



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** November 30, 2018

**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 *EJ*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL OF CONSERVATION AND ACCESS EASEMENT FROM JEN FLORIDA 34, LLC AND THE OASIS AT MOSS PARK PRESERVE, LLC TO ORANGE COUNTY WITH JOINDER AND CONSENT TO CONSERVATION AND ACCESS EASEMENT FROM BEAZER HOMES, LLC AND JOINDER AND CONSENT TO CONSERVATION AND ACCESS EASEMENT FROM PNC BANK, NATIONAL ASSOCIATION AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Moss Park North Project Site – CAI-17-03-008 & CAI-18-01-000  
District 4

**PURPOSE:** To provide for conservation of wetlands as a requirement of development.

**ITEM:** Conservation and Access Easement  
Cost: Donation  
Total size: 49.72 acres

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Environmental Protection Division

Real Estate Management Division

Agenda Item 5

November 30, 2018

Page 2

**REMARKS:**

Conservation Area Impact Permit Nos. CAI-17-03-008 and CAI-18-01-000 issued by Orange County Environmental Protection Division require this Conservation Easement.

Grantors to pay all recording fees.

**Instrument prepared by and  
recorded original returned to:  
Real Estate Management Division  
Orange County, Florida  
400 East South Street, 5<sup>th</sup> Floor  
Orlando, Florida 32801**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 18 2018

Project: Moss Park North Project Site – CAI-17-03-008 & CAI-18-01-000

Parcel ID No.  
a portion of: 09-24-31-0000-00-003 and 09-24-31-0000-00-011

**CONSERVATION AND ACCESS EASEMENT**

This CONSERVATION AND ACCESS EASEMENT is made this DEC 18 2018 day of \_\_\_\_\_, 2018 by Jen Florida 34, LLC, a Florida limited liability company, whose address is 1750 West Broadway, Suite 111, Oviedo, Florida 32765 and The Oasis at Moss Park Preserve, LLC, a Florida limited liability company, whose address is 247 North Westmonte Drive, Altamonte Springs, Florida 32714 (collectively, the "GRANTOR"), each as to their respective interest, in favor of Orange County, a charter county and political subdivision of the State of Florida, whose address is Post Office Box 1393, Orlando, Florida 32802-1393 ("GRANTEE").

**WITNESSETH:**

**WHEREAS**, GRANTOR solely owns in fee simple certain real property in Orange County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "PROPERTY"); and

**WHEREAS**, GRANTOR desires to construct the Moss Park North Project at a site in Orange County, more particularly described in Exhibit "B" attached hereto and incorporated by this reference, (the "PROJECT SITE"), which is subject to the regulatory jurisdiction of Orange County; and

**WHEREAS**, Conservation Area Impact Permit Nos. CAI-17-03-008 and CAI-18-01-000 (the “PERMIT”) authorizes certain activities that affect waters and wetlands of the County and the State of Florida; and

**WHEREAS**, the PERMIT requires that GRANTOR preserve, enhance, restore or mitigate wetlands or uplands under the jurisdiction of Orange County; and

**WHEREAS**, GRANTOR desires to preserve the PROPERTY in its natural condition, as that may be altered in accordance with the PERMIT, in perpetuity.

**NOW, THEREFORE**, in consideration of TEN DOLLARS in hand paid by GRANTEE to GRANTOR, and of the above and the mutual covenants, terms, conditions and restrictions contained herein, the receipt and sufficiency of which is hereby acknowledged, and consistent with the provisions of Section 704.06, Florida Statutes (2017), as it may be amended, GRANTOR hereby voluntarily grants and conveys to GRANTEE a conservation easement in perpetuity over the PROPERTY of the nature and character and to the extent hereinafter set forth (the “CONSERVATION EASEMENT”). In exchange for good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties, GRANTOR hereby voluntarily grants and conveys to GRANTEE an access easement in perpetuity over the PROJECT SITE to the extent hereinafter set forth (the “ACCESS EASEMENT”). GRANTOR fully warrants title to the PROPERTY and to the PROJECT SITE, and will warrant and defend the same against the lawful claims of all persons whomsoever. Collectively, the CONSERVATION EASEMENT and the ACCESS EASEMENT are referred to as the “CONSERVATION AND ACCESS EASEMENT”.

**1. Purpose.** The purpose of this CONSERVATION EASEMENT is to assure that the PROPERTY will be retained forever in its natural condition, as that may be altered in accordance with the PERMIT, and to prevent any use of the PROPERTY that might impair or

interfere with the environmental value of the PROPERTY. Those wetland and upland areas included in the CONSERVATION EASEMENT that are to be enhanced, restored, or created pursuant to the PERMIT shall be retained and maintained in the enhanced, restored, or created conditions required by the PERMIT.

2. **Prohibited Uses.** Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are specifically authorized or required by the PERMIT, any activity on or use of the PROPERTY inconsistent with this CONSERVATION EASEMENT's purpose is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited in, under, or on the PROPERTY:

- (a) Constructing or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials.
- (c) Removing or destroying trees, shrubs, or other vegetation.
- (d) Excavating, dredging or removing loam, peat, gravel, soil, rock, or other material substances in such a manner as to affect the surface.
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (f) Activities detrimental to drainage, flood controls, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (g) Acts or uses detrimental to such retention of land or water areas.
- (h) Acts or uses detrimental to the preservation of the structural integrity or physical

appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

**3. Reserved Rights in the PROPERTY.** GRANTOR reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the PROPERTY, including the right to engage in or permit or invite others to engage in all uses of the PROPERTY, which are not expressly prohibited herein and are not inconsistent with the PERMIT or the purpose of this CONSERVATION EASEMENT.

**4. Public Access.** No right or access by the general public to any portion of the PROPERTY or the PROJECT SITE is conveyed by this CONSERVATION AND ACCESS EASEMENT.

**5. Rights of GRANTEE.** To accomplish the purposes stated herein, GRANTOR conveys the following rights and easements to GRANTEE:

(a) **ACCESS EASEMENT.** To enter on, over and through the PROJECT SITE for the purpose of vehicular and pedestrian ingress and egress over and across the PROJECT SITE as is necessary for GRANTEE to access the PROPERTY in a reasonable manner and at reasonable times for the purposes granted or conveyed by the CONSERVATION EASEMENT. Upon platting of any portion of the PROJECT SITE, all platted lots shown on any such plat shall be deemed released from the ACCESS EASEMENT, provided that GRANTEE retains access for the purposes stated herein to the CONSERVATION EASEMENT by a platted access easement or public road.

(b) **CONSERVATION EASEMENT.** To enter upon and inspect the PROPERTY in a reasonable manner and at reasonable times to determine if activities and uses thereon are in compliance with this CONSERVATION EASEMENT, and/or to perform, or require to be

performed, any restoration, creation, enhancement, maintenance and monitoring activities, or surface water improvements which are specifically authorized or required by the PERMIT.

(c) **CONSERVATION AND ACCESS EASEMENT.** To proceed at law or in equity to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT and/or to prevent the occurrence of any of the prohibited activities set forth herein, and/or to require the restoration of areas or features of the PROPERTY that may be damaged by any activity inconsistent with this CONSERVATION AND ACCESS EASEMENT.

6. **GRANTEE's Discretion.** GRANTEE may enforce the terms of this CONSERVATION AND ACCESS EASEMENT at its discretion, but if GRANTOR breaches any term of this CONSERVATION AND ACCESS EASEMENT and GRANTEE does not exercise its rights under this CONSERVATION AND ACCESS EASEMENT, GRANTEE's forbearance shall not be construed to be a waiver by GRANTEE of such term, or of any subsequent breach of the same, or any other term of this CONSERVATION AND ACCESS EASEMENT, or of any of the GRANTEE's rights under this CONSERVATION AND ACCESS EASEMENT. No delay or omission by GRANTEE in the exercise of any right or remedy upon any breach by GRANTOR shall impair such right or remedy or be construed as a waiver. GRANTEE shall not be obligated to GRANTOR, or to any other person or entity, to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT.

7. **GRANTEE's Liability.** GRANTOR will assume all liability for any injury or damage to the person or property of third parties that may occur on the PROPERTY and PROJECT SITE. Neither GRANTOR, nor any person or entity claiming by or through GRANTOR, shall hold GRANTEE liable for any damage or injury to person or personal property that may occur on the PROPERTY or PROJECT SITE.

**8. Acts Beyond GRANTOR's Control.** Nothing contained in this CONSERVATION AND ACCESS EASEMENT shall be construed to entitle GRANTEE to bring any action against GRANTOR for any injury to or change in the PROPERTY resulting from natural causes beyond GRANTOR's control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by GRANTOR under emergency conditions to prevent, abate or mitigate significant injury to the PROPERTY resulting from such causes.

**9. Recordation.** GRANTOR shall record this CONSERVATION AND ACCESS EASEMENT in timely fashion in the Public Records of Orange County, Florida, and shall rerecord it at any time GRANTEE may require to preserve its rights. GRANTOR shall pay all recording costs and taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records. GRANTOR will hold GRANTEE harmless from any recording costs or taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records.

**10. Successors.** The covenants, terms, conditions and restrictions of this CONSERVATION AND ACCESS EASEMENT shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the PROPERTY and PROJECT SITE.

[SIGNATURES ON FOLLOWING PAGES]



Project: Moss Park North Project Site - #CAI-17-03-008 & CAI-18-01-000

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

Signed, sealed, and delivered in the presence of:

JEN FLORIDA 34, LLC, a Florida limited liability company

[Signature]  
Witness

By: [Signature]  
Name: John Kraynick  
Title: Vice President

Kristy Horan  
Printed Name

(Corporate Seal)

Kristen Kiddle  
Witness

Kristen Kiddle  
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27th day of November, 2018, by John Kraynick as Vice President of Jen Florida 34, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)

[Signature]  
Notary Signature

Printed Notary Name  
Notary Public in and for the  
County and State aforesaid  
My commission expires:



Project: Moss Park North Project Site - #CAI-17-03-008 & CAI-18-01-000

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

Signed, sealed, and delivered in the presence of:

THE OASIS AT MOSS PARK PRESERVE, LLC, a Florida limited liability company

[Signature]

By: [Signature]

Witness  
Stephanie Ennis

Richard R. Haley  
Executive Vice President

Printed Name

Stephanie P. Novack

(Corporate Seal)

Witness

STEPHEN R. NOVACK

Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 26 day of NOV, 2018, by Richard R. Haley, Executive Vice President of The Oasis at Moss Park Preserve, LLC, a Florida limited liability company, on behalf of the company. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)

[Signature]  
Notary Signature



MICHELE LYNNE VICE  
Commission # GG 234358  
Expires October 30, 2022  
Bonded Thru Budget Notary Services

Printed Notary Name  
Notary Public in and for the  
County and State aforesaid  
My commission expires:

**JOINDER AND CONSENT TO CONSERVATION AND ACCESS EASEMENT**

Beazer Homes, LLC, a Delaware limited liability company , being granted certain rights by virtue of (i) that certain **Option Agreement** referenced in that certain Development Agreement and Grant of Easements recorded November 28, 2018, as Official Records Document No. 20180688163; and (ii) that certain Memorandum of Option Agreement recorded November 28, 2018, as Official Records Document No. 20180688164 (the “Encumbrances”), both of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Conservation and Access Easement, such that, for all purposes of the Encumbrances, in the event the undersigned shall hereafter take title to all or any portion of the Conservation and Access Easement area, the rights and privileges of the parties thereto shall not be disturbed or impaired.

Witnesses:

[Signature]  
Witness

Chad Minor  
Printed Name

[Signature]  
Witness

Brian Valavichius  
Printed Name

Beazer Homes, LLC,  
a Delaware limited liability company

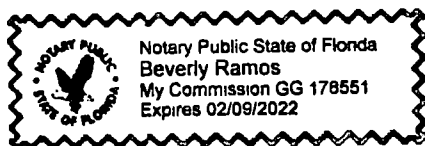
BY: [Signature]  
Jeff Wochner  
Printed Name

Division President  
Title

STATE OF Florida )  
COUNTY OF Orange )

The foregoing instrument was acknowledged before me this 30 day of Nov, 20  , by Jeff Wochner, as Division President, of Beazer Homes, LLC, a Delaware limited liability company , on behalf of said company. He/she  is personally known to me, or  has produced \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
Notary Public

Print Name: Beverly Ramos

My Commission Expires: 2/9/22

**JOINER AND CONSENT TO CONSERVATION AND ACCESS EASEMENT**

The undersigned hereby certifies that it is the holder of the following mortgage, lien, or other encumbrance upon the above described Conservation and Access Easement (i) that certain Mortgage, Security Agreement and Fixture Filing executed by The Oasis at Moss Park Preserve, LLC, in favor of PNC Bank, National Association recorded November 28, 2018, as Official Records Document No. 20180688167; (ii) that certain Assignment of Leases and Rents recorded November 28, 2018, as Official Records Document No. 20180688168; and (iii) that certain Financing Statement recorded November 28, 2018, as Official Records Document No. 20180688169, all of the Public Records of Orange County, Florida and that the undersigned hereby joins in and consents to the execution and recording of the foregoing [ Type of Easement ], and agrees that its mortgage, lien, or other encumbrance, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Conservation and Access Easement, as said easement may be modified, amended, and/or assigned from time to time.

