



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801-1393

Legislation Text

File #: 26-0130, **Version:** 1

Interoffice Memorandum

DATE: January 6, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Elizabeth Price Jackson, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of two Termination of Easements and authorization to disburse funds to pay recording fees and record instruments for Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST. District 1. **(Real Estate Management Division)**

PROJECT: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

PURPOSE: To terminate recorded temporary construction and drainage easements which are no longer needed.

ITEM:

Termination of Easement

Size: 4.415 acres

Termination of Easement

Size: 3.998 acres

BUDGET: N/A

REVENUE: N/A

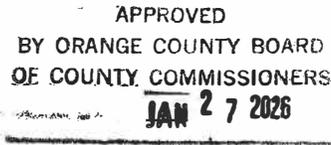
FUNDS: N/A

APPROVALS:

Real Estate Management Division
Public Works Department

REMARKS: On December 1, 2020, County approved a Drainage Easement Agreement and a Temporary Construction Easement (collectively, the "Easements") in connection with the Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST project ("Park").

The Easements were intended to automatically terminate upon platting, and the land encumbered by the Easements have been platted since they were granted to the County. Stormwater from the Park has been re-engineered and re-routed through the subdivision by way of street right-of-way, and replacement easements have been dedicated to the County via the Parkview Reserve Phase 2 Plat recorded in Plat Book 113, Page 23. This action will terminate the Easements, which are no longer needed.



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

E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Cross Reference: Document No. 20210236981

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

TERMINATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That Orange County, a charter county and political subdivision of the state of Florida, the owner and holder of a certain Drainage Easement Agreement executed by Kerina Village, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation, and Kerina Parkside Master, LLC, a Florida limited liability company, successor by conversion to Kerina Parkside Master, Inc., a Florida corporation, filed April 20, 2021, and recorded as Document No. 20210236981 of the Public Records of Orange County, Florida, upon the property situate in the said State and County described as follows, to-wit:

See Attached Exhibit "A"

hereby acknowledges that the use and conditions for which the said easement was granted have been fulfilled and the said easement is now and forever terminated and extinguished and hereby directs the Comptroller of Orange County to record this Termination and thus make the same a matter of record.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{signature on following page}

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

IN WITNESS WHEREOF, Orange County, Florida has caused its presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.

“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

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

Date: 27 January 2026

ATTEST:

