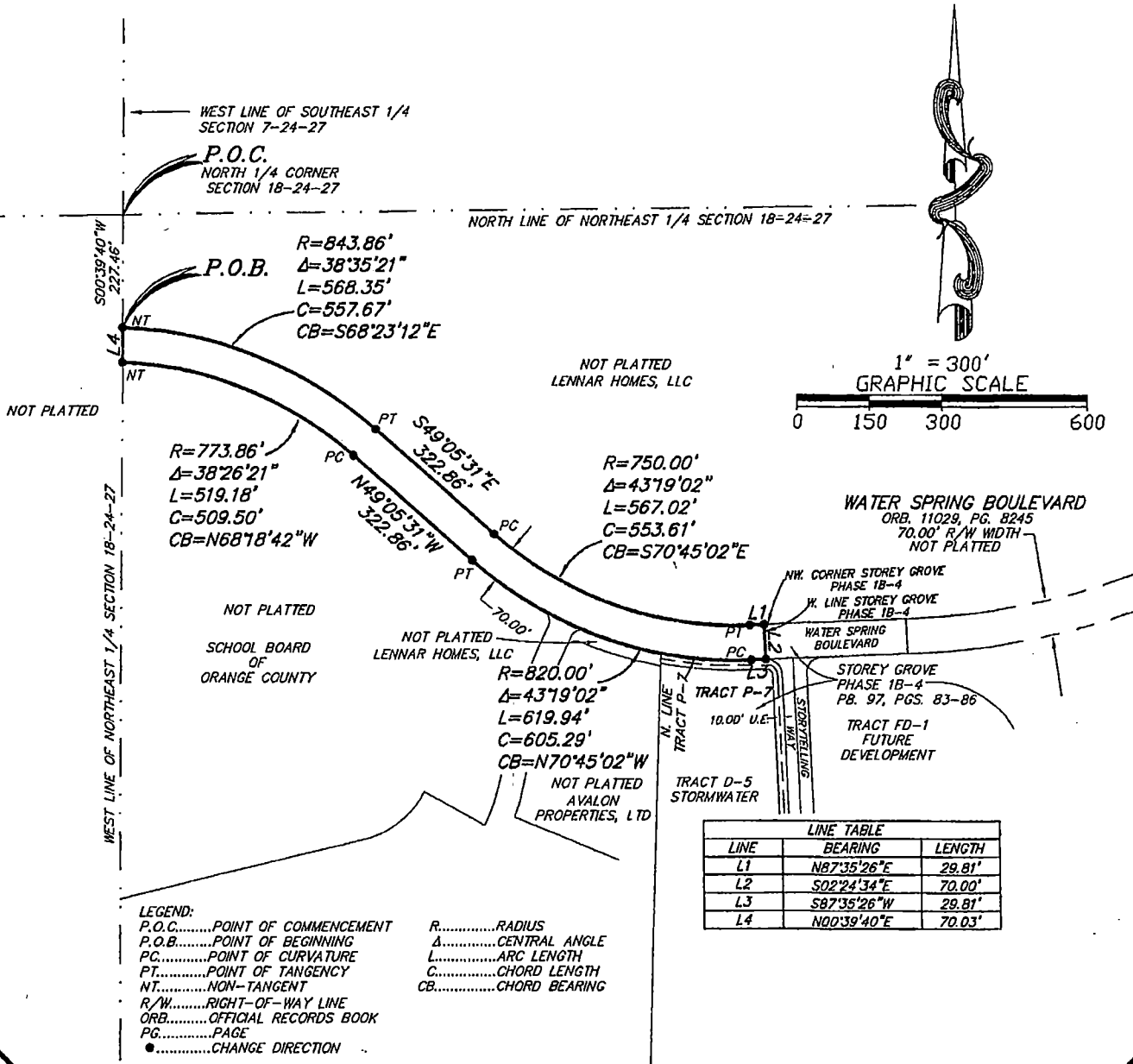
1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°39'40" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE ADJOINING RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130013
 DATE: 1-4-19
 SCALE: 1"=300'
 FIELD BY: N/A

CALCULATED BY: SEJ
 DRAWN BY: SEJ
 CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

 JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



SURVEYOR'S NOTES:

SKETCH 44

- THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°39'40" WEST.
- THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
- THE ADJOINING RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
- DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