WITNESSES:

*Velvet Hosein*  
Witness  
Velvet Hosein  
Printed Name

*Maria Angel*  
Witness  
Maria Angel  
Printed Name

STATE OF Florida  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 30 of November, 2018, by Michael Reale, as VP of PNC Bank, National Association, on behalf of the national banking association. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)



PNC Bank, National Association

BY: *Michael Reale*  
Michael Reale  
Printed Name  
VICE PRESIDENT  
Title

*Velvet Hosein*  
Notary Signature  
Velvet Hosein  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My Commission Expires: 9.24.2021

Exhibit “A”

The following four sketches of description are attached as Exhibit “A”:

Parcel 1 Wetland and Upland Buffer and Parcel 2 Upland Buffer (7 pages)

Conservation Area No. 1 (5 pages)

Conservation Area No. 2 (5 pages)

Conservation Area No. 3 (2 pages)

# SKETCH OF DESCRIPTION

SHEET 1 OF 7

## LEGAL DESCRIPTION (Parcel 1 Wetland and Upland Buffer).

A parcel of land situated in Sections 4 and 9, Township 24 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of aforesaid Section 9; thence run North 00° 29' 52" East along the West line of said Northwest 1/4 of Section 9 for a distance of 1680.94 feet; thence departing said West line run North 90°00'00" East for a distance of 307.77 feet to a point on the Easterly limited access right-of-way line of State Road 417 per Orlando-Orange County Expressway Authority Project No. 75301-6445-457, Official Records Book 4306, Pages 1163 through 1167 and Official Records Book 10141, Pages 9395 through 9397; thence departing said Easterly limited access right-of-way line run South 89° 49' 02" East for a distance of 25.96 feet; thence run North 25° 10' 49" East for a distance of 252.61 feet; thence run North 43° 09' 58" East for a distance of 9.60 feet to the POINT OF BEGINNING; thence run North 43° 09' 58" East for a distance of 129.56 feet; thence run North 58° 37' 58" East for a distance of 219.00 feet; thence run North 20° 11' 10" East for a distance of 211.13 feet; thence run North 01° 33' 51" East for a distance of 48.42 feet; thence run North 33° 52' 34" West for a distance of 82.25 feet; thence run North 60° 40' 03" West for a distance of 197.61 feet; thence run North 61° 45' 00" West for a distance of 120.18 feet; thence run North 90° 00' 00" East for a distance of 532.13 feet; thence run North 20° 13' 30" West for a distance of 22.66 feet; thence run North 10° 04' 13" West for a distance of 56.35 feet; thence run North 22° 18' 37" West for a distance of 66.82 feet; thence run North 17° 54' 16" West for a distance of 29.15 feet; thence run South 23° 17' 57" East for a distance of 97.02 feet; thence run South 18° 58' 52" East for a distance of 66.45 feet to the point of curvature of a curve, concave Northeasterly having a radius of 150.00 feet, with a chord bearing of South 32° 04' 15" East, and a chord distance of 67.94 feet; thence run Southeasterly along the arc of said curve through a central angle of 26° 10' 46" for a distance of 68.54 feet to a point of compound curvature of a curve concave Northeasterly having a radius of 600.00 feet, with a chord bearing of South 55° 48' 07" East, and a chord distance of 221.60 feet, thence run Southeasterly along the arc of said curve through a central angle of 21° 16' 59" for a distance of 222.87 feet to a point on a non tangent line; thence run South 05° 25' 34" West for a distance of 184.72 feet; thence run South 14° 45' 11" East for a distance of 101.71 feet; thence run South 05° 37' 48" West for a distance of 228.12 feet to POINT A; thence run North 90° 00' 00" West a distance of 771.33 feet to the POINT OF BEGINNING.

CONTINUED ON SHEET 2

Contains 8.19 acres more or less.



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

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.  
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.  
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.  
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 9-24-31 BEING N00°29'52"E FOR ANGULAR DESIGNATION ONLY.

SK9  
REV 9-24-18

JOB NO. 20150442  
DATE: 4-19-2018  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

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

# SKETCH OF DESCRIPTION

SHEET 2 OF 7

CONTINUED FROM SHEET 1

AND

PARCEL 2 (Upland Buffer).

A parcel of land situated in Section 9, Township 24 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at aforesaid POINT A; thence run South 05° 37' 49" West a distance of 61.08 feet to the POINT OF BEGINNING; thence run South 05° 37' 49" West for a distance of 340.06 feet; thence run South 09° 33' 23" East for a distance of 59.13 feet; thence run South 25° 26' 22" East for a distance of 55.77 feet; thence run South 53° 58' 05" East for a distance of 67.93 feet; thence run South 66° 07' 30" East for a distance of 79.40 feet; thence run South 58° 31' 04" East for a distance of 63.11 feet; thence run North 86° 29' 18" East for a distance of 72.91 feet; thence run South 53° 36' 58" East for a distance of 78.66 feet; thence run North 36° 23' 02" East for a distance of 10.00 feet; thence run South 61° 36' 41" East for a distance of 84.35 feet; thence run South 35° 45' 44" East for a distance of 79.37 feet; thence run South 39° 30' 37" East for a distance of 52.16 feet; thence run South 29° 29' 19" East for a distance of 58.27 feet; thence run South 50° 05' 40" East for a distance of 55.84 feet; thence run South 43° 25' 58" East for a distance of 44.52 feet; thence run North 49° 36' 12" East for a distance of 69.22 feet; thence run North 79° 43' 46" East for a distance of 93.05 feet; thence run South 76° 19' 26" East for a distance of 38.41 feet; thence run South 79° 56' 38" East for a distance of 52.82 feet; thence run South 69° 10' 58" East for a distance of 58.52 feet; thence run North 72° 43' 33" East for a distance of 46.40 feet; thence run South 89° 03' 01" East for a distance of 70.88 feet; thence run South 86° 03' 35" East for a distance of 49.33 feet; thence run South 76° 44' 10" East for a distance of 42.15 feet; thence run South 16° 24' 39" East for a distance of 10.27 feet; thence run South 13° 02' 31" East for a distance of 11.31 feet; thence run South 72° 00' 47" West for a distance of 11.45 feet; thence run North 76° 44' 10" West for a distance of 40.42 feet; thence run North 86° 03' 35" West for a distance of 46.64 feet; thence run North 89° 03' 01" West for a distance of 66.22 feet; thence run South 72° 43' 33" West for a distance of 51.02 feet; thence run North 69° 10' 58" West for a distance of 64.80 feet; thence run North 79° 56' 38" West for a distance of 51.26 feet; thence run North 76° 19' 26" West for a distance of 33.90 feet; thence run South 79° 43' 46" West for a distance of 81.02 feet; thence run South 49° 36' 12" West for a distance of 86.20 feet; thence run North 43° 25' 58" West for a distance of 66.78 feet; thence run North 50° 05' 40" West for a distance of 58.93 feet; thence run North 29° 29' 19" West for a distance of 60.63 feet; thence run North 39° 30' 37" West for a distance of 50.79 feet; thence run North 35° 45' 44" West for a distance of 74.45 feet; thence run North 61° 36'

CONTINUED ON SHEET 3



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

## THIS IS NOT A SURVEY:

SK9  
REV 9-24-18

P.B. DENOTES PLAT BOOK  
O.R. DENOTES OFFICIAL RECORDS BOOK  
PGS. DENOTES PAGES  
P.C. DENOTES POINT OF CURVATURE  
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

⊙ DENOTES CHANGE IN DIRECTION  
≡ DENOTES LIMITED ACCESS RIGHT-OF-WAY  
N.T. DENOTES NON TANGENT  
Wetland symbol DENOTES WETLAND

JOB NO. 20150442  
DATE: 4-19-2018  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: MR

# SKETCH OF DESCRIPTION

SHEET 3 OF 7

CONTINUED FROM SHEET 2

41" West for a distance of 80.36 feet; thence run North 53° 36' 58" West for a distance of 74.96 feet; thence run South 86° 29' 18" West for a distance of 72.19 feet; thence run North 58° 31' 04" West for a distance of 66.84 feet; thence run North 66° 07' 30" West for a distance of 80.00 feet; thence run North 53° 58' 05" West for a distance of 73.34 feet; thence run North 25° 26' 22" West for a distance of 61.68 feet; thence run North 09° 33' 23" West for a distance of 62.30 feet; thence run North 01° 20' 57" West for a distance of 36.15 feet; thence run North 06° 54' 49" West for a distance of 67.17 feet; thence run North 25° 27' 15" West for a distance of 46.12 feet; thence run North 25° 11' 08" West for a distance of 52.98 feet; thence run North 10° 15' 25" East for a distance of 59.92 feet; thence run North 24° 40' 41" East for a distance of 58.65 feet; thence run North 56° 33' 20" East for a distance of 58.89 feet; thence run North 79° 54' 03" East a distance of 15.58 feet to the POINT OF BEGINNING.

Contains 1.09 acres more or less.



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

## THIS IS NOT A SURVEY:

SK9  
REV 9-24-18

P.B. DENOTES PLAT BOOK  
O.R. DENOTES OFFICIAL RECORDS BOOK  
PGS. DENOTES PAGES  
P.C. DENOTES POINT OF CURVATURE  
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

⊙ DENOTES CHANGE IN DIRECTION  
≡ DENOTES LIMITED ACCESS RIGHT-OF-WAY  
N.T. DENOTES NON TANGENT  
WETLAND DENOTES WETLAND

JOB NO. 20150442  
DATE: 4-19-2018  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: MR



# SKETCH OF DESCRIPTION

SHEET 4 OF 7



LIMITED ACCESS  
RIGHT-OF-WAY PER  
O.R. 4339,  
PGS. 3912-3915

EASTERLY LIMITED  
ACCESS RIGHT-OF-WAY  
LINE OF STATE ROAD 417

N90°00'00"E 307.77'

WEST LINE OF THE  
NORTHWEST 1/4 OF  
SECTION 9-24-31

1680.94'

N00°29'52"E

STATE ROAD 417  
CENTRAL FLORIDA GREENWAY

LIMITED ACCESS RIGHT-OF-WAY PER  
ORLANDO-ORANGE COUNTY EXPRESSWAY  
AUTHORITY PROJECT NO. 75301-6445-457;  
O.R. 4306, PGS. 1163-1167;  
O.R. 10141, PGS. 9395-9397

N.T.

L2

N25°10'49"E 252.61'

N90°00'00"W

POINT OF  
BEGINNING  
PARCEL 1

SEE SHEET 5

POINT OF COMMENCEMENT  
PARCEL 1  
SOUTHWEST CORNER OF  
THE NORTHWEST 1/4 OF  
SECTION 9-24-31

OASIS AT MOSS PARK  
P.B. 83, PGS. 123-124

## THIS IS NOT A SURVEY:

- P.B. DENOTES PLAT BOOK
- O.R. DENOTES OFFICIAL RECORDS BOOK
- PGS. DENOTES PAGES
- P.C. DENOTES POINT OF CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

- ⊙ DENOTES CHANGE IN DIRECTION
- ≡ DENOTES LIMITED ACCESS RIGHT-OF-WAY
- N.T. DENOTES NON TANGENT
- ≡ DENOTES WETLAND

SK9



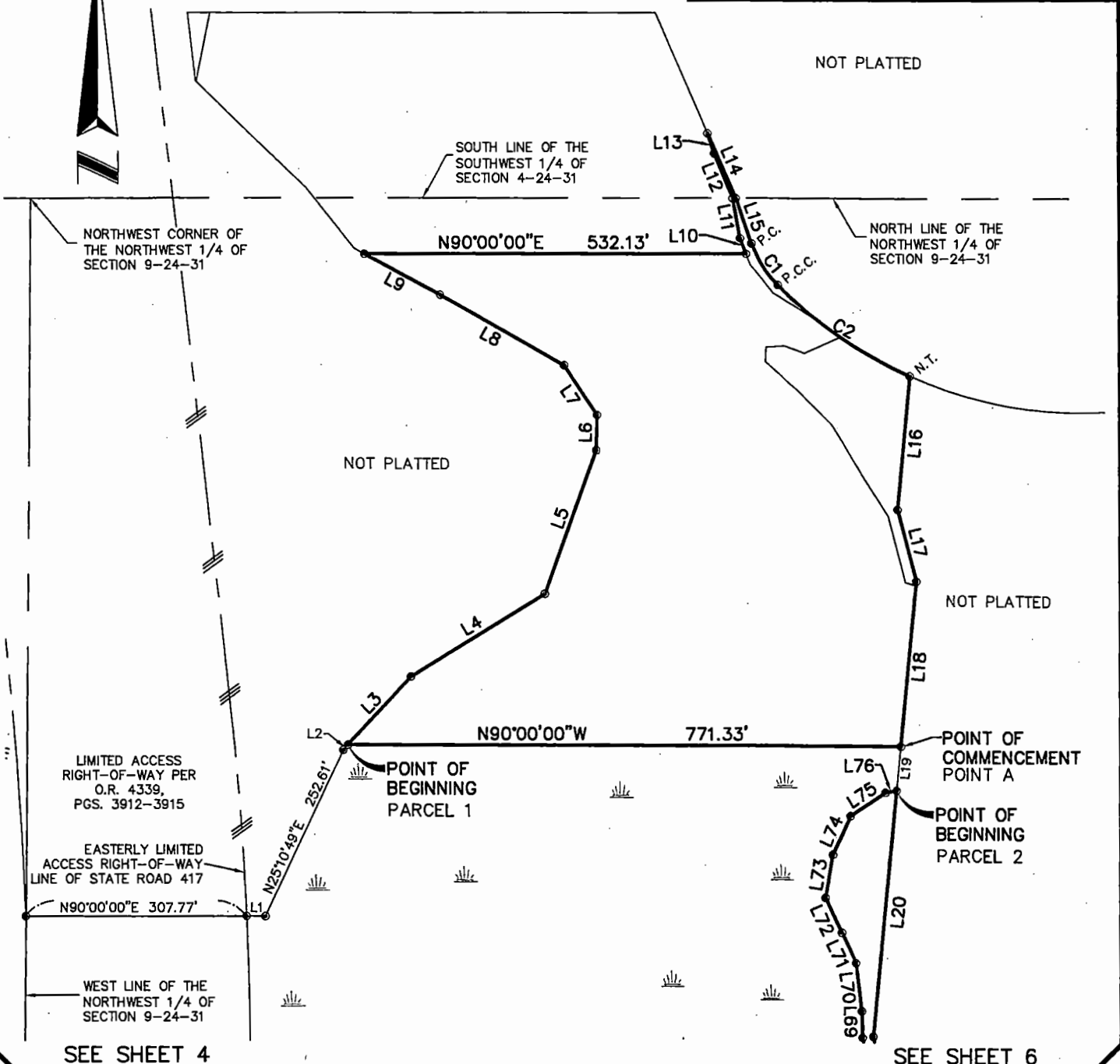
16 East Plant Street  
Winter Garden, Florida 34787 • (407) 654-5355