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

By: *Phil Diamond*
Deputy Clerk
for
ANISSA WIZETTE MERCADO
Printed Name

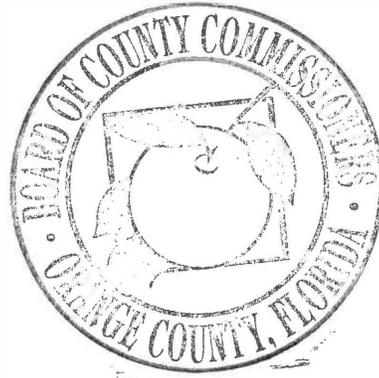
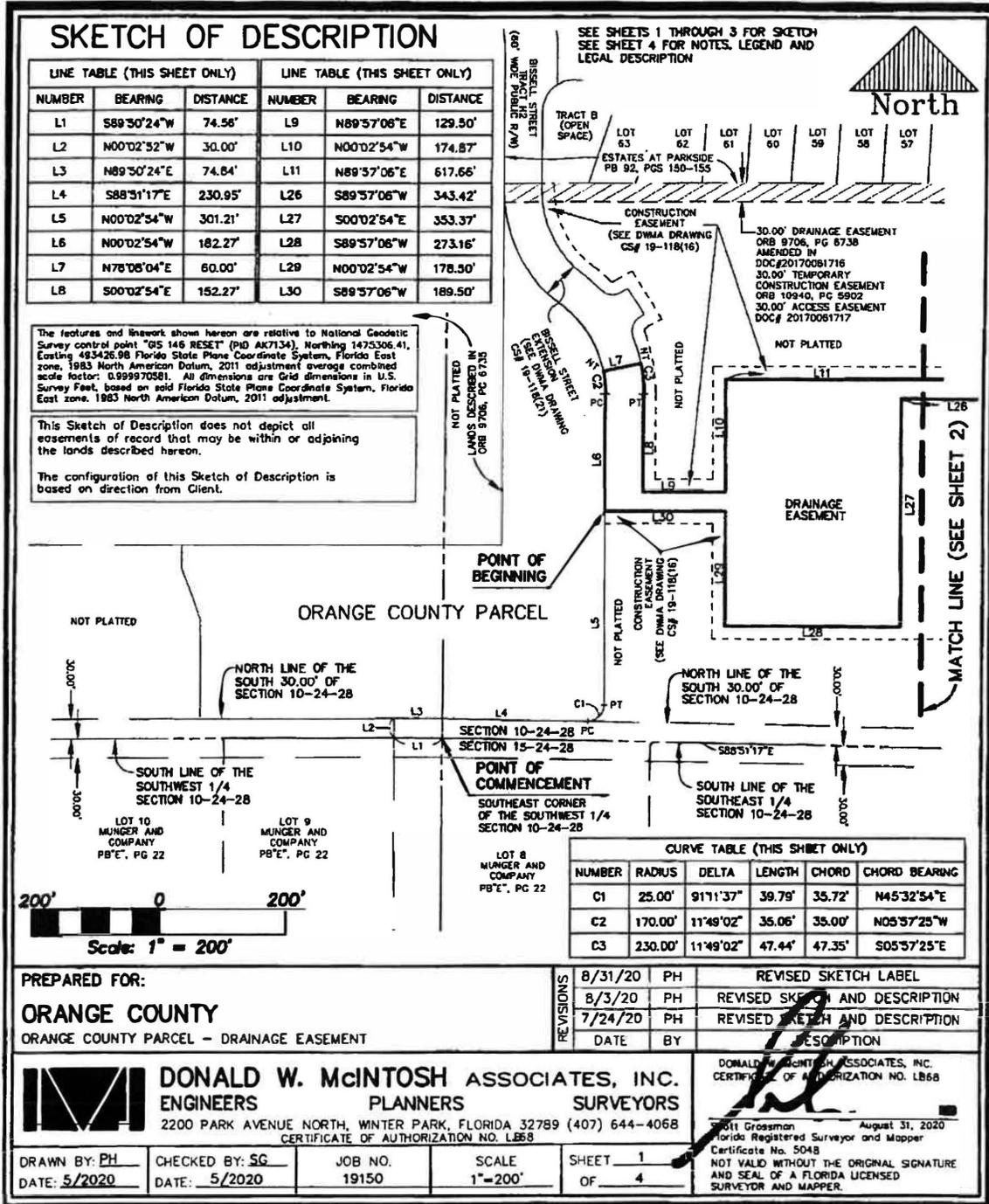
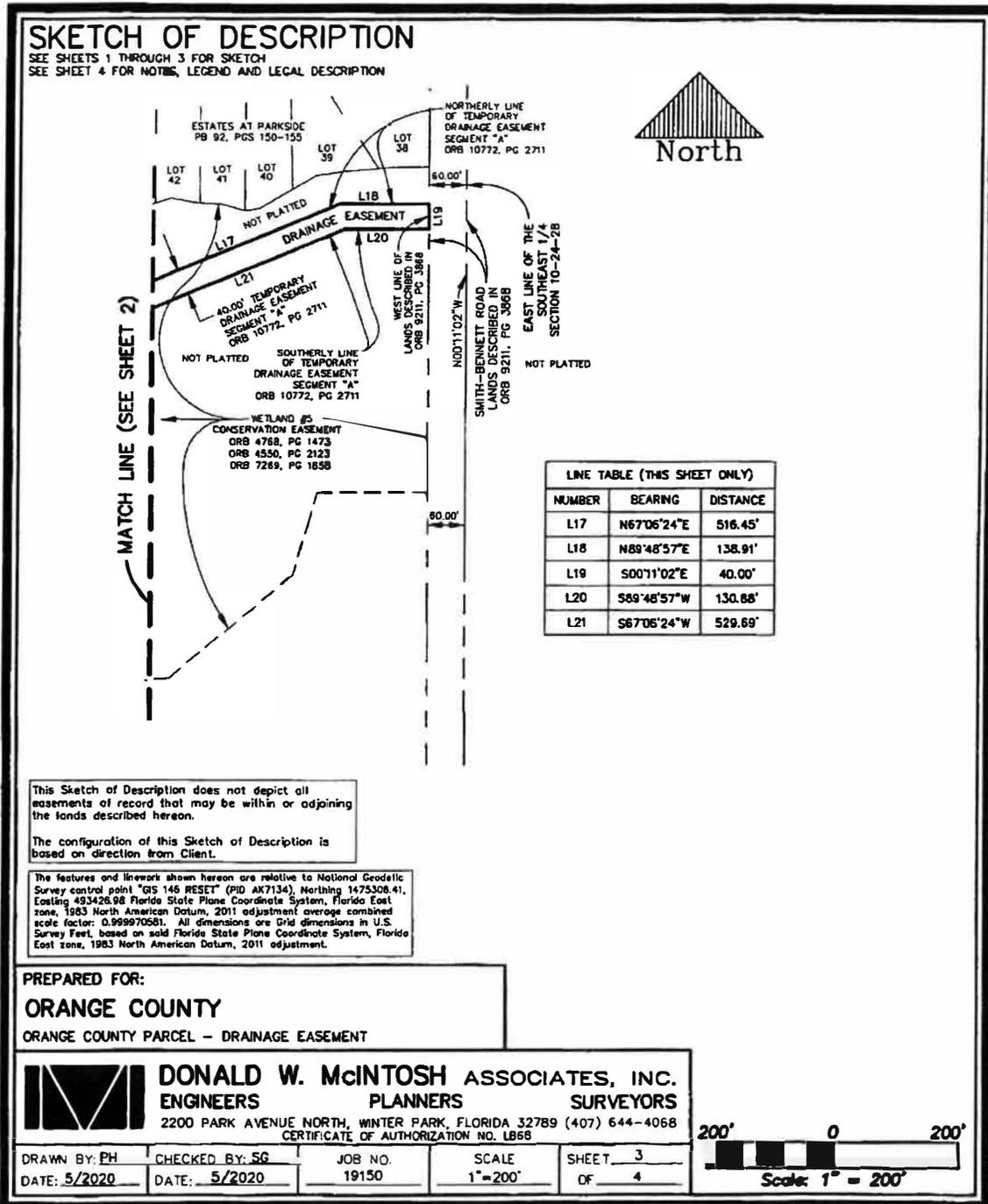