JOB NO. 20130013	CALCULATED BY: SEJ
DATE: 1-4-19	DRAWN BY: SEJ
SCALE: 1"=300'	CHECKED BY: MR
FIELD BY: N/A	

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR
LEGAL DESCRIPTION

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 18 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°39'40" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 297.49 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE DEPARTING SAID WEST LINE, RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 773.86 FEET, A CENTRAL ANGLE OF 38°26'21", AN ARC LENGTH OF 519.18 FEET, A CHORD LENGTH OF 509.50 FEET AND A CHORD BEARING OF SOUTH 68°18'42" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 49°05'31" EAST, 322.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 12°19'51", AN ARC LENGTH OF 176.48 FEET, A CHORD LENGTH OF 176.14 FEET AND A CHORD BEARING OF SOUTH 55°15'27" EAST TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 06°47'04", AN ARC LENGTH OF 97.10 FEET, A CHORD LENGTH OF 97.04 FEET AND A CHORD BEARING OF SOUTH 64°48'54" EAST TO THE CUSP OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°30'05", AN ARC LENGTH OF 37.74 FEET, A CHORD LENGTH OF 34.26 FEET AND A CHORD BEARING OF SOUTH 68°32'31" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 25°17'28" WEST, 63.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 13°33'25", AN ARC LENGTH OF 177.46 FEET, A CHORD LENGTH OF 177.05 FEET AND A CHORD BEARING OF SOUTH 18°30'46" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 11°44'03" WEST, 74.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 16°40'32", AN ARC LENGTH OF 110.60 FEET, A CHORD LENGTH OF 110.21 FEET AND A CHORD BEARING OF SOUTH 20°04'19" WEST; THENCE RUN NORTH 61°35'25" WEST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 16°40'32", AN ARC LENGTH OF 96.04 FEET, A CHORD LENGTH OF 95.71 FEET AND A CHORD BEARING OF NORTH 20°04'19" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 11°44'03" EAST, 74.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°33'25", AN ARC LENGTH OF 189.29 FEET, A CHORD LENGTH OF 188.85 FEET AND A CHORD BEARING OF NORTH 18°30'46" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 25°17'28" EAST, 62.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°42'50", AN ARC LENGTH OF 37.84 FEET, A CHORD LENGTH OF 34.33 FEET AND A CHORD BEARING OF NORTH 18°03'57" WEST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.52 ACRES OR 22,656 SQUARE FEET MORE OR LESS.

REVISIONS:
 ADD BAR SCALE 4-18-19

SHEET 1 OF 2
 SEE SHEET 2 OF 2 FOR
 SKETCH OF DESCRIPTION



16 East Plant Street
 Water Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

SKETCH 59

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°39'40" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE ADJOINING RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130013
 DATE: 11-26-18
 SCALE: 1"=200'
 FIELD BY: N/A

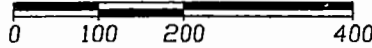
CALCULATED BY: SEJ
 DRAWN BY: SEJ
 CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

1" = 200'
GRAPHIC SCALE



P.O.C.
NORTH 1/4 CORNER
SECTION 18-24-27

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	820.00'	06°47'04"	97.10'	97.04'	S64°48'54"E
C2	25.00'	86°30'05"	37.74'	34.26'	S68°32'31"W
C3	750.00'	13°33'25"	177.46'	177.05'	S18°30'46"W
C4	380.00'	16°40'32"	110.60'	110.21'	S20°04'19"W
C5	330.00'	16°40'32"	96.04'	95.71'	N20°04'19"E
C6	800.00'	13°33'25"	189.29'	188.85'	N18°30'46"E
C7	25.00'	86°42'50"	37.84'	34.33'	N18°03'57"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°17'28"W	63.17'
L2	S11°44'03"W	74.93'
L3	N61°35'25"W	50.00'
L4	N11°44'03"E	74.93'
L5	N25°17'28"E	62.98'

WEST LINE OF NORTHEAST 1/4 SECTION 18-24-27

R=773.86'
Δ=38°26'21"
L=519.18'
C=509.50'
CB=S68°18'42"E

SCHOOL BOARD OF
ORANGE COUNTY
NOT PLATTED

R=820.00'
Δ=12°19'51"
L=176.48'
C=176.14'
CB=S55°15'27"E

NOT PLATTED
LENNAR HOMES, LLC

P.O.B.
NOT PLATTED
LENNAR HOMES, LLC

- LEGEND:**
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY
NT.....NON-TANGENT
PB.....PLAT BOOK
PG(S).....PAGE(S)
⊙.....CHANGE IN DIRECTION
RAD.....RADIAL
R.....RADIUS
Δ.....CENTRAL ANGLE
L.....ARC LENGTH
C.....CHORD LENGTH
CB.....CHORD BEARING