JOB NO. 20150442  
DATE: 4-19-2018  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: MR

# SKETCH OF DESCRIPTION

SHEET 5 OF 7



SEE SHEET 4

SEE SHEET 6



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

## THIS IS NOT A SURVEY:

- P.B. DENOTES PLAT BOOK
- O.R. DENOTES OFFICIAL RECORDS BOOK
- PGS. DENOTES PAGES
- P.C. DENOTES POINT OF CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

- ⊙ DENOTES CHANGE IN DIRECTION
- ≡ DENOTES LIMITED ACCESS RIGHT-OF-WAY
- N.T. DENOTES NON TANGENT
- ☼ DENOTES WETLAND

SK9

JOB NO. 20150442	CALCULATED BY: JLR
DATE: 4-19-2018	DRAWN BY: PJR
SCALE: 1" = 200 FEET	CHECKED BY: MR
FIELD BY: N/A	

# SKETCH OF DESCRIPTION

SHEET 6 OF 7

SEE SHEET 5

771.33'

POINT OF COMMENCEMENT  
POINT A

POINT OF BEGINNING  
PARCEL 2

SEE SHEET 5



NOT PLATTED

NOT PLATTED

NOT PLATTED

## THIS IS NOT A SURVEY:

SK9

- P.B. DENOTES PLAT BOOK
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- P.C. DENOTES POINT OF CURVATURE
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JOB NO. 20150442  
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 FIELD BY: N/A

CALCULATED BY: JLR  
 DRAWN BY: PJR  
 CHECKED BY: MR



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

# SKETCH OF DESCRIPTION

SHEET 7 OF 7

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.96'	S89°49'02"E
L2	9.60'	N43°09'58"E
L3	129.56'	N43°09'58"E
L4	219.00'	N58°37'58"E
L5	211.13'	N20°11'10"E
L6	48.42'	N01°33'51"E
L7	82.25'	N33°52'34"W
L8	197.61'	N60°40'03"W
L9	120.18'	N61°45'00"W
L10	22.66'	N20°13'30"W
L11	56.35'	N10°04'13"W
L12	66.82'	N22°18'37"W
L13	29.15'	N17°54'16"W
L14	97.02'	S23°17'57"E
L15	66.45'	S18°58'52"E
L16	184.72'	S05°25'34"W
L17	101.71'	S14°45'11"E
L18	228.12'	S05°37'48"W
L19	61.08'	S05°37'49"W
L20	340.06'	S05°37'49"W
L21	59.13'	S09°33'23"E
L22	55.77'	S25°26'22"E
L23	67.93'	S53°58'05"E
L24	79.40'	S66°07'30"E
L25	63.11'	S58°31'04"E
L26	72.91'	N86°29'18"E
L27	78.66'	S53°36'58"E
L28	10.00'	N36°23'02"E
L29	84.35'	S61°36'41"E
L30	79.37'	S35°45'44"E
L31	52.16'	S39°30'37"E
L32	58.27'	S29°29'19"E
L33	55.84'	S50°05'40"E
L34	44.52'	S43°25'58"E
L35	69.22'	N49°36'12"E
L36	93.05'	N79°43'46"E
L37	38.41'	S76°19'26"E
L38	52.82'	S79°56'38"E
L39	58.52'	S69°10'58"E
L40	46.40'	N72°43'33"E

LINE TABLE		
LINE	LENGTH	BEARING
L41	70.88'	S89°03'01"E
L42	49.33'	S86°03'35"E
L43	42.15'	S76°44'10"E
L44	10.27'	S16°24'39"E
L45	11.31'	S13°02'31"E
L46	11.45'	S72°00'47"W
L47	40.42'	N76°44'10"W
L48	46.64'	N86°03'35"W
L49	66.22'	N89°03'01"W
L50	51.02'	S72°43'33"W
L51	64.80'	N69°10'58"W
L52	51.26'	N79°56'38"W
L53	33.90'	N76°19'26"W
L54	81.02'	S79°43'46"W
L55	86.20'	S49°36'12"W
L56	66.78'	N43°25'58"W
L57	58.93'	N50°05'40"W
L58	60.63'	N29°29'19"W
L59	50.79'	N39°30'37"W
L60	74.45'	N35°45'44"W
L61	80.36'	N61°36'41"W
L62	74.96'	N53°36'58"W
L63	72.19'	S86°29'18"W
L64	66.84'	N58°31'04"W
L65	80.00'	N66°07'30"W
L66	73.34'	N53°58'05"W
L67	61.68'	N25°26'22"W
L68	62.30'	N09°33'23"W
L69	36.15'	N01°20'57"W
L70	67.17'	N06°54'49"W
L71	46.12'	N25°27'15"W
L72	52.98'	N25°11'08"W
L73	59.92'	N10°15'25"E
L74	58.65'	N24°40'41"E
L75	58.89'	N56°33'20"E
L76	15.58'	N79°54'03"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	150.00'	68.54'	67.94'	S32°04'15"E	26°10'46"
C2	600.00'	222.87'	221.60'	S55°48'07"E	21°16'59"



16 East Plant Street  
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## THIS IS NOT A SURVEY:

REV 9-24-18 <sup>SK9</sup>

- P.B. DENOTES PLAT BOOK
- O.R. DENOTES OFFICIAL RECORDS BOOK
- PGS. DENOTES PAGES
- P.C. DENOTES POINT OF CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

- DENOTES CHANGE IN DIRECTION
- DENOTES LIMITED ACCESS RIGHT-OF-WAY
- DENOTES NON TANGENT
- DENOTES WETLAND

JOB NO. 20150442  
 DATE: 4-19-2018  
 SCALE: 1" = 200 FEET  
 FIELD BY: N/A

CALCULATED BY: JLR  
 DRAWN BY: PJR  
 CHECKED BY: MR

# SKETCH OF DESCRIPTION

SHEET 1 OF 5

## LEGAL DESCRIPTION (CONSERVATION AREA No.1)

### PARCEL 1

A parcel of land situated in Section 9, Township 24 South, Range 31 East, Orange County, Florida.  
Being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of aforesaid Section 9; thence run North 00° 29' 52" East along the West line of said Northwest 1/4 of Section 9 for a distance of 1680.94 feet; thence departing said West line run North 90°00'00" East for a distance of 307.77 feet to a point on the Easterly limited access right-of-way line of State Road. 417 per Orlando-Orange County Expressway Authority Project No. 75301-6445-457, Official Records Book 4306, Pages 1163 through 1167 and Official Records Book 10141, Pages 9395 through 9397 of the Public Records of Orange County, Florida and the POINT OF BEGINNING; thence departing said Easterly limited access right-of-way line run South 89° 49' 02" East for a distance of 25.96 feet; thence run North 25° 10' 49" East for a distance of 252.61 feet; thence run North 43° 09' 58" East for a distance of 9.60 feet; thence run North 90° 00' 00" East for a distance of 771.33 feet; thence run South 05° 37' 48" West for a distance of 61.08 feet; thence run South 79° 54' 03" West for a distance of 15.58 feet; thence run South 56° 33' 20" West for a distance of 58.89 feet; thence run South 24° 40' 41" West for a distance of 58.65 feet; thence run South 10° 15' 25" West for a distance of 59.92 feet; thence run South 25° 11' 08" East for a distance of 52.98 feet; thence run South 25° 27' 15" East for a distance of 46.12 feet; thence run South 06° 54' 49" East for a distance of 67.17 feet; thence run South 01° 20' 57" East for a distance of 36.15 feet; thence run South 09° 33' 23" East for a distance of 62.30 feet; thence run South 25° 26' 22" East for a distance of 61.68 feet; thence run South 53° 58' 05" East for a distance of 73.34 feet; thence run South 66° 07' 30" East for a distance of 80.00 feet; thence run South 58° 31' 04" East for a distance of 66.84 feet; thence run North 86° 29' 18" East for a distance of 72.19 feet; thence run South 53° 36' 58" East for a distance of 74.96 feet; thence run South 61° 36' 41" East for a distance of 80.36 feet; thence run South 35° 45' 44" East for a distance of 74.45 feet; thence run South 39° 30' 37" East for a distance of 50.79 feet; thence run South 29° 29' 19" East for a distance of 60.63 feet; thence run South 50° 05' 40" East for a distance of 58.93 feet; thence run South 43° 25' 58" East for a distance of 66.78 feet; thence run North 49° 36' 12" East for a distance of 86.20 feet; thence run North 79° 43' 46" East for a distance of 81.02 feet; thence run South 76° 19' 26" East for a distance of 33.90 feet; thence run South 79° 56' 38" East for a distance of 51.26 feet; thence run South 69° 10' 58" East for a distance of 64.80 feet; thence run North 72° 43' 33" East for a distance of 51.02 feet; thence run South 89° 03' 01" East for a distance of 66.22 feet; thence run South 86° 03' 35" East for a distance of 46.64 feet; thence run South 76° 44' 10" East for a distance of 20.00 feet; thence run South 20° 07' 43" East for a distance of 94.66 feet; thence run South 63° 45' 14" West for a distance of 37.71 feet; thence run North 84° 23' 58" West for a distance of 81.77 feet; thence run North 78° 33' 56" West for a distance of 43.75 feet; thence run North 87° 12' 05" West for a distance of 177.33 feet; thence run South 56° 28' 23" West for a distance of 65.89 feet; thence run South 50° 23' 20" West for a distance of 53.28 feet; thence run South 55° 42' 50" West for a distance of 69.25 feet to a point on the North line of a parcel of land described in

CONTINUED ON SHEET 2



16 East Plant Street  
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### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.  
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.  
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.  
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.  
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST  
1/4 OF SECTION 9-24-31 BEING N00°29'52"E FOR ANGULAR DESIGNATION ONLY.

SK8  
REV 4-23-2018  
REV 5-24-2018  
REV 6-21-2018  
REV 8-01-2018  
REV 8-12-2018  
REV 9-24-2018

JOB NO. 20150442  
DATE: 4-4-2018  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

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

# SKETCH OF DESCRIPTION

SHEET 2 OF 5

CONTINUED FROM SHEET 1

Official Records Book 5643, Page 1134 through 1136 of aforesaid Public Records; thence run North 89°49'02" West along said North line for a distance of 829.90 feet to the Northwest corner of said parcel of land; thence departing said North line run South 00° 10' 58" West along the West line of said parcel for a distance of 270.99 feet to a point on the Easterly line of OASIS AT MOSS PARK, according to Plat Book 83, Pages 123 and 124 of aforesaid Public Records; thence run the following courses along said Easterly line: thence run North 26° 41' 41" West for a distance of 122.44 feet; thence run North 09° 41' 18" West for a distance of 65.27 feet; thence run North 69° 37' 07" West for a distance of 73.53 feet; thence run North 12° 44' 02" West for a distance of 95.36 feet; thence run North 14° 53' 47" West for a distance of 107.63 feet; thence run North 38° 47' 19" West for a distance of 42.22 feet; thence run North 76° 32' 55" West for a distance of 29.77 feet; thence run North 00° 11' 28" West for a distance of 131.13 feet; thence run North 08° 48' 55" West for a distance of 112.29 feet; thence run North 20° 25' 29" West for a distance of 130.24 feet; thence run North 06° 59' 46" East for a distance of 58.96 feet to the Northeast corner of said OASIS AT MOSS PARK; thence run North 85° 49' 05" West along the North line of said OASIS AT MOSS PARK for a distance of 73.27 feet to the Northwest corner of said OASIS AT MOSS PARK, also being a point on the aforesaid Easterly limited access right-of-way line of State Road 417; thence run North 86° 35' 24" West along said Easterly limited access right-of-way line for a distance of 143.34 feet to the Southeast corner of a Drainage Easement according to Official Records Book 4306, Pages 1151 through 1155 of aforesaid Public Records; thence departing said Easterly limited access right-of-way line run the following three (3) courses around the perimeter of said Drainage Easement: North 03° 24' 36" East for a distance of 20.00 feet; thence run North 86° 35' 24" West for a distance of 25.00 feet; thence run South 03° 24' 36" West for a distance of 20.00 feet to a point on aforesaid Easterly limited access right-of-way line; thence run the following two (2) courses along said Easterly limited access right-of-way line: North 86° 35' 24" West for a distance of 127.00 feet to a point on a non tangent curve concave Westerly having a radius of 4600.00 feet with a chord bearing of North 00° 09' 26" East and a chord distance of 73.49 feet; thence run Northerly along the arc of said curve through a central angle of 00° 54' 55" for a distance of 73.49 feet to the Southwest corner of a Drainage Easement according to said Official Records Book 4306, Pages 1151 through 1155; thence departing said Easterly limited access right-of-way line run the following three (3) courses around the perimeter of said Drainage Easement; North 89° 42' 01" East for a distance of 35.00 feet; thence run North 00° 36' 40" West for a distance of 50.30 feet; South 89° 04' 39" West for a distance of 35.00 feet to a point on aforesaid Easterly limited access right-of-way line being a point on a non tangent curve concave Westerly having a radius of 4600.00 feet with a chord bearing of North 01° 42' 22" West and a chord distance of 125.85 feet; thence run Northerly along the arc of said curve through a central angle of 01° 34' 03" for a distance of 125.85 feet to the POINT OF BEGINNING.

Contains 22.88 acres more or less.