EXHIBIT "A"
Drainage Facilities



Project: Dr. Phillips / OCPs Future Middle School Joint Ballfield Park - INVEST



SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH
SEE SHEET 4 FOR NOTES, LEGEND AND LEGAL DESCRIPTION

DESCRIPTION:

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.56 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwestery having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeastery along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 301.21 feet to the POINT OF BEGINNING; thence N00°02'54"W, 182.27 feet to the point of curvature of a curve concave Westery having a radius of 170.00 feet and a chord bearing of N05°57'25"W; thence Northerly along the arc of said curve through a central angle of 11°49'02" for a distance of 35.06 feet to a non-tangent line; thence N78°08'04"E, 60.00 feet to a non-tangent curve concave Westery having a radius of 230.00 feet and a chord bearing of S05°57'25"E; thence Southerly along the arc of said curve through a central angle of 11°49'02" for a distance of 47.44 feet to the point of tangency; thence S00°02'54"E, 152.27 feet; thence N89°57'06"E, 129.50 feet; thence N00°02'54"W, 174.87 feet; thence N89°57'06"E, 617.66 feet; thence S85°54'22"E, 497.99 feet to the South line of Tract D, ESTATES AT PARKSIDE, according to the plat thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence run the following courses and distances along said South line and the Easterly line of said Tract D: S89°59'57"E, 146.35 feet; N27°17'59"E, 327.50 feet; N56°57'52"E, 18.20 feet to the Northerly line of Temporary Drainage Easement Segment "A", as described in Official Records Book 10772, Page 2711, of the Public Records of Orange County, Florida; thence departing said Easterly line of Tract D run the following courses and distances along said Northerly line: S56°52'12"E, 101.16 feet; N67°06'24"E, 516.45 feet; N89°48'57"E, 138.91 feet to a line that is 60.00 feet West of and parallel with the East line of the Southeast 1/4 of aforesaid Section 10, also being the West line of lands described in Official Records Book 9211, Page 3868 of the Public Records of Orange County, Florida; thence departing said Northerly line run S00°11'02"E along said parallel line and said West line, 40.00 feet to the Southerly line of said Temporary Drainage Easement Segment "A"; thence departing said parallel line and said West line run the following courses and distances along said Southerly line: S89°48'57"W, 130.88 feet; S67°06'24"W, 529.69 feet; N56°52'12"W, 97.25 feet to a line 30.00 feet East of and parallel with the aforesaid Easterly line of said Tract D; thence departing said Southerly line run S27°17'59"W along said parallel line, 319.24 feet; thence N89°59'57"W along a line 30.00 feet South of and parallel with the aforesaid South line of Tract D, 165.70 feet; thence departing said parallel line run N85°54'22"W, 497.97 feet; thence S89°57'06"W, 343.42 feet; thence S00°02'54"E, 353.37 feet; thence S89°57'06"W, 273.16 feet; thence N00°02'54"W, 178.50 feet; thence S89°57'06"W, 189.50 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 4.415 acres (192,311 square feet) more or less (calculated in ground dimensions).

NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of 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.
- This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described hereon.
- The configuration of this Sketch of Description is based on direction from Client.