PROPOSED STOREY GROVE PHASE 3

NOT PLATTED
AVALON
PROPERTIES, LTD

TRACT P-7
STOREY GROVE
PHASE 1B-4
PB. 97, PGS 83-86

STORMWATER
TRACT D-5



REVISIONS:
ADD BAR SCALE 4-18-19

SKETCH 59

JOB NO. 20130013
DATE: 11-26-18
SCALE: 1"=200'
FIELD BY: N/A

CALCULATED BY: SEJ
DRAWN BY: SEJ
CHECKED BY: MR

SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 16 2019

Project: Village H – Springhill APF Conveyance

SUBORDINATION OF UTILITY INTERESTS

THIS SUBORDINATION, entered into by and between Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, hereinafter called Utility and Orange County, a charter county and political subdivision of the State of Florida, hereinafter called County

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for public road right-of-way purposes; and

WHEREAS, the proposed use of these lands for public road right-of-way purposes will require subordination of the interest claimed in such lands by Utility to County; and

WHEREAS, County is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

Utility hereby subordinates to the interest of County, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE ATTACHED SCHEDULE "A"

Encumbrance:

Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy
FROM: Lennar Homes, LLC
Easement filed June 5, 2019
Recorded as Document No. 20190346410
Public Records of Orange County, Florida

Project: Village H – Springhill APF Conveyance

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with County's current minimum standards for such facilities as required by Article VI, Chapter 21 of the Orange County Code, as it may be replaced, amended, or superseded from time to time. Any new construction or relocation of facilities within the lands will be subject to prior approval by County. Should County fail to approve any new construction or relocation of facilities by the Utility otherwise authorized under the aforementioned subordinated interest or require the Utility to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, County shall pay the reasonable cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements (collectively "Reimbursement Costs").
2. Utility shall provide written notice to County's Director of Public Works (or equivalent in the event of reorganization) of the estimated costs and narrative scope of any alteration, adjustment, relocation, or removal of its facilities or of the acquisition of any additional easements at least 60 days prior to Utility incurring such costs.
3. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions herein, with the exception of the provision herein regarding Reimbursement Costs.
4. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of County's facilities.
5. The Utility agrees to indemnify and hold County harmless for, from and against any and all losses, claims or damages incurred by County to the extent arising from Utility's or Utility's Contractor's negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of Utility's facilities located on the above described easement.

Project: Village H – Springhill APF Conveyance

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year below written.

Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy

Signed, sealed and delivered in the presence of:

By: Karen Adams
Karen Adams, Manager
Land Services – Florida Region

Date: 6/13/19

Lindsay Ornen
SIGNATURE LINE
PRINT/TYPER NAME: Lindsay Ornen

APPROVED
By Chris King at 10:43 am, Jun 13, 2019

Katherine Lopez
SIGNATURE LINE
PRINT/TYPER NAME: Katherine Lopez

(Two witnesses required by Florida law)

STATE OF Florida
COUNTY OF Seminole

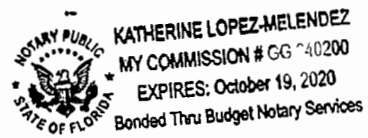
The foregoing instrument was acknowledged before me this 13 day of June, 2019, by Karen Adams, Manager of Land Services – Florida Region for Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, on behalf of the limited liability company, who is personally known to me, or who has produced _____ as identification.

Katherine Lopez
PRINT/TYPER NAME: Katherine Lopez

Notary Public in and for the County and State last aforesaid.

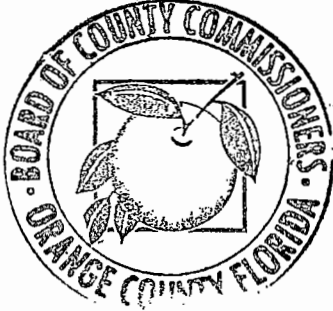
My Commission Expires: 6/30/20

Serial No., if any: 10-19-20



Project: Village H – Springhill APF Conveyance

IN WITNESS WHEREOF, County has executed this Subordination on the day and year below written.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: Burnell Brooks
for Jerry L. Demings,
Orange County Mayor