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P.B. DENOTES PLAT BOOK  
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PGS. DENOTES PAGES  
P.C. DENOTES POINT OF CURVATURE  
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

⊙ DENOTES CHANGE IN DIRECTION  
—||— DENOTES LIMITED ACCESS RIGHT-OF-WAY  
N.T. DENOTES NON TANGENT  
WETLAND DENOTES WETLAND

SKB  
REV 4-23-2018  
REV 5-24-2018  
REV 6-21-2018  
REV 8-01-2018  
REV 8-12-2018  
REV 9-24-2018

JOB NO. 20150442

DATE: 4-4-2018

SCALE: 1" = 200 FEET

FIELD BY: N/A

CALCULATED BY: JLR

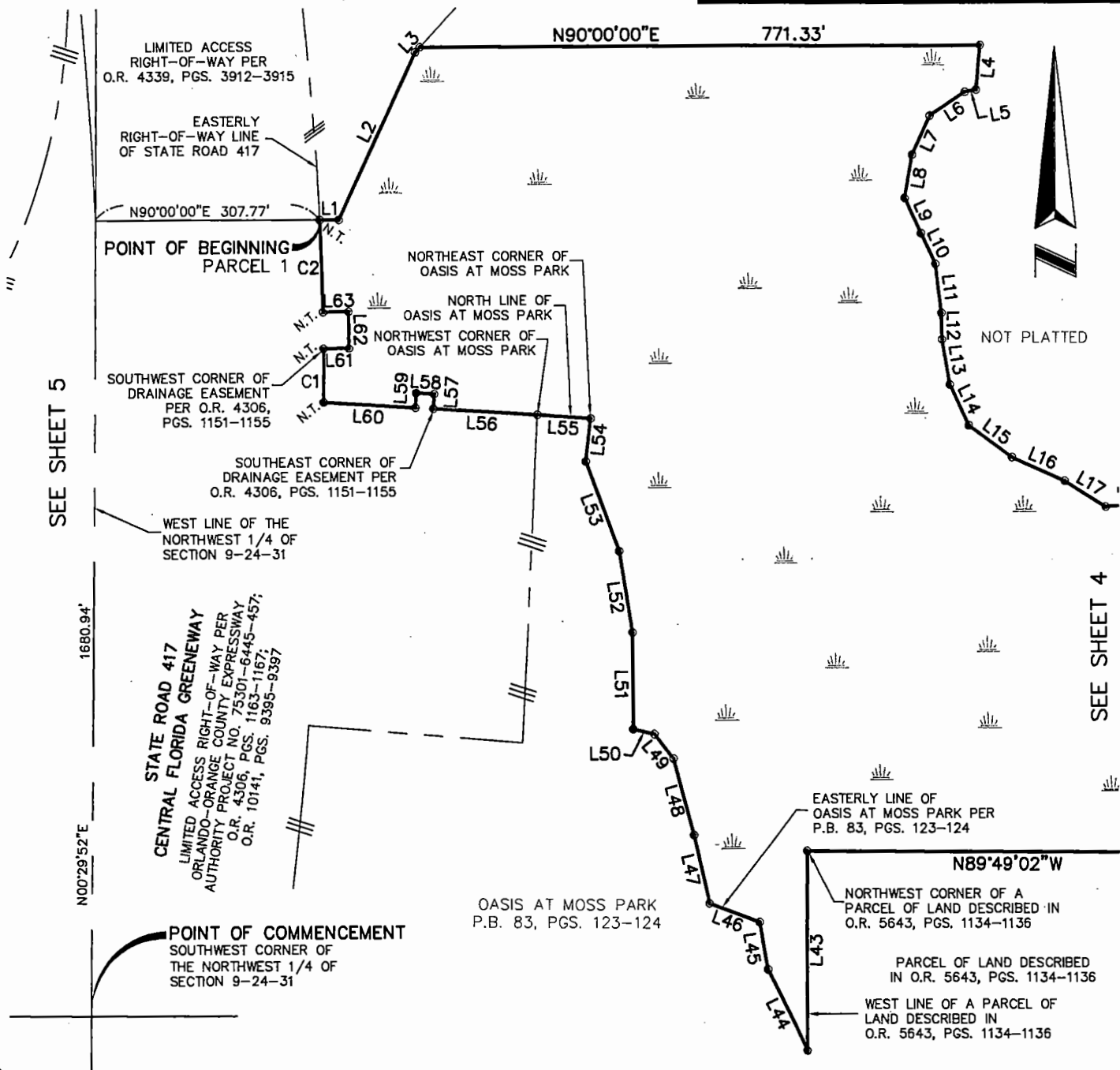
DRAWN BY: PJR

CHECKED BY: MR

# SKETCH OF DESCRIPTION

SHEET 3 OF 5

NOT PLATTED



SEE SHEET 4

SEE SHEET 5



16 East Plant Street  
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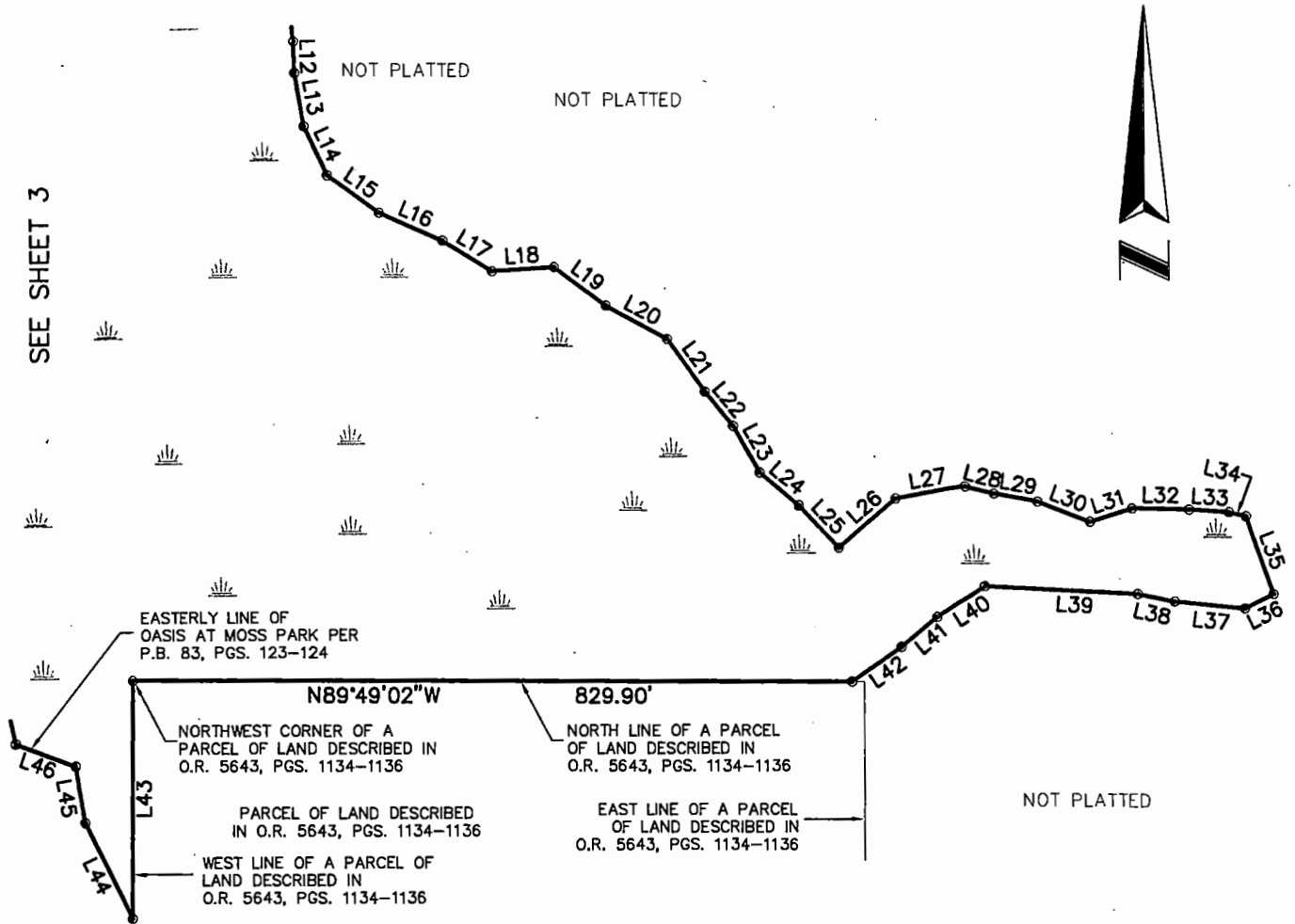
- SK8
- REV 4-23-2018
- REV 5-24-2018
- REV 6-21-2018
- REV 8-01-2018
- REV 8-12-2018
- REV 9-24-2018

JOB NO. _____	20150442	CALCULATED BY: _____	JLR
DATE: _____	4-4-2018	DRAWN BY: _____	PJR
SCALE: _____	1" = 200 FEET	CHECKED BY: _____	MR
FIELD BY: _____	N/A		

# SKETCH OF DESCRIPTION

SHEET 4 OF 5

SEE SHEET 3



SEE SHEET 3



SK8  
 REV 4-23-2018  
 REV 5-24-2018  
 REV 6-21-2018  
 REV 8-01-2018  
 REV 8-12-2018  
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16 East Plant Street  
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# SKETCH OF DESCRIPTION

SHEET 5 OF 5

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.96'	S89°49'02"E
L2	252.61'	N25°10'49"E
L3	9.60'	N43°09'58"E
L4	61.08'	S05°37'48"W
L5	15.58'	S79°54'03"W
L6	58.89'	S56°33'20"W
L7	58.65'	S24°40'41"W
L8	59.92'	S10°15'25"W
L9	52.98'	S25°11'08"E
L10	46.12'	S25°27'15"E
L11	67.17'	S06°54'49"E
L12	36.15'	S01°20'57"E
L13	62.30'	S09°33'23"E
L14	61.68'	S25°26'22"E
L15	73.34'	S53°58'05"E
L16	80.00'	S66°07'30"E
L17	66.84'	S58°31'04"E
L18	72.19'	N86°29'18"E
L19	74.96'	S53°36'58"E
L20	80.36'	S61°36'41"E
L21	74.45'	S35°45'44"E
L22	50.79'	S39°30'37"E
L23	60.63'	S29°29'19"E
L24	58.93'	S50°05'40"E
L25	66.78'	S43°25'58"E
L26	86.20'	N49°36'12"E
L27	81.02'	N79°43'46"E
L28	33.90'	S76°19'26"E
L29	51.26'	S79°56'38"E
L30	64.80'	S69°10'58"E
L31	51.02'	N72°43'33"E

LINE TABLE		
LINE	LENGTH	BEARING
L32	66.22'	S89°03'01"E
L33	46.64'	S86°03'35"E
L34	20.00'	S76°44'10"E
L35	94.66'	S20°07'43"E
L36	37.71'	S63°45'14"W
L37	81.77'	N84°23'58"W
L38	43.75'	N78°33'56"W
L39	177.33'	N87°12'05"W
L40	65.89'	S56°28'23"W
L41	53.28'	S50°23'20"W
L42	69.25'	S55°42'50"W
L43	270.99'	S00°10'58"W
L44	122.44'	N26°41'41"W
L45	65.27'	N09°41'18"W
L46	73.53'	N69°37'07"W
L47	95.36'	N12°44'02"W
L48	107.63'	N14°53'47"W
L49	42.22'	N38°47'19"W
L50	29.77'	N76°32'55"W
L51	131.13'	N00°11'28"W
L52	112.29'	N08°48'55"W
L53	130.24'	N20°25'29"W
L54	58.96'	N06°59'46"E
L55	73.27'	N85°49'05"W
L56	143.34'	N86°35'24"W
L57	20.00'	N03°24'36"E
L58	25.00'	N86°35'24"W
L59	20.00'	S03°24'36"W
L60	127.00'	N86°35'24"W
L61	35.00'	N89°42'01"E
L62	50.30'	N00°36'40"W
L63	35.00'	S89°04'39"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	4600.00	73.49	73.49	N00°09'26"E	00°54'55"
C2	4600.00	125.85	125.85	N01°42'22"W	01°34'03"



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SK8  
REV 4-23-2018  
REV 5-24-2018  
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REV 9-24-2018

JOB NO. 20150442

DATE: 4-4-2018

SCALE: 1" = 200 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: MR

# SKETCH OF DESCRIPTION

SHEET 1 OF 5

## LEGAL DESCRIPTION (Conservation Area No. 2).

A parcel of land situated in Section 9, Township 24 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of aforesaid Section 9; thence run North 00° 29' 52" East along the West line of said Northwest 1/4 of Section 9 for a distance of 2671.22 feet to the Northwest corner of said Northwest 1/4 of Section 9; thence run South 89° 58' 13" East along the North line of said Northwest 1/4 of Section 9 for a distance of 2181.43 feet; thence departing said North line run South 00° 00' 00" East for a distance of 142.36 feet to the POINT OF BEGINNING; thence run South 89° 49' 02" East for a distance of 76.15 feet; thence run North 29° 46' 05" West for a distance of 5.77 feet; thence run South 89° 49' 02" East for a distance of 160.68 feet; thence run South 34° 57' 15" East for a distance of 1467.87 feet; thence run North 89° 48' 54" West for a distance of 542.62 feet; thence run South 01° 27' 45" West for a distance of 877.44 feet; thence run North 84° 38' 02" West for a distance of 0.40 feet; thence run North 32° 24' 29" West for a distance of 10.17 feet; thence run North 58° 02' 19" West for a distance of 40.13 feet; thence run North 01° 27' 45" East for a distance of 49.61 feet; thence run North 88° 32' 15" West for a distance of 18.71 feet; thence run North 01° 27' 45" East for a distance of 27.22 feet; thence run North 09° 59' 10" West for a distance of 2.95 feet; thence run North 01° 27' 45" East for a distance of 128.56 feet; thence run North 88° 32' 15" West for a distance of 69.86 feet; thence run North 15° 43' 05" West for a distance of 12.92 feet; thence run North 49° 26' 22" West for a distance of 14.39 feet; thence run North 06° 07' 40" West for a distance of 59.74 feet; thence run North 12° 21' 28" West for a distance of 14.77 feet; thence run North 53° 34' 17" West for a distance of 24.68 feet; thence run North 20° 24' 48" West for a distance of 18.34 feet; thence run North 73° 59' 53" West for a distance of 38.59 feet; thence run North 20° 06' 18" West for a distance of 203.17 feet; thence run North 74° 53' 15" East for a distance of 108.92 feet; thence run North 22° 03' 01" West for a distance of 25.40 feet; thence run North 78° 13' 45" East for a distance of 51.35 feet; thence run South 72° 41' 54" East for a distance of 36.60 feet; thence run North 80° 16' 17" East for a distance of 53.54 feet; thence run South 80° 35' 32" East for a distance of 32.37 feet; thence run North 22° 22' 00" East for a distance of 11.16 feet; thence run North 15° 13' 35" East for a distance of 44.29 feet; thence run North 60° 33' 28" West for a distance of 94.55 feet; thence run North 47° 39' 49" West

CONTINUED ON SHEET 2



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

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.  
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.  
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.  
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 9-24-31 BEING N00°29'52"E FOR ANGULAR DESIGNATION ONLY.