LEGEND

- DWMA DONALD W. MCINTOSH ASSOCIATES, INC.
CS# SKETCH NUMBER
SECTION 10-24-28 SECTION, TOWNSHIP, RANGE
ORB OFFICIAL RECORDS BOOK
DOC# OFFICIAL RECORDS DOCUMENT NUMBER
- L1 LINE NUMBER (SEE TABLE)
 - C1 CURVE NUMBER (SEE TABLE)
 - P-C POINT OF CUSP
 - PC POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVATURE
 - PT POINT OF TANGENCY
 - PRC POINT OF REVERSE CURVATURE
 - NT NON-TANGENT
 - R/W RIGHT-OF-WAY
 - PB PLAT BOOK
 - PG(S) PAGE(S)
 - (C) CALCULATED

PREPARED FOR:
ORANGE COUNTY
ORANGE COUNTY PARCEL - DRAINAGE EASEMENT



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET 4
DATE: 5/2020	DATE: 5/2020	19150	N/A	OF 4

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 27 2023

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

E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Cross Reference: Document No. 20210236982

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

TERMINATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That Orange County, a charter county and political subdivision of the state of Florida, the owner and holder of a certain Temporary Construction Easement executed by Kerina Village, LLC, a Florida limited liability company, successor by conversion to Kerina Village, Inc., a Florida corporation, filed April 20, 2021, and recorded as Document No. 20210236982 of the Public Records of Orange County, Florida, upon the property situate in the said State and County described as follows, to-wit:

See Attached Exhibit "A"

hereby acknowledges that the use and conditions for which the said easement was granted have been fulfilled and the said easement is now and forever terminated and extinguished and hereby directs the Comptroller of Orange County to record this Termination and thus make the same a matter of record.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{signature on following page}

Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST

IN WITNESS WHEREOF, Orange County, Florida has caused its presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.

“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: 
Jerry L. Demings
Orange County Mayor

Date: 27 January 2026

ATTEST:

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

By: 
for Deputy Clerk
Krissa Lizette Mercado
Printed Name

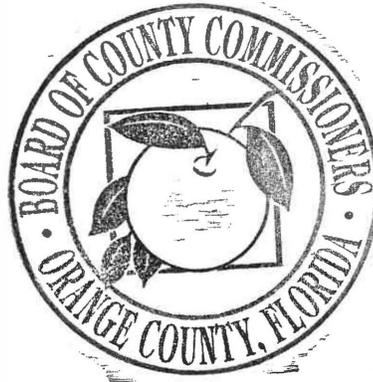
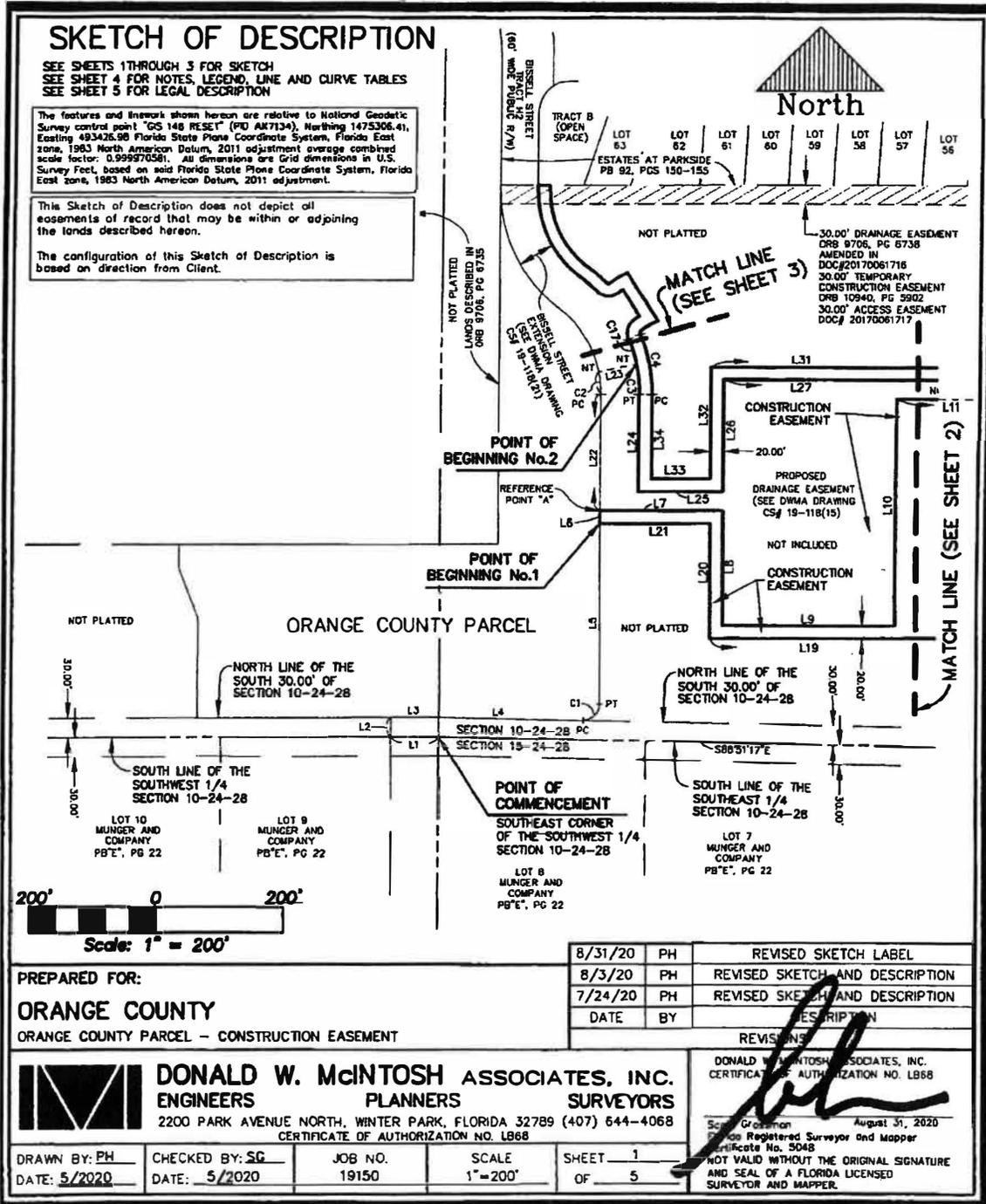