Date: 16 July 2019

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

By: Craig A. Stopyra
for Deputy Clerk

Craig A. Stopyra
Printed Name

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

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 18 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°39'40" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 297.49 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE DEPARTING SAID WEST LINE, RUN SOUTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 773.86 FEET, A CENTRAL ANGLE OF 38°26'21", AN ARC LENGTH OF 519.18 FEET, A CHORD LENGTH OF 509.50 FEET AND A CHORD BEARING OF SOUTH 68°18'42" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 49°05'31" EAST, 322.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 12°19'51", AN ARC LENGTH OF 176.48 FEET, A CHORD LENGTH OF 176.14 FEET AND A CHORD BEARING OF SOUTH 55°15'27" EAST TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 06°47'04", AN ARC LENGTH OF 97.10 FEET, A CHORD LENGTH OF 97.04 FEET AND A CHORD BEARING OF SOUTH 64°48'54" EAST TO THE CUSP OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°30'05", AN ARC LENGTH OF 37.74 FEET, A CHORD LENGTH OF 34.26 FEET AND A CHORD BEARING OF SOUTH 68°32'31" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 25°17'28" WEST, 63.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 13°33'25", AN ARC LENGTH OF 177.46 FEET, A CHORD LENGTH OF 177.05 FEET AND A CHORD BEARING OF SOUTH 18°30'46" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 11°44'03" WEST, 74.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 16°40'32", AN ARC LENGTH OF 110.60 FEET, A CHORD LENGTH OF 110.21 FEET AND A CHORD BEARING OF SOUTH 20°04'19" WEST; THENCE RUN NORTH 61°35'25" WEST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 16°40'32", AN ARC LENGTH OF 96.04 FEET, A CHORD LENGTH OF 95.71 FEET AND A CHORD BEARING OF NORTH 20°04'19" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 11°44'03" EAST, 74.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°33'25", AN ARC LENGTH OF 189.29 FEET, A CHORD LENGTH OF 188.85 FEET AND A CHORD BEARING OF NORTH 18°30'46" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 25°17'28" EAST, 62.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°42'50", AN ARC LENGTH OF 37.84 FEET, A CHORD LENGTH OF 34.33 FEET AND A CHORD BEARING OF NORTH 18°03'57" WEST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.52 ACRES OR 22,656 SQUARE FEET MORE OR LESS.

REVISIONS:
 ADD BAR SCALE 4-18-19

SHEET 1 OF 2
 SEE SHEET 2 OF 2 FOR
 SKETCH OF DESCRIPTION



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

SKETCH 59

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°39'40" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE ADJOINING RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130013
 DATE: 11-26-18
 SCALE: 1"=200'
 FIELD BY: N/A

CALCULATED BY: SEJ
 DRAWN BY: SEJ
 CHECKED BY: MR

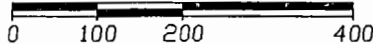
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

1" = 200'
GRAPHIC SCALE



P.O.C.
NORTH 1/4 CORNER
SECTION 18-24-27

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	820.00'	06°47'04"	97.10'	97.04'	S64°48'54"E
C2	25.00'	86°30'05"	37.74'	34.26'	S68°32'31"W
C3	750.00'	13°33'25"	177.46'	177.05'	S18°30'46"W
C4	380.00'	16°40'32"	110.60'	110.21'	S20°04'19"W
C5	330.00'	16°40'32"	96.04'	95.71'	N20°04'19"E
C6	800.00'	13°33'25"	189.29'	188.85'	N18°30'46"E
C7	25.00'	86°42'50"	37.84'	34.33'	N18°03'57"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°17'28"W	63.17'
L2	S11°44'03"W	74.93'
L3	N61°35'25"W	50.00'
L4	N11°44'03"E	74.93'
L5	N25°17'28"E	62.98'

WEST LINE OF NORTHEAST 1/4 SECTION 18-24-27

R=773.86'
Δ=38°26'21"
L=519.18'
C=509.50'
CB=S68°18'42"E

SCHOOL BOARD OF
ORANGE COUNTY
NOT PLATTED

R=820.00'
Δ=12°19'51"
L=176.48'
C=176.14'
CB=S55°15'27"E

NOT PLATTED
LENNAR HOMES, LLC

P.O.B.
NOT PLATTED
LENNAR HOMES, LLC

- LEGEND:**
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY
NT.....NON-TANGENT
PB.....PLAT BOOK
PG(S).....PAGE(S)
●.....CHANGE IN DIRECTION
RAD.....RADIAL
R.....RADIUS
Δ.....CENTRAL ANGLE
L.....ARC LENGTH
C.....CHORD LENGTH
CB.....CHORD BEARING

TRACT P-7
STOREY GROVE
PHASE 1B-4
PB. 97, PGS 83-86
STORMWATER
TRACT D-5

NOT PLATTED
AVALON
PROPERTIES, LTD

PROPOSED STOREY GROVE PHASE 3

ALLEN & COMPANY
Professional Surveyors & Mappers
16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

REVISIONS:
ADD BAR SCALE 4-18-19

SKETCH 59

JOB NO. 20130013	CALCULATED BY: SEJ	SHEET 2 OF 2 SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION
DATE: 11-26-18	DRAWN BY: SEJ	
SCALE: 1"=200'	CHECKED BY: MR	
FIELD BY: N/A		