SK7 REV C  
REV 06-21-18  
REV 08-01-18  
REV 08-11-18

JOB NO. 20150442  
DATE: 3-29-2018  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

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

# SKETCH OF DESCRIPTION

SHEET 2 OF 5

CONSERVATION AREA No. 2

## LEGAL DESCRIPTION (Conservation Area No. 2).

CONTINUED FROM SHEET 1

for a distance of 101.26 feet; thence run North 40° 51' 30" West for a distance of 71.03 feet; thence run North 14° 52' 53" East for a distance of 51.12 feet; thence run North 13° 31' 10" East for a distance of 56.08 feet; thence run North 35° 32' 45" East for a distance of 64.27 feet; thence run North 24° 15' 20" East for a distance of 41.10 feet; thence run North 07° 41' 16" West for a distance of 71.61 feet; thence run North 59° 13' 08" East for a distance of 111.67 feet; thence run North 58° 56' 52" East for a distance of 72.72 feet; thence run North 05° 35' 15" West for a distance of 58.69 feet; thence run North 07° 10' 58" East for a distance of 44.81 feet; thence run North 11° 38' 19" West for a distance of 37.76 feet; thence run North 03° 49' 57" West for a distance of 39.00 feet; thence run North 85° 28' 25" West for a distance of 43.00 feet; thence run South 87° 24' 56" West for a distance of 63.29 feet; thence run North 69° 17' 43" West for a distance of 28.05 feet; thence run North 70° 47' 08" West for a distance of 67.49 feet; thence run North 81° 22' 54" West for a distance of 67.66 feet; thence run North 08° 14' 36" West for a distance of 111.93 feet; thence run North 09° 30' 55" East for a distance of 65.98 feet; thence run North 53° 30' 34" West for a distance of 37.84 feet; thence run North 13° 16' 19" East for a distance of 92.79 feet; thence run North 29° 03' 49" West for a distance of 45.83 feet; thence run North 29° 48' 48" West for a distance of 56.07 feet; thence run North 37° 08' 28" West for a distance of 48.33 feet; thence run North 14° 57' 53" West for a distance of 72.72 feet; thence run South 75° 02' 07" West for a distance of 57.08 feet to a point on a non tangent curve, concave Southwesterly having a radius of 564.00 feet, with a chord bearing of North 28° 24' 50" West, and a chord distance of 200.04 feet, thence run Northwesterly along the arc of said curve through a central angle of 20° 25' 48" for a distance of 201.11 feet to the POINT OF BEGINNING.

Contains 12.81 acres more or less.



16 East Plant Street  
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### THIS IS NOT A SURVEY:

 DENOTES WETLANDS

◎ DENOTES CHANGE IN DIRECTION  
N.T. DENOTES NON TANGENT

SK7 REV C  
REV 06-21-18  
REV 08-01-18  
REV 08-11-18

JOB NO. 20150442

CALCULATED BY: JLR

DATE: 3-29-2018

DRAWN BY: PJR

SCALE: 1" = 200 FEET

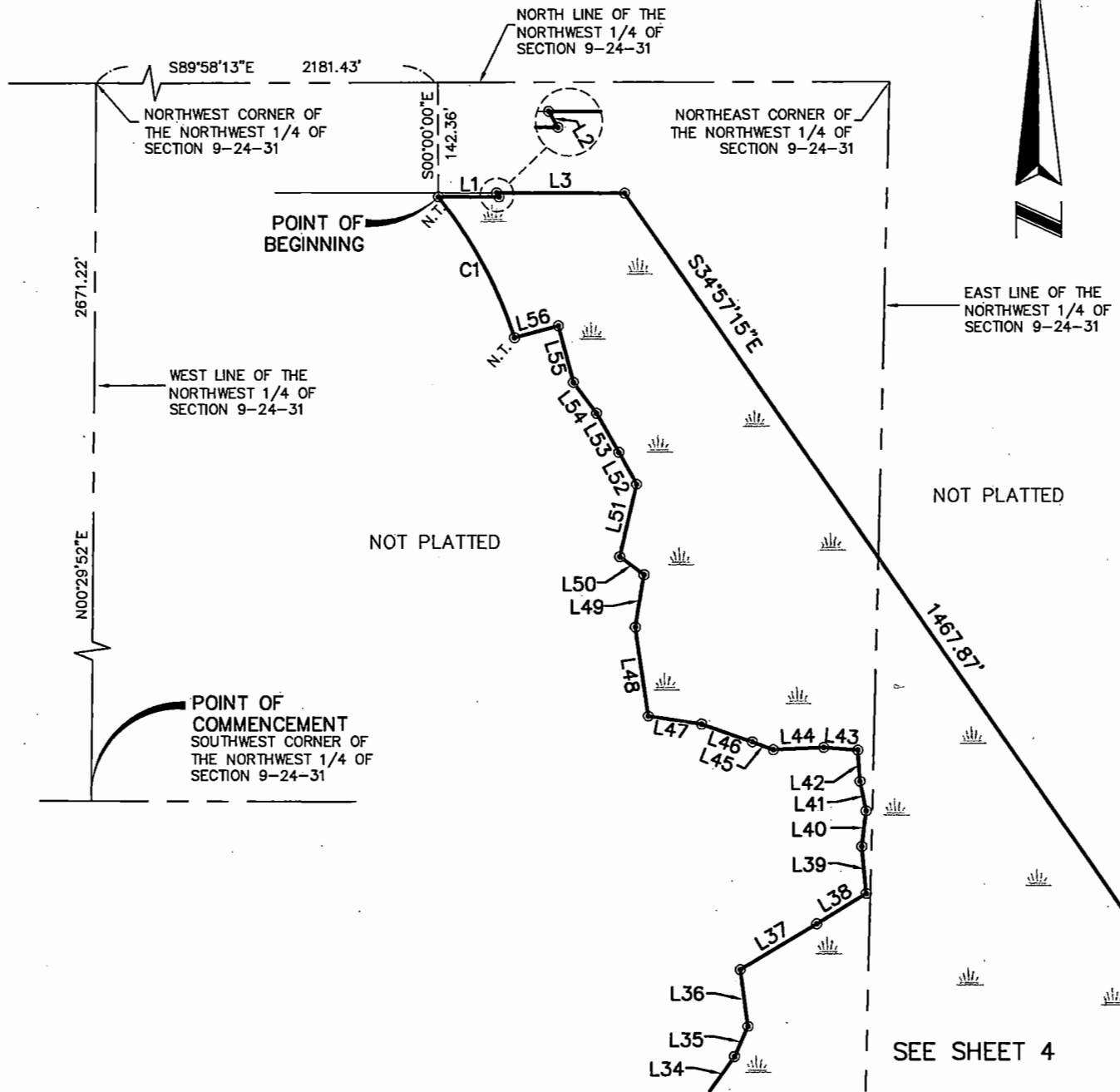
CHECKED BY: MR

FIELD BY: N/A

# SKETCH OF DESCRIPTION

SHEET 3 OF 5

CONSERVATION AREA No. 2



SEE SHEET 4



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

THIS IS NOT A SURVEY:

DENOTES WETLANDS

DENOTES CHANGE IN DIRECTION  
N.T. DENOTES NON TANGENT

SK7 REV C  
REV 06-21-18  
REV 08-01-18  
REV 08-11-18

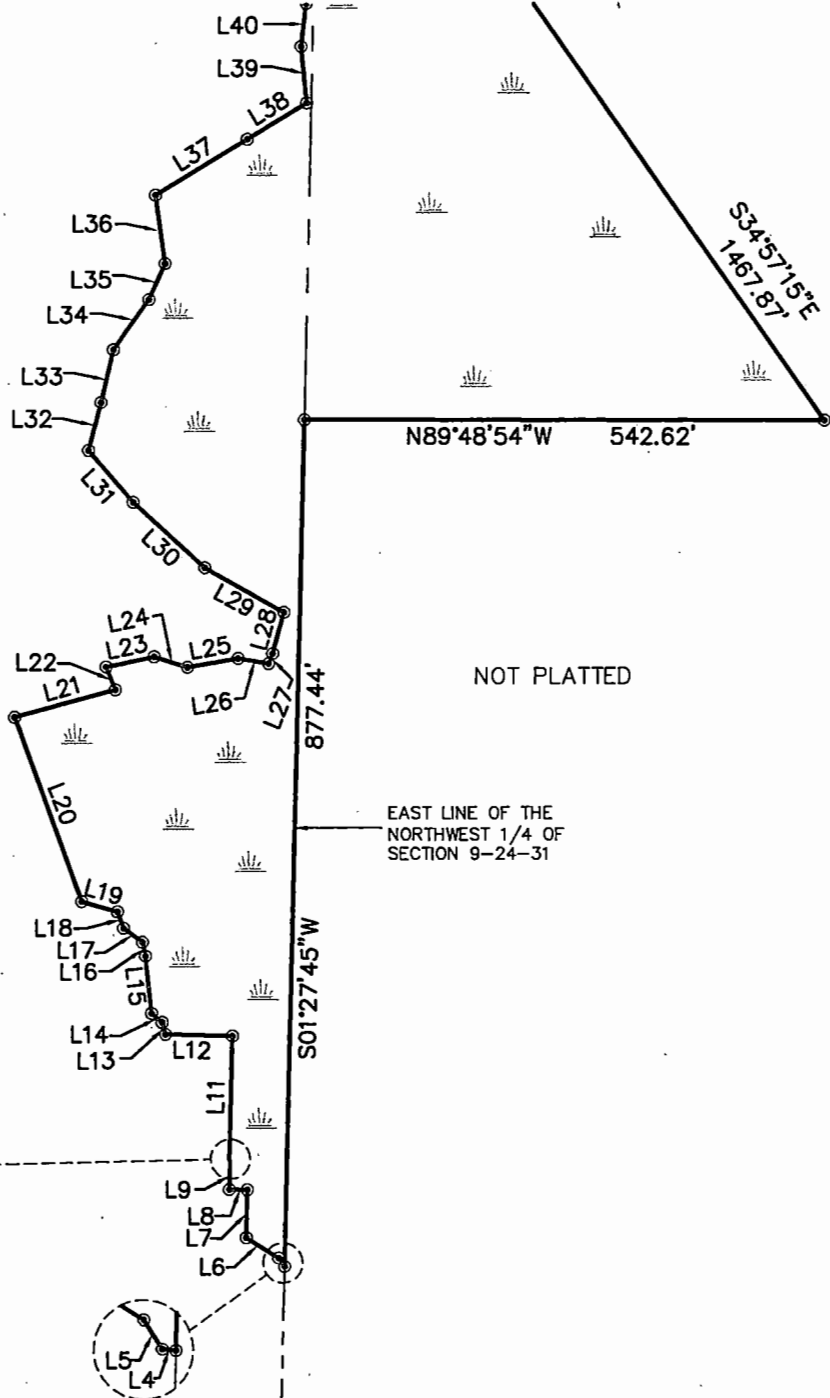
JOB NO. 20150442	CALCULATED BY: JLR
DATE: 3-29-2018	DRAWN BY: PJR
SCALE: 1" = 200 FEET	CHECKED BY: MR
FIELD BY: N/A	

# SKETCH OF DESCRIPTION

SHEET 4 OF 5

CONSERVATION AREA No. 2

SEE SHEET 3



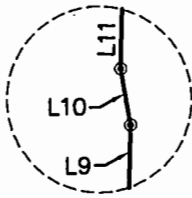
NOT PLATTED

NOT PLATTED

EAST LINE OF THE  
NORTHWEST 1/4 OF  
SECTION 9-24-31

N89°48'54"W 542.62'

S34°57'15"E  
1467.87'



THIS IS NOT A SURVEY:

DENOTES WETLANDS

⊙ DENOTES CHANGE IN DIRECTION  
N.T. DENOTES NON TANGENT

SK7 REV C  
REV 06-21-18  
REV 08-01-18  
REV 08-11-18



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

JOB NO. 20150442  
DATE: 3-29-2018  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: MR

# SKETCH OF DESCRIPTION

SHEET 5 OF 5

CONSERVATION AREA No. 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	76.15'	S89°49'02"E
L2	5.77'	N29°46'05"W
L3	160.68'	S89°49'02"E
L4	0.40'	N84°38'02"W
L5	10.17'	N32°24'29"W
L6	40.13'	N58°02'19"W
L7	49.61'	N01°27'45"E
L8	18.71'	N88°32'15"W
L9	27.22'	N01°27'45"E
L10	2.95'	N09°59'10"W
L11	128.56'	N01°27'45"E
L12	69.86'	N88°32'15"W
L13	12.92'	N15°43'05"W
L14	14.39'	N49°26'22"W
L15	59.74'	N06°07'40"W
L16	14.77'	N12°21'28"W
L17	24.68'	N53°34'17"W
L18	18.34'	N20°24'48"W
L19	38.59'	N73°59'53"W
L20	203.17'	N20°06'18"W
L21	108.92'	N74°53'15"E
L22	25.40'	N22°03'01"W
L23	51.35'	N78°13'45"E
L24	36.60'	S72°41'54"E
L25	53.54'	N80°16'17"E
L26	32.37'	S80°35'32"E
L27	11.16'	N22°22'00"E
L28	44.29'	N15°13'35"E