EXHIBIT "A"
Temporary Construction Easement Area



DATE	BY	DESCRIPTION
8/31/20	PH	REVISED SKETCH LABEL
8/3/20	PH	REVISED SKETCH AND DESCRIPTION
7/24/20	PH	REVISED SKETCH AND DESCRIPTION

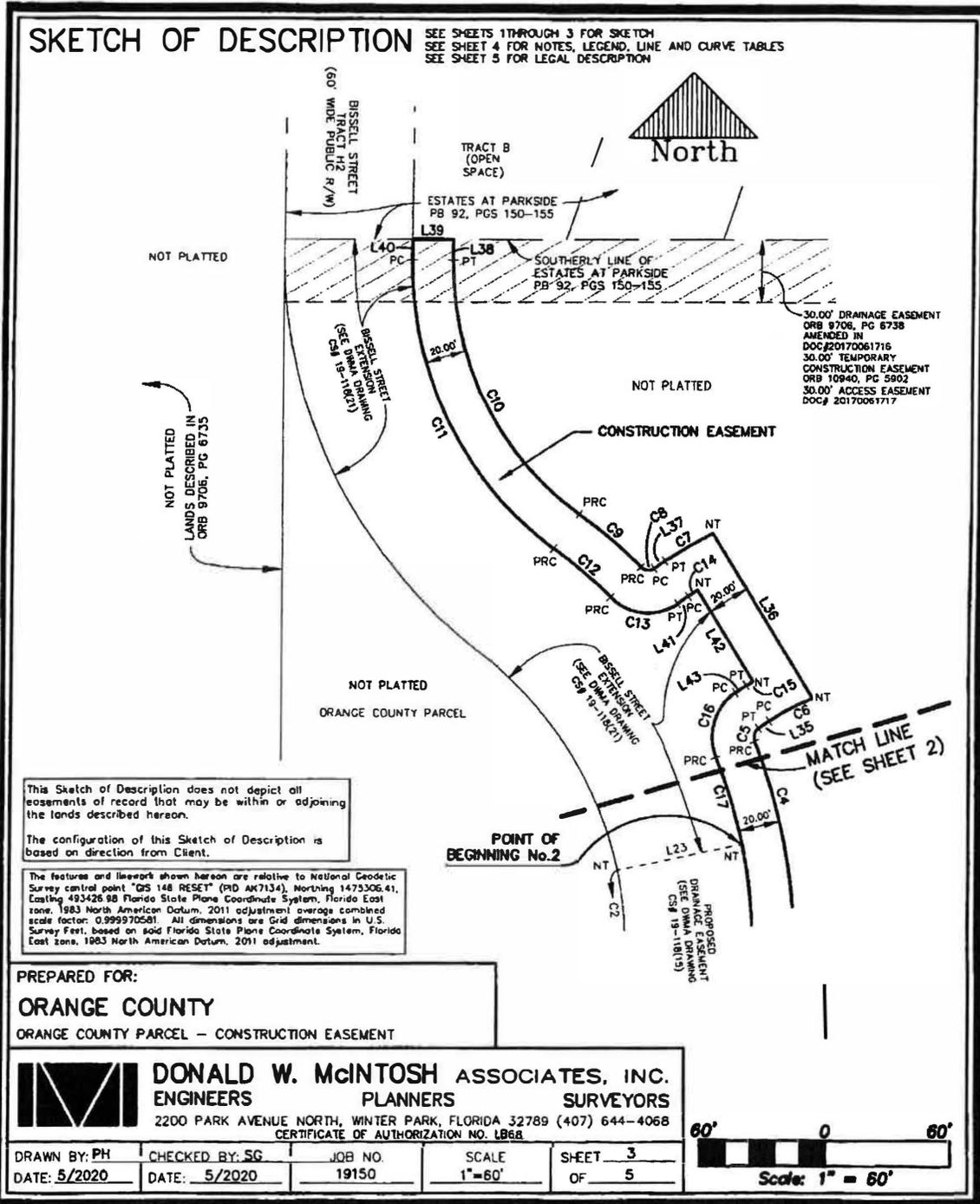
PREPARED FOR:
ORANGE COUNTY
ORANGE COUNTY PARCEL - CONSTRUCTION EASEMENT

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68
Scott Greenman August 31, 2020
Florida Registered Surveyor and Mapper
Certificate No. 5048
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: PH DATE: 5/2020	CHECKED BY: SG DATE: 5/2020	JOB NO. 19150	SCALE 1"=200'	SHEET 1 OF 5
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Project: Dr. Phillips / OCPS Future Middle School Joint Ballfield Park - INVEST



SKETCH OF DESCRIPTION

SEE SHEETS 1 THROUGH 3 FOR SKETCH
SEE SHEET 4 FOR NOTES, LEGEND, LINE AND CURVE TABLES
SEE SHEET 5 FOR LEGAL DESCRIPTION

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	25.00'	91°11'37"	39.79'	35.72'	N45°32'54"E
C2	170.00'	11°49'02"	35.06'	35.00'	N05°57'25"W
C3	230.00'	11°49'02"	47.44'	47.35'	S05°57'25"E
C4	250.00'	22°25'59"	97.88'	97.26'	N11°15'54"W
C5	5.00'	78°41'32"	6.87'	6.34'	N16°51'53"E
C6	105.00'	12°43'27"	23.32'	23.27'	N62°34'22"E
C7	195.00'	7°37'49"	25.97'	25.95'	S80°01'34"W
C8	5.00'	78°41'32"	6.87'	6.34'	N84°26'35"W
C9	250.00'	8°42'20"	37.99'	37.95'	N49°26'59"W
C10	150.00'	53°45'15"	140.73'	135.62'	N26°55'32"W
C11	170.00'	53°45'15"	159.49'	153.71'	S26°55'32"E
C12	230.00'	8°42'20"	34.95'	34.91'	S49°26'59"E
C13	25.00'	78°41'32"	34.34'	31.70'	S84°26'35"E
C14	175.00'	1°44'37"	5.33'	5.33'	N57°04'57"E
C15	125.00'	1°44'37"	3.80'	3.80'	S57°04'57"W
C16	25.00'	78°41'32"	34.34'	31.70'	S16°51'53"W
C17	230.00'	10°36'58"	42.62'	42.55'	S17°10'24"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°50'24"W	74.56'
L2	N00°02'52"W	30.00'
L3	N89°50'24"E	74.84'
L4	S88°51'17"E	230.95'
L5	N00°02'54"W	281.21'
L6	N00°02'54"W	20.00'
L7	N89°57'06"E	189.50'
L8	S00°02'54"E	178.50'
L9	N89°57'06"E	273.16'
L10	N00°02'54"W	353.37'
L11	N89°57'06"E	343.42'
L12	S85°54'22"E	497.87'
L13	S89°59'57"E	131.84'
L14	S27°17'59"W	22.51'
L15	N89°59'57"W	122.33'
L16	N85°54'22"W	497.96'
L17	S89°57'06"W	53.18'
L18	S00°02'54"E	353.37'
L19	S89°57'06"W	582.66'
L20	N00°02'54"W	178.50'
L21	S89°57'06"W	169.50'
L22	N00°02'54"W	182.27'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L23	N78°08'04"E	60.00'
L24	S00°02'54"E	152.27'
L25	N89°57'06"E	129.50'
L26	N00°02'54"W	174.87'
L27	N89°57'06"E	617.66'
L28	S85°54'22"E	497.99'
L29	N48°52'57"W	33.21'
L30	N85°54'22"W	472.19'
L31	S89°57'06"W	638.38'
L32	S00°02'54"E	174.87'
L33	S89°57'06"W	89.50'
L34	N00°02'54"W	132.27'
L35	N58°12'39"E	6.20'
L36	N32°02'44"W	80.89'
L37	S56°12'39"W	6.20'
L38	N00°02'54"W	10.00'
L39	S89°57'06"W	20.00'
L40	S00°02'54"E	10.00'
L41	N56°12'39"E	6.20'
L42	S32°02'44"E	50.00'
L43	S56°12'39"W	6.20'

NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the South line of the Southwest 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S89°50'24"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown herein are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown herein were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of 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.
- This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described herein.
- The configuration of this Sketch of Description is based on direction from Client.

LEGEND

- DWMA DONALD W. MCINTOSH ASSOCIATES, INC.
No. NUMBER
CS# SKETCH NUMBER
SECTION 10-24-28 SECTION, TOWNSHIP, RANGE
DOC# OFFICIAL RECORDS DOCUMENT NUMBER
ORB OFFICIAL RECORDS BOOK
- L1 LINE NUMBER (SEE TABLE)
C1 CURVE NUMBER (SEE TABLE)
P-C POINT OF CURVATURE
PC POINT OF CURVATURE
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PT POINT OF TANGENCY
PRC POINT OF REVERSE CURVATURE
NT NON-TANGENT
R/W RIGHT-OF-WAY
PB PLAT BOOK
PG(S) PAGE(S)
(C) CALCULATED

PREPARED FOR:
ORANGE COUNTY
ORANGE COUNTY PARCEL - CONSTRUCTION EASEMENT



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO. 19150	SCALE N/A	SHEET 4
DATE: 5/2020	DATE: 5/2020			OF 5

SKETCH OF DESCRIPTION

SEE SHEETS THROUGH 3 FOR SKETCH
 SEE SHEET 4 FOR NOTES, LEGEND, LINE AND CURVE TABLES
 SEE SHEET 5 FOR LEGAL DESCRIPTION

DESCRIPTION:

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S89°50'24"W along the South line of said Southwest 1/4 of Section 10 for a distance of 74.58 feet; thence departing said South line run N00°02'52"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°50'24"E along said North line of the South 30.00 feet of Section 10 for a distance of 74.84 feet; thence S88°51'17"E along said North line of the South 30.00 feet of Section 10 for a distance of 230.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeasterly along the arc of said curve through a central angle of 91°11'37" for a distance of 39.79 feet to the point of tangency; thence N00°02'54"W, 281.21 feet to POINT OF BEGINNING NUMBER 1; thence N00°02'54"W, 20.00 feet to Reference Point 'A'; thence N89°57'06"E, 189.50 feet; thence S00°02'54"E, 178.50 feet; thence N89°57'06"E, 273.16 feet; thence N00°02'54"W, 353.37 feet; thence N89°57'06"E, 343.42 feet; thence S85°54'22"E, 497.97 feet to a line 30.00 feet South of and parallel with the South line of Tract D, ESTATES AT PARKSIDE, according to the plat thereof, as recorded in Plat Book 92, Pages 150 through 155, of the Public Records of Orange County, Florida; thence S89°59'57"E along said parallel line, 131.94 feet to the Northerly line of lands described in Official Records Book 9858, Page 2576, of the public Records of Orange County, Florida; thence departing said parallel line run S27°77'59"W along said Northerly line, 2251 feet; thence departing said Northerly line run N89°59'57"W, 122.33 feet; thence N85°54'22"W, 497.96 feet; thence S89°57'06"W, 53.19 feet; thence S00°02'54"E, 353.37 feet; thence S89°57'06"W, 582.66 feet; thence N00°02'54"W, 178.50 feet; thence S89°57'06"W, 169.50 feet to POINT OF BEGINNING NUMBER 1; thence return to the aforesaid Reference Point 'A' and run N00°02'54"W, 182.27 feet to the point of curvature of a curve concave Westerly having a radius of 170.00 feet and a chord bearing of N05°57'25"W; thence Northerly along the arc of said curve through a central angle of 11°49'02" for a distance of 35.06 feet to a non-tangent line; thence N78°08'04"E, 60.00 feet to POINT OF BEGINNING NUMBER 2 and a non-tangent curve concave Westerly having a radius of 230.00 feet and a chord bearing of S05°57'25"E; thence Southerly along the arc of said curve through a central angle of 11°49'02" for a distance of 47.44 feet to the point of tangency; thence S00°02'54"E, 152.27 feet; thence N89°57'06"E, 129.50 feet; thence N00°02'54"W, 174.87 feet; thence N89°57'06"E, 617.66 feet; thence S85°54'22"E, 497.99 feet to the Westerly line of aforesaid Tract D; thence N48°52'57"W along said Westerly line, 33.21 feet; thence departing said Westerly line run N85°54'22"W, 472.19 feet; thence S89°57'06"W, 638.38 feet; thence S00°02'54"E, 174.87 feet; thence S89°57'06"W, 89.50 feet; thence N00°02'54"W, 132.27 feet to the point of curvature of a curve concave Westerly having a radius of 250.00 feet and a chord bearing of N11°15'54"W; thence Northerly along the arc of said curve through a central angle of 22°25'59" for a distance of 97.88 feet to the point of reverse curvature of a curve concave Easterly having a radius of 5.00 feet and a chord bearing of N16°51'53"E; thence Northerly along the arc of said curve through a central angle of 78°41'32" for a distance of 6.87 feet to the point of tangency; thence N56°12'39"E, 6.20 feet to the point of curvature of a curve concave Southeasterly having a radius of 105.00 feet and a chord bearing of N62°34'22"E; thence Northeasterly along the arc of said curve through a central angle of 12°43'27" for a distance of 23.32 feet to a non-tangent line; thence N32°02'44"W, 90.89 feet to a non-tangent curve concave Southeasterly having a radius of 195.00 feet and a chord bearing of S60°01'34"W; thence Southwesterly along the arc of said curve through a central angle of 07°37'49" for a distance of 25.97 feet to the point of tangency; thence S56°12'39"W, 6.20 feet to the point of curvature of a curve concave Northerly having a radius of 5.00 feet and a chord bearing of N84°26'35"W; thence Westerly along the arc of said curve through a central angle of 78°41'32" for a distance of 6.87 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 250.00 feet and a chord bearing of N49°26'59"W; thence Northwesterly along the arc of said curve through a central angle of 08°42'20" for a distance of 37.99 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 150.00 feet and a chord bearing of N26°55'32"W; thence Northwesterly along the arc of said curve through a central angle of 53°45'15" for a distance of 140.73 feet to the point of tangency; thence N00°02'54"W, 10.00 feet to the Southerly line of the aforesaid plot of ESTATES AT PARKSIDE; thence S89°57'06"W along said Southerly line, 20.00 feet; thence departing said Southerly line run S00°02'54"E, 10.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 170.00 feet and a chord bearing of S26°55'32"E; thence Southeasterly along the arc of said curve through a central angle of 53°45'15" for a distance of 159.49 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 230.00 feet and a chord bearing of S49°26'59"E; thence Southeasterly along the arc of said curve through a central angle of 08°42'20" for a distance of 34.95 feet to the point of reverse curvature of a curve concave Northerly having a radius of 25.00 feet and a chord bearing of S84°26'35"E; thence Easterly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of tangency; thence N56°12'39"E, 6.20 feet to the point of curvature of a curve concave Southeasterly having a radius of 175.00 feet and a chord bearing of N57°04'57"E; thence Northeasterly along the arc of said curve through a central angle of 01°44'37" for a distance of 5.33 feet to a non-tangent line; thence S32°02'44"E, 50.00 feet to a non-tangent curve concave Southeasterly having a radius of 125.00 feet and a chord bearing of S57°04'57"W; thence Southwesterly along the arc of said curve through a central angle of 01°44'37" for a distance of 3.80 feet to the point of tangency; thence S56°12'39"W, 6.20 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet and a chord bearing of S16°51'53"W; thence Southerly along the arc of said curve through a central angle of 78°41'32" for a distance of 34.34 feet to the point of reverse curvature of a curve concave Westerly having a radius of 230.00 feet and a chord bearing of S17°10'24"E; thence Southerly along the arc of said curve through a central angle of 10°36'58" for a distance of 42.62 feet to POINT OF BEGINNING NUMBER 2. This description is based on Florida State Plane Coordinate System East Zone, average combined scale factor of 0.999970581, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Being subject to any rights-of-way, restrictions and easements of record.

The above described parcel of land contains 3.998 acres (174,163 square feet) more or less (calculated in ground dimensions).

PREPARED FOR:
ORANGE COUNTY
 ORANGE COUNTY PARCEL - CONSTRUCTION EASEMENT



DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET 5
DATE: 5/2020	DATE: 5/2020	19150	N/A	OF 5