LINE TABLE		
LINE	LENGTH	BEARING
L29	94.55'	N60°33'28"W
L30	101.26'	N47°39'49"W
L31	71.03'	N40°51'30"W
L32	51.12'	N14°52'53"E
L33	56.08'	N13°31'10"E
L34	64.27'	N35°32'45"E
L35	41.10'	N24°15'20"E
L36	71.61'	N07°41'16"W
L37	111.67'	N59°13'08"E
L38	72.72'	N58°56'52"E
L39	58.69'	N05°35'15"W
L40	44.81'	N07°10'58"E
L41	37.76'	N11°38'19"W
L42	39.00'	N03°49'57"W
L43	43.00'	N85°28'25"W
L44	63.29'	S87°24'56"W
L45	28.05'	N69°17'43"W
L46	67.49'	N70°47'08"W
L47	67.66'	N81°22'54"W
L48	111.93'	N08°14'36"W
L49	65.98'	N09°30'55"E
L50	37.84'	N53°30'34"W
L51	92.79'	N13°16'19"E
L52	45.83'	N29°03'49"W
L53	56.07'	N29°48'48"W
L54	48.33'	N37°08'28"W
L55	72.72'	N14°57'53"W
L56	57.08'	S75°02'07"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	564.00	201.11	200.04	N28°24'50"W	20°25'48"

THIS IS NOT A SURVEY:

SK7 REV C  
REV 06-21-18  
REV 08-01-18  
REV 08-11-18

 DENOTES WETLANDS

⊙ DENOTES CHANGE IN DIRECTION

N.T. DENOTES NON TANGENT



Professional Surveyors & Engineers

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

JOB NO. 20150442  
DATE: 3-29-2018  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: MR

# SKETCH OF DESCRIPTION

SHEET 1 OF 2

## LEGAL DESCRIPTION (Conservation Area No. 3).

A parcel of land situated in Sections 4 and 9, Township 24 South, Range 31 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of aforesaid Section 9; thence run North 00°29'52" East along the West line of the Northwest 1/4 of said Section 9 for a distance of 2671.22 feet to the Northwest corner of said Northwest 1/4 of Section 9; thence run South 89°58'13" East along the North line of said Northwest 1/4 of Section 9 for a distance of 394.94 feet to a point on the Westerly line of a parcel of land described in Official Records Book 4506, Pages 1137 through 1140 of the Public Records of Orange County, Florida and the POINT OF BEGINNING; thence run the following two (2) courses along said Westerly line: North 38°26'37" West for a distance of 20.33 feet; thence run North 45°58'25" West for a distance of 208.76 feet to a point on the Easterly limited access right-of-way line of State Road 417 according to Official Records Book 9732, Pages 1806 through 1811 of said Public Records; thence run North 11°46'14" East along said Easterly limited access right-of-way line for a distance of 96.86 feet to a point on the Northerly line of aforesaid parcel of land described in Official Records Book 4506, Pages 1137 through 1140; thence run the following two (2) courses along said Northerly line: South 89°58'13" East for a distance of 621.36 feet; thence run South 23°17'57" East for a distance of 181.49 feet; thence departing said Northerly line run South 17°54'16" East for a distance of 29.15 feet; thence run South 22°18'37" East for a distance of 66.82 feet; thence run South 10°04'13" East for a distance of 56.35 feet; thence run South 20°13'30" East for a distance of 22.66 feet; thence run North 90°00'00" West for a distance of 532.13 feet to a point on aforesaid Westerly line of aforesaid parcel of land described in Official Records Book 4506, Pages 1137 through 1140; North 61°45'00" West for a distance of 16.90 feet; thence run North 38°26'37" West for a distance of 88.72 feet to the POINT OF BEGINNING.

Contains 4.75 acres more or less.

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.33'	N38°26'37"W
L2	208.76'	N45°58'25"W
L3	96.86'	N11°46'14"E
L4	181.49'	S23°17'57"E
L5	29.15'	S17°54'16"E

LINE TABLE		
LINE	LENGTH	BEARING
L6	66.82'	S22°18'37"E
L7	56.35'	S10°04'13"E
L8	22.66'	S20°13'30"E
L9	16.90'	N61°45'00"W
L10	88.72'	N38°26'37"W

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.  
 THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.  
 THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.  
 THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A  
 FLORIDA LICENSED SURVEYOR AND MAPPER.  
 BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST  
 1/4 OF SECTION 9-24-31 BEING N00°29'52"E FOR ANGULAR DESIGNATION ONLY.

SK14  
 Rev 9-24-18

JOB NO. 20150442  
 DATE: 8-12-2018  
 SCALE: 1" = 200 FEET  
 FIELD BY: N/A

CALCULATED BY: JLR  
 DRAWN BY: PJR  
 CHECKED BY:

FOR THE LICENSED BUSINESS # 6723 BY:

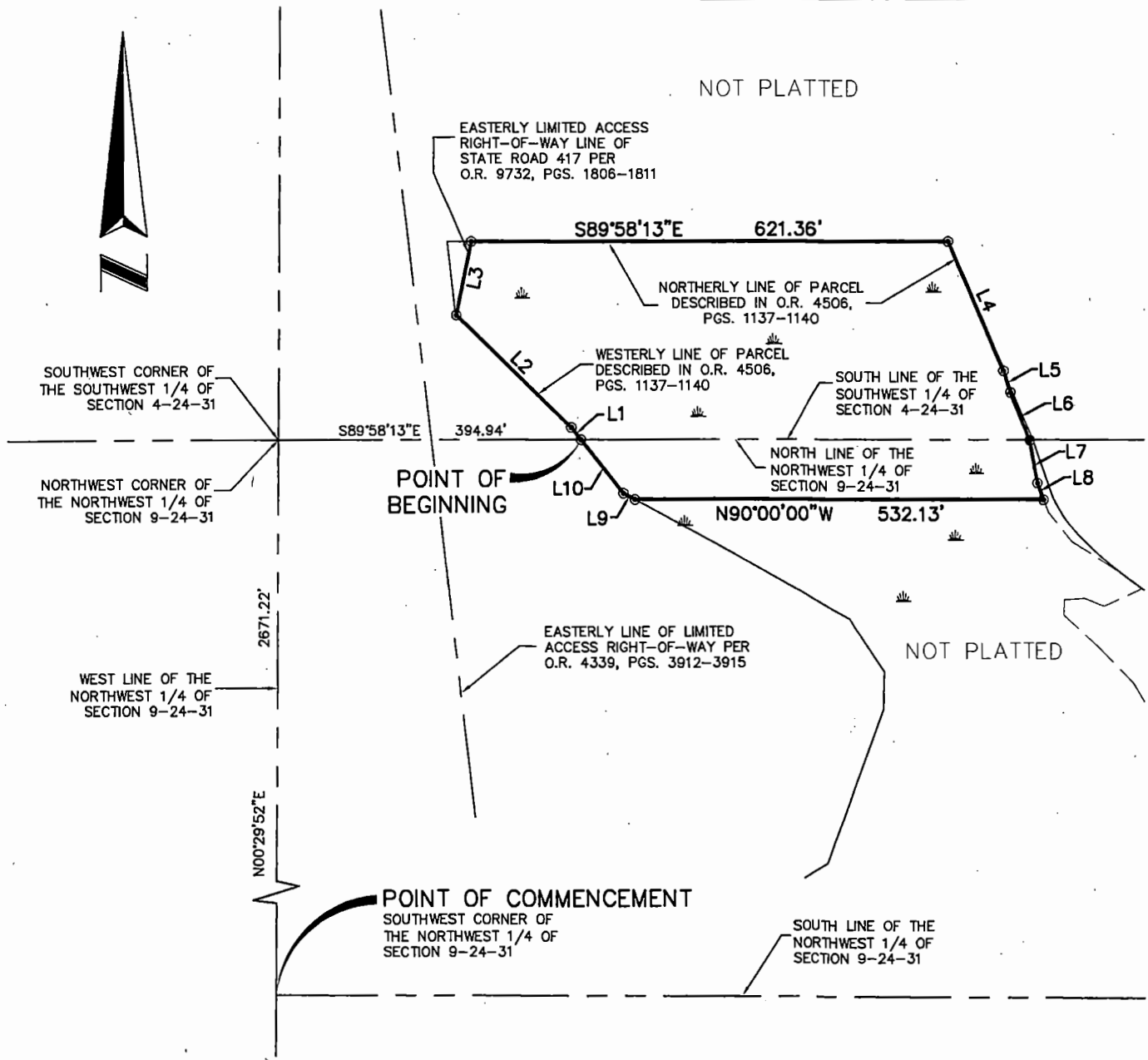
JAMES L. RICKMAN P.S.M. # 5633



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

# SKETCH OF DESCRIPTION

SHEET 2 OF 2



### THIS IS NOT A SURVEY:

- P.B. DENOTES PLAT BOOK
- O.R. DENOTES OFFICIAL RECORDS BOOK
- PG(S). DENOTES PAGE(S)
- P.C. DENOTES POINT OF CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

- ⊙ DENOTES CHANGE IN DIRECTION
- ≡ DENOTES LIMITED ACCESS RIGHT-OF-WAY
- N.T. DENOTES NON TANGENT
- ☼ DENOTES WETLAND

SK14  
Rev 9-24-18

JOB NO. 20150442  
 DATE: 8-12-2018  
 SCALE: 1" = 200 FEET  
 FIELD BY: N/A

CALCULATED BY: JLR  
 DRAWN BY: PJR  
 CHECKED BY:



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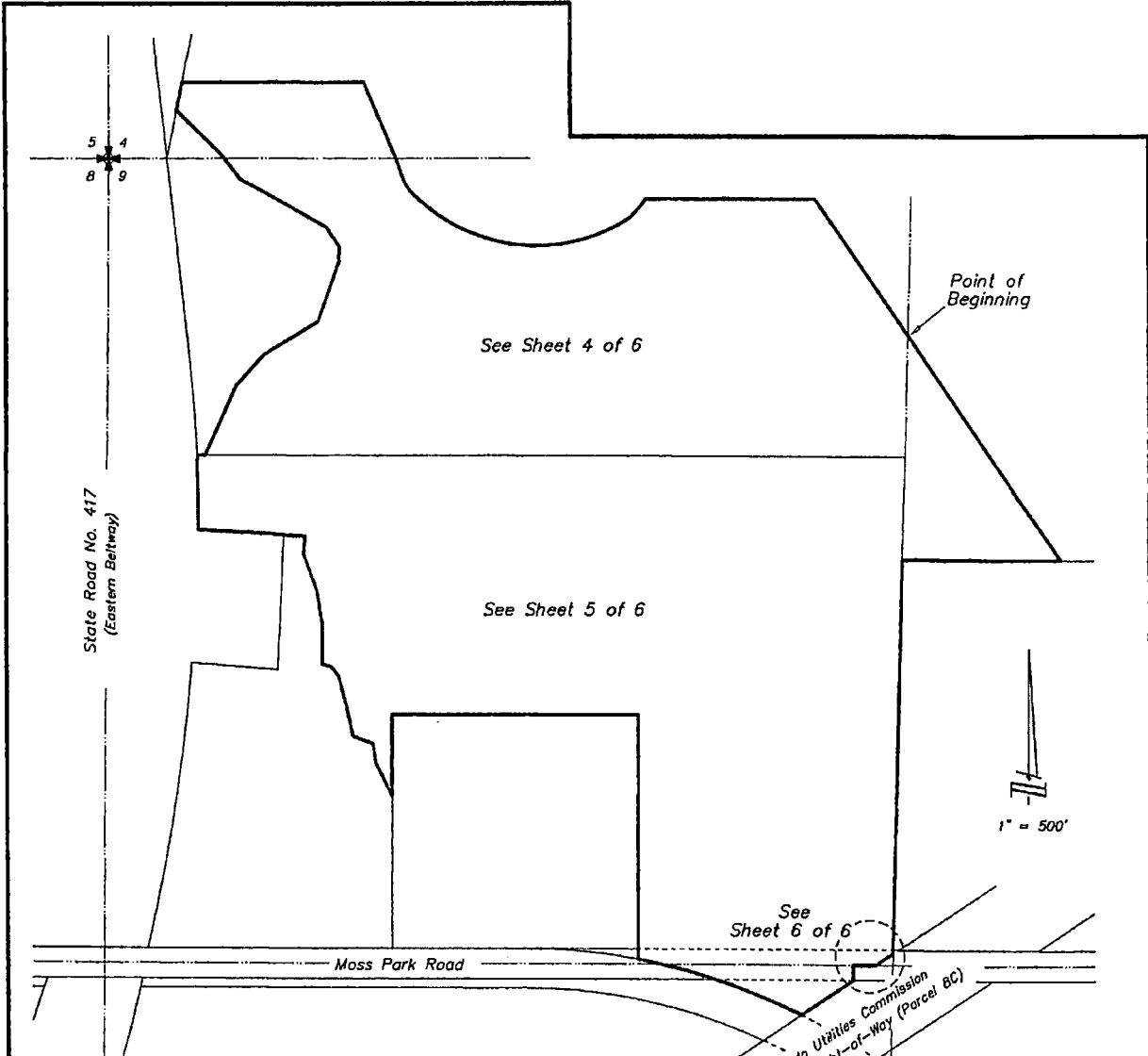
Exhibit “B”

Exhibit “B-1” being the attached 6 page sketch of description

Less

Exhibit “B-2” being the attached 2 page sketch of description of lands conveyed to Orange County by Trustee’s Deed recorded November 19, 2018 as Official Records Document No. 20180674589

Exhibit "B-1"



Not a Boundary Survey.  
 The legal descriptions was prepared by the Surveyor.  
 See Sheets 2 and 3 for legal description.  
 See Sheets 4 through 6 for sketch.  
 O.R.B. - Official Records Book  
 (c) = calculated  
 (d) = dead

**SKETCH OF DESCRIPTION ONLY - NOT A SURVEY**  
 NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

**Sketch of Description**  
 of lands lying in  
**Sections 4 & 9, Township 24 South, Range 31 East**  
**Orange County, Florida**

PREPARED FOR: <b>Lennar Homes</b>	JOB NO. 0005.29A	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 <b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers	SHEET 1 of 6	CBA L&M No. 7154 
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	DATE 9/02/10 REV. 2/20/14	R. CLAYTON GANUNG REG. P.L.S. NO. 0236
	SCALE As Noted	

*Legal Description*

*A portion of Sections 4 and 9, Township 24 South, Range 31 East, Orange County, Florida, being described as follows:*

*Commence at the northeast corner of the Northwest 1/4 of said Section 9; thence run S 01°27'52" W, along the east line of the Northwest 1/4 of said Section 9, a distance of 592.12 feet for the POINT OF BEGINNING; said point lying on the easterly line of lands described and recorded in Official Records Book 4506, Page 1137, Public Records of Orange County, Florida; thence run S 34°57'10" E, along the easterly line thereof, a distance of 913.75 feet to a point on the north line of the Southwest 1/4 of the Northeast 1/4 of said Section 9; thence run N 89°48'58" W, along the north line of the Southwest 1/4 of the Northeast 1/4 of said Section 9, a distance of 542.59 feet to a point on the east line of the Northwest 1/4 of said Section 9; thence run S 01°27'52" W, along the east line of the Northwest 1/4 of said Section 9, a distance of 1301.03 feet to a point on the northwesterly right-of-way line of Parcel 8C of the Orlando Utilities Commission Railroad Right-of-Way as described and recorded in Official Records Book 3491, Page 539, Public Records of Orange County, Florida; thence run S 57°16'27" W, along the northerly line of said Parcel 8C, a distance of 70.94 feet to a point on the north line of the Southwest 1/4 of said Section 9; thence run N 89°49'02" W, along the north line thereof, a distance of 77.26 feet; thence, departing the north line of the Southwest 1/4 of said Section 9, run S 00°10'58" W, a distance of 50.00 feet to a point on the aforesaid northwesterly line of Parcel 8C; thence run S 57°16'27" W, along the northwesterly line of said Parcel 8C, a distance of 210.74 feet to a point on the northerly right-of-way line of Moss Park Road as described and recorded in Official Records Book 6175, Page 8643, Public Records of Orange County, Florida; said point being a point on a curve, concave southwesterly, having a radius of 2165.00 feet; thence, on a chord bearing of N 71°53'17" W and a chord distance of 586.96 feet, run along the arc of said curve and along said northerly right-of-way line, a distance of 588.77 feet through a central angle of 15°34'52" to a point on said curve; thence, departing said northerly right-of-way line, run N 00°10'58" E, a distance of 33.81 feet to a point on the east line of the Spring of Life United Methodist Church as described and recorded in Official Records Book 5643, Page 1134, Public Records of Orange County, Florida; thence run along the east, north and west lines of said church property, the following three (3) courses and distances: continue N 00°10'58" E, a distance of 774.05 feet; thence run N 89°49'02" W, a distance of 844.13 feet; thence run S 00°10'58" W, a distance of 270.97 feet; thence, departing the west line of said church property, run N 26°41'41" W, a distance of 122.52 feet; thence run N 09°41'18" W, a distance of 65.27 feet; thence run N 69°37'07" W, a distance of 73.53 feet; thence run N 12°44'02" W, a distance of 95.36 feet; thence run N 14°53'47" W, a distance of 107.63 feet; thence run N 38°47'19" W, a distance of 42.22 feet; thence run N 76°32'55" W, a distance of 29.77 feet; thence run N 00°11'28" W, a distance of 131.13 feet; thence run N 08°48'55" W, a distance of 112.29 feet; thence run N 20°25'29" W, a distance of 130.24 feet; thence run N 06°59'46" E, a distance of 58.96 feet; thence run N 85°49'05" W, a distance of 73.27 feet to a point on the easterly limited access right-of-way line of State Road No. 417 (Eastern Beltway); thence run along said easterly limited access right-of-way line, the following two (2) courses and distances: run*

*(continued on Sheet 3)*

**Sheet 2 of 6**

*See Sheet 3 for remainder of description.*

*See Sheets 4 through 6 for sketch.*

*(GBA Job No. 0005.29A)*

(continued from Sheet 2)

N 86°35'30" W, a distance of 295.13 feet to a point of curvature of a non-tangent curve, concave westerly, having a radius of 4,600.00 feet; thence, on a chord bearing of N 00°56'19" W and a chord distance of 249.16 feet, run northerly along the arc of said curve, a distance of 249.19 feet, through a central angle of 03°06'14" to a point on the north line of the South 1681.90 feet of the Northwest 1/4 of said Section 9; thence, departing said easterly limited access right-of-way line, run S 89°49'02" E, along the north line of the South 1681.90 feet of the Northwest 1/4 of said Section 9, a distance of 26.07 feet to a point on the westerly line of the aforesaid lands described and recorded in Official Records Book 4506, Page 1137; thence run northerly and easterly along said lands the following courses and distances; run N 25°10'49" E, a distance of 252.58 feet; thence run N 43°09'58" E, a distance of 139.16 feet; thence run N 58°37'58" E, a distance of 219.00 feet; thence run N 20°11'10" E, a distance of 211.13 feet; thence run N 01°33'51" E, a distance of 48.42 feet; thence run N 33°52'34" W, a distance of 82.25 feet; thence run N 60°40'03" W, a distance of 197.61 feet; thence run N 61°45'00" W, a distance of 137.08 feet; thence run N 38°26'37" W, a distance of 109.05 feet; thence run N 45°58'25" W, a distance of 208.53 feet to a point on the aforesaid easterly limited access right-of-way line of State Road No. 417 (Eastern Beltway); thence run N 11°46'08" E, along said easterly limited access right-of-way line, a distance of 97.02 feet to a point on the northerly line of lands described and recorded in Official Records Book 4506, Page 1137, Public Records of Orange County, Florida; thence run easterly along said northerly line, the following courses and distances: run S 89°58'13" E, a distance of 621.17 feet; thence run S 23°17'57" E, a distance of 278.51 feet; thence run S 18°58'52" E, a distance of 66.45 feet to a point of curvature of a curve, concave northeasterly, having a radius of 150.00 feet and a central angle of 26°10'45"; thence run southeasterly, along the arc of said curve, a distance of 68.54 feet to a point of compound curvature of a curve, having a radius of 600.00 feet and a central angle of 72°45'48"; thence run easterly along the arc of said curve, a distance of 761.98 feet to a point of compound curvature of a curve, having a radius of 238.58 feet and a central angle of 31°09'16"; thence run northeasterly along the arc of said curve, a distance of 129.73 feet to a point; thence run S 89°49'02" E, a distance of 577.23 feet; thence run S 34°57'10" E, a distance of 554.09 feet to the POINT OF BEGINNING.

Containing 108.37 acres, more or less.

Sheet 3 of 6

See Sheet 2 for remainder of description.

See Sheets 4 through 6 for sketch.

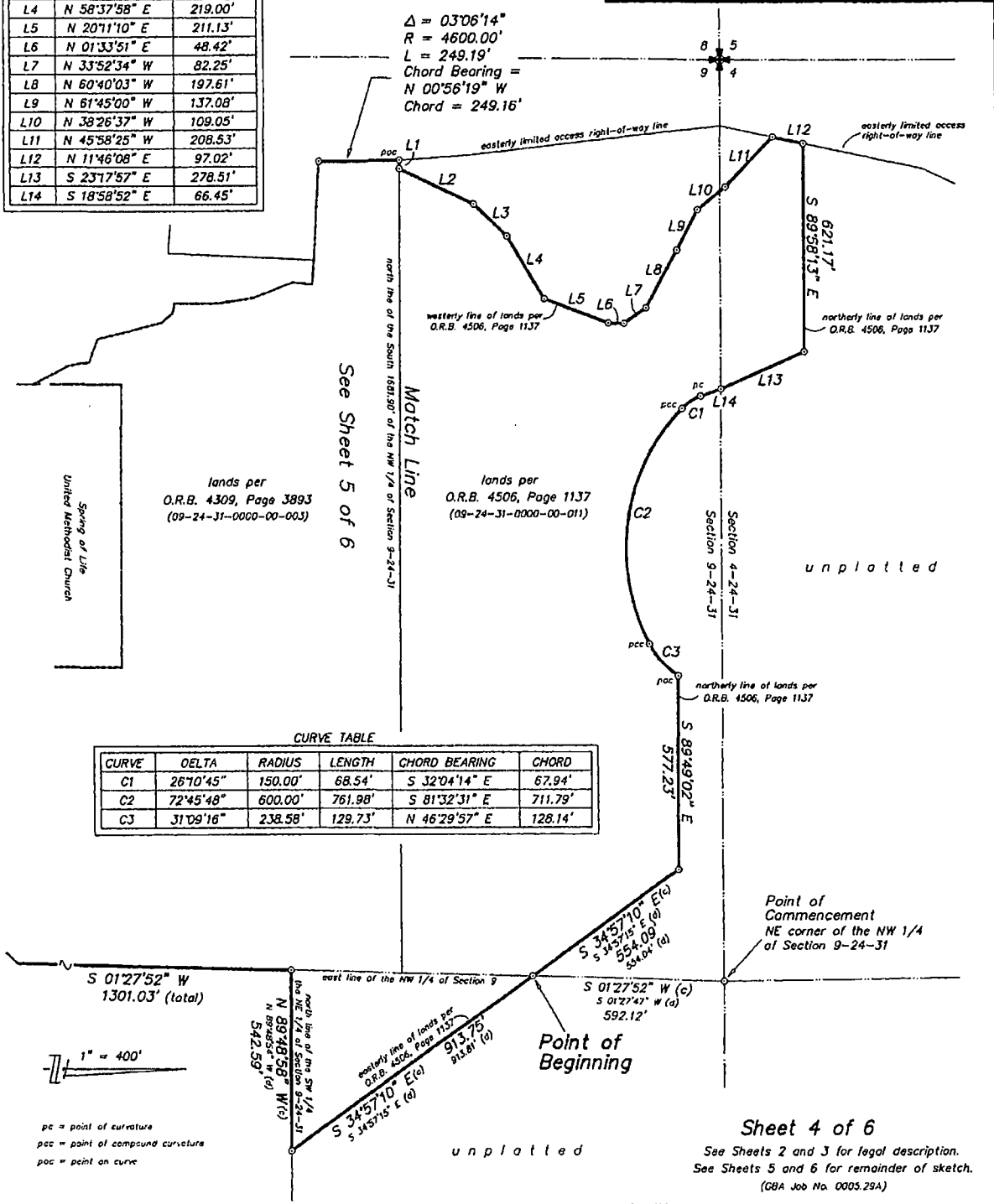
(CBA Job No. 0005.294)

LINE TABLE

LINE	BEARING	LENGTH
L1	S 89°49'02" E	26.07'
L2	N 25°10'49" E	252.58'
L3	N 43°09'58" E	139.16'
L4	N 58°37'58" E	219.00'
L5	N 20°11'10" E	211.13'
L6	N 01°33'51" E	48.42'
L7	N 33°52'34" W	82.25'
L8	N 60°40'03" W	197.61'
L9	N 61°45'00" W	137.08'
L10	N 38°26'37" W	109.05'
L11	N 45°58'25" W	208.53'
L12	N 11°46'08" E	97.02'
L13	S 23°17'57" E	278.51'
L14	S 18°58'52" E	66.45'

State Road No. 417  
(Eastern Beltway)

$\Delta = 03^{\circ}06'14''$   
 $R = 4600.00'$   
 $L = 249.19'$   
 Chord Bearing =  
 $N 00^{\circ}56'19'' W$   
 Chord = 249.16'



CURVE TABLE

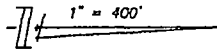
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°10'45"	150.00'	68.54'	S 32°04'14" E	67.94'
C2	72°45'48"	600.00'	761.98'	S 81°32'31" E	711.79'
C3	31°09'16"	238.58'	129.73'	N 46°29'57" E	128.14'

Sheet 4 of 6

See Sheets 2 and 3 for legal description.  
 See Sheets 5 and 6 for remainder of sketch.  
 (CBA Job No. 0005.29A)

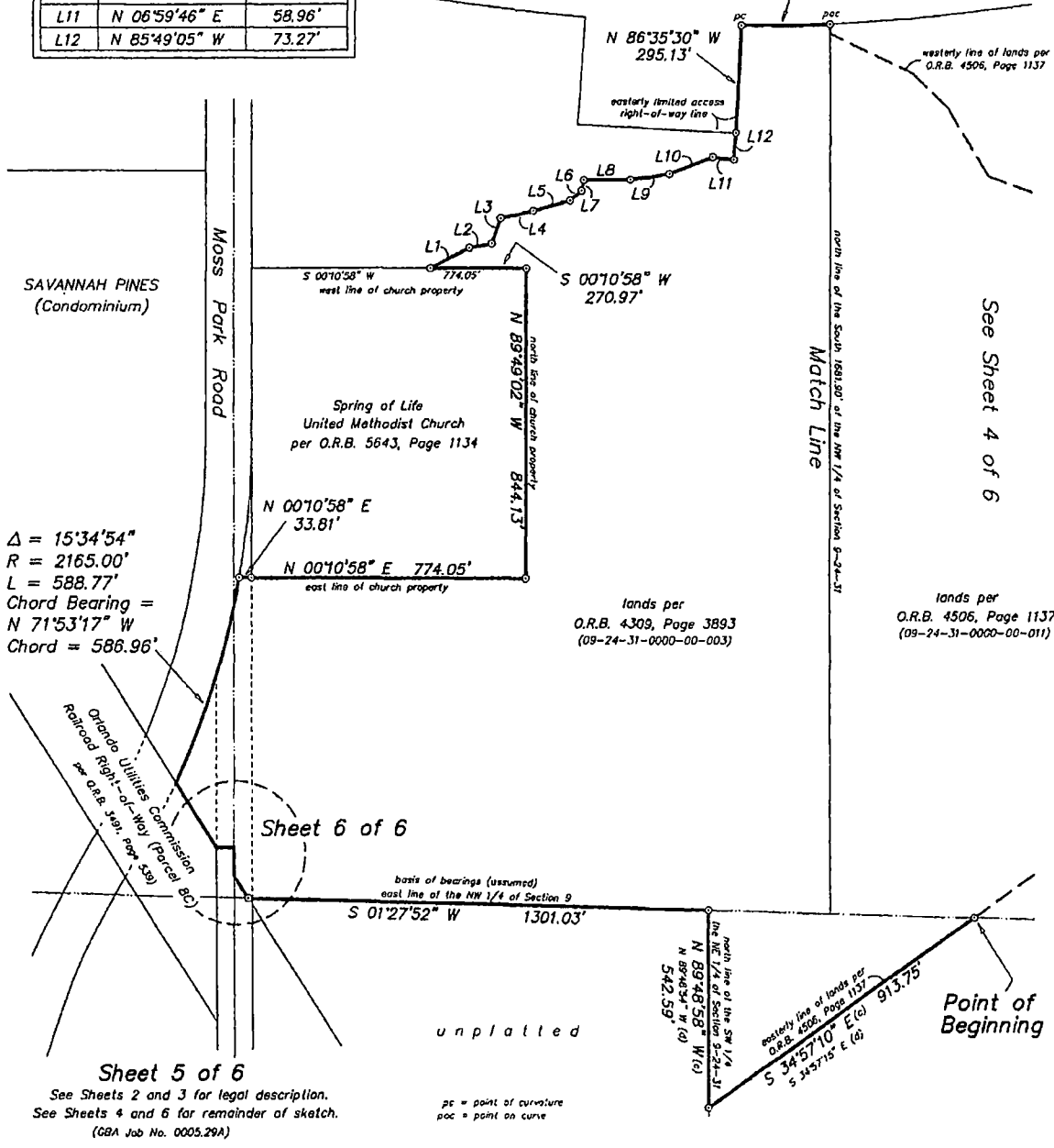
LINE TABLE

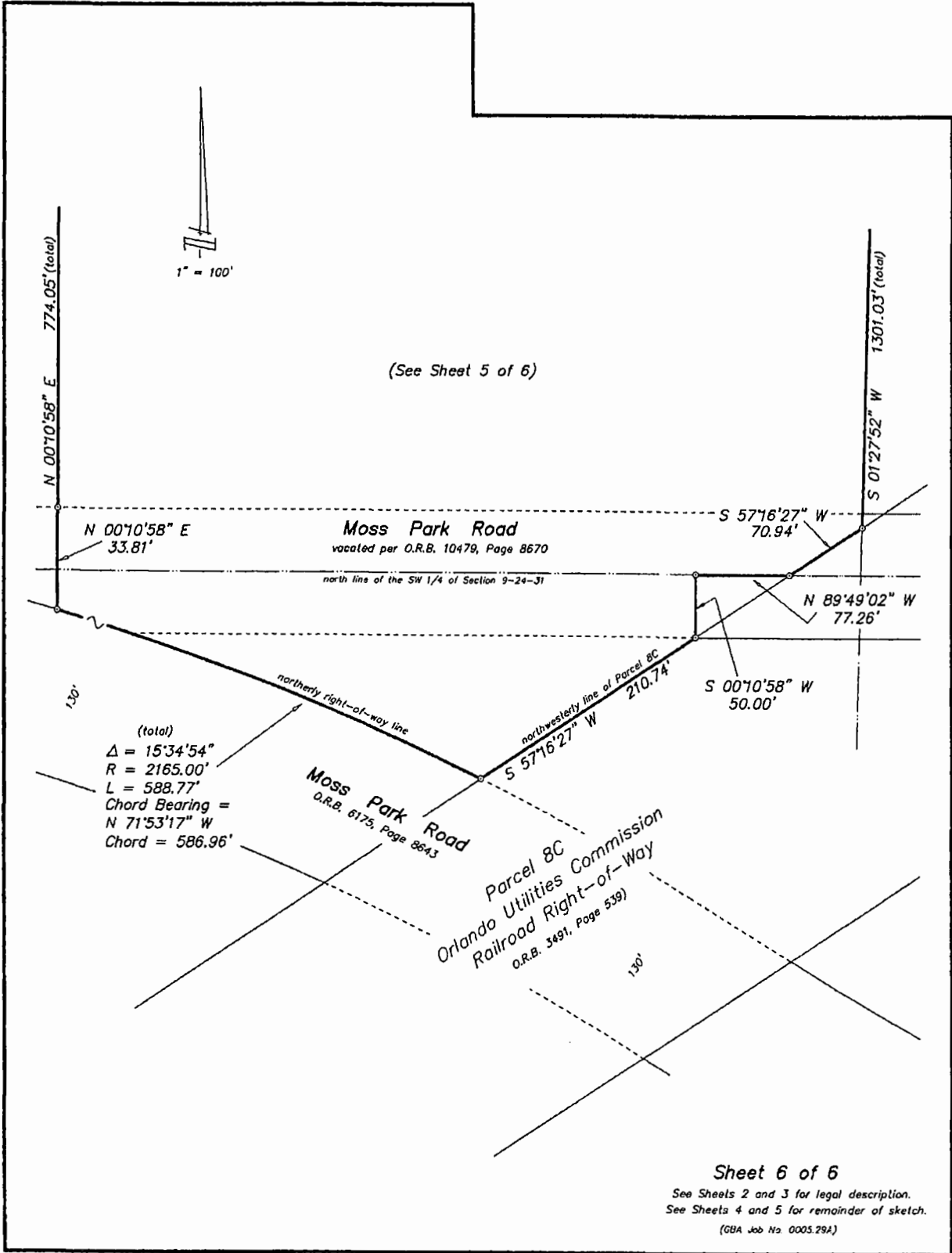
LINE	BEARING	LENGTH
L1	N 26°41'41" W	122.52'
L2	N 09°41'18" W	65.27'
L3	N 69°37'07" W	73.53'
L4	N 12°44'02" W	95.36'
L5	N 14°53'47" W	107.63'
L6	N 38°47'19" W	42.22'
L7	N 76°32'55" W	29.77'
LB	N 00°11'28" W	131.13'
L9	N 08°48'55" W	112.29'
L10	N 20°25'29" W	130.24'
L11	N 06°59'46" E	58.96'
L12	N 85°49'05" W	73.27'



$\Delta = 03^{\circ}06'14''$   
 $R = 4600.00'$   
 $L = 249.19'$   
 Chord Bearing =  
 $N 00^{\circ}56'19'' W$   
 Chord = 249.16'

State Road No. 417  
(Eastern Beltway)





**Sheet 6 of 6**

See Sheets 2 and 3 for legal description.  
 See Sheets 4 and 5 for remainder of sketch.

(G.B.A. Job No. 0005.29A)

Exhibit "B-2"

**Legal Description**

A portion of Section 9, Township 24 South, Range 31 East, Orange County, Florida, being described as follows:

Commence at the southeast corner of the Northwest 1/4 of said Section 9; thence run N 01°27'34" E, along the east line of the Northwest 1/4 of said Section 9, a distance of 94.83 feet for the POINT OF BEGINNING; said point being a point on a non-tangent curve, concave northwesterly, having a radius of 1590.50 feet; thence, on a chord bearing of S 66°45'04" W and a chord distance of 206.59 feet, run southwesterly along the arc of said curve, a distance of 206.73 feet through a central angle of 07°26'50" to a point of reverse curvature of a curve, having a radius of 50.00 feet and a central angle of 109°25'19"; thence run southerly along the arc of said curve, a distance of 95.49 feet to a point of compound curvature of a curve, having a radius of 1,463.00 feet and a central angle of 01°02'33"; thence run southeasterly along the arc of said curve, a distance of 26.62 feet; thence run S 57°16'23" W, a distance of 130.96 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 1,593.00 feet; thence, on a chord bearing of N 37°25'40" W and a chord distance of 109.32 feet, run northwesterly along the arc of said curve, a distance of 109.34 feet through a central angle of 03°55'58" to a point of reverse curvature of a curve having a radius of 50.00 feet and a central angle of 65°23'42"; thence run westerly along the arc of said curve, a distance of 57.07 feet to a point of reverse curvature of a curve having a radius of 1,590.50 feet and a central angle of 04°27'43"; thence run westerly along the arc of said curve, a distance of 123.86 feet to the cusp of a non-tangent curve, concave southwesterly, having a radius of 2,165.00 feet; said point lying on the northerly right-of-way line of Moss Park Road as described and recorded in Official Records Book 6175, Page 8643, Public Records of Orange County, Florida; thence, on a chord bearing of N 75°09'53" W and a chord distance of 340.87 feet, run westerly along the arc of said curve and along said northerly right-of-way line of Moss Park Road, a distance of 341.22 feet, through a central angle of 09°01'49" to a point; thence run N 00°10'54" E, a distance of 33.81 feet to a point on the northerly right-of-way line of Moss Park Road as described and recorded in Official Records Book 1332, Page 792, Public Records of Orange County, Florida; thence run S 89°49'06" E, along said northerly right-of-way line, a distance of 274.48 feet to a point of curvature of a non-tangent curve, concave northwesterly, having a radius of 1465.50 feet and a central angle of 24°52'10"; thence, on a chord bearing of N 72°46'53" E and a chord distance of 631.13 feet, run 636.11 feet along the arc of said curve to a point on the aforesaid east line of the Northwest 1/4 of said Section 9; thence run S 01°27'34" W, along said east line, a distance of 143.97 feet to the POINT OF BEGINNING.

Containing 2.59 acres, more or less.

Not a Boundary Survey.

Legal description prepared by the Surveyor.

There may be other matters of record that affect the lands described hereon.

Bearings are assumed along south line of the NW 1/4 of Section 9-24-31 as being N 89°49'31" W.

Lines shown hereon are radial unless noted NR (non-radial).

See Sheet 2 of 2 for sketch.

O.R.B. - Official Records Book

**Sketch of Description**

of a portion of

**Innovation Way South**

lying in

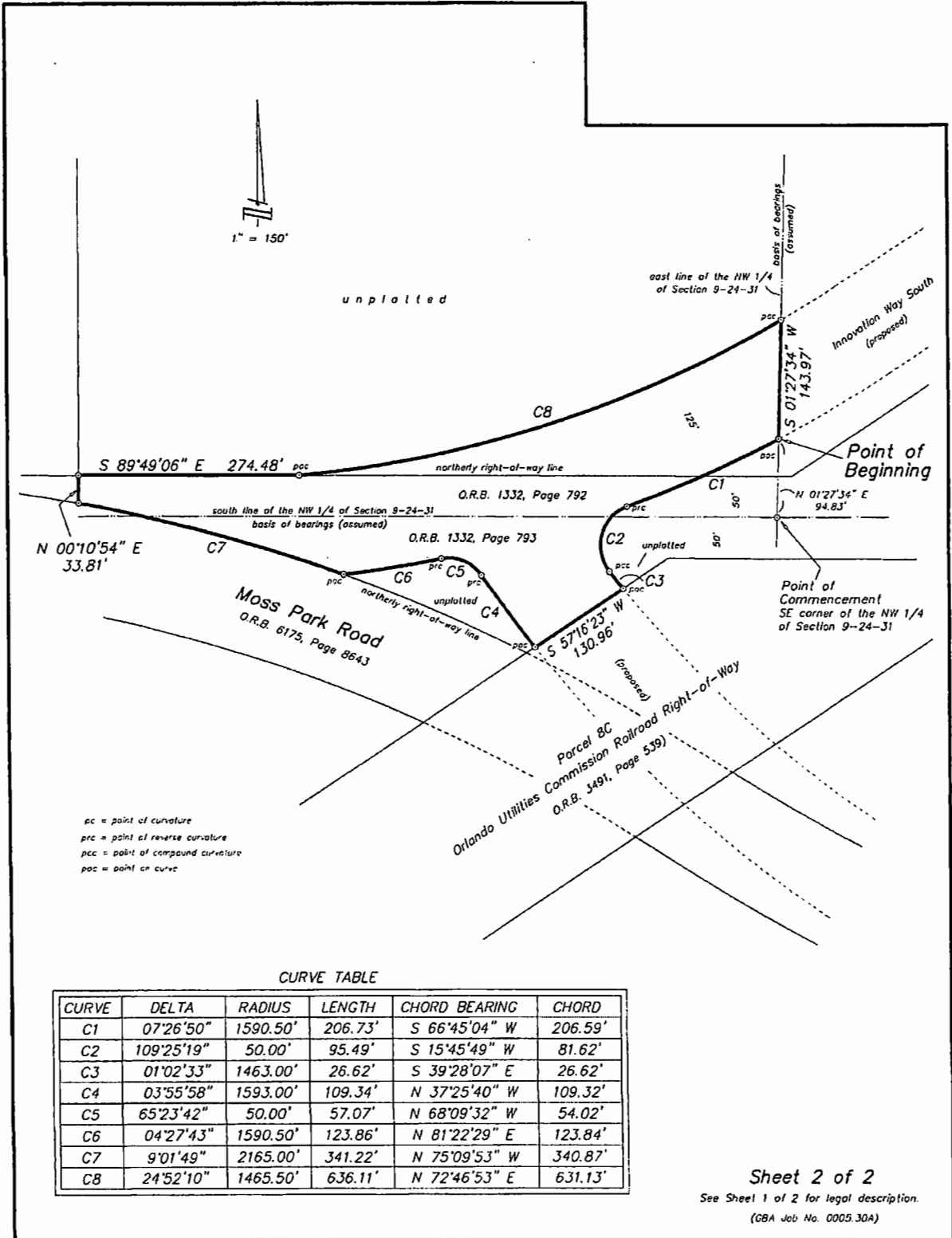
Section 9, Township 24 South, Range 31 East  
Orange County, Florida

**SKETCH OF DESCRIPTION ONLY - NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: <b>Lennar Homes</b>		JOB NO 0005.30A	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.  GBA (LB No 7138)  R. CLAYTON GANUNG INC. P.L.S. NO. 4235
 <b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers		SHEET 1 of 2	
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656		DATE 9/07/10 Rev. 5/23/14	
		SCALE 1" = 150'	





pc = point of curvature  
 prc = point of reverse curvature  
 pcc = point of compound curvature  
 poc = point on curve

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	07°26'50"	1590.50'	206.73'	S 66°45'04" W	206.59'
C2	109°25'19"	50.00'	95.49'	S 15°45'49" W	81.62'
C3	01°02'33"	1463.00'	26.62'	S 39°28'07" E	26.62'
C4	03°55'58"	1593.00'	109.34'	N 37°25'40" W	109.32'
C5	65°23'42"	50.00'	57.07'	N 68°09'32" W	54.02'
C6	04°27'43"	1590.50'	123.86'	N 81°22'29" E	123.84'
C7	9°01'49"	2165.00'	341.22'	N 75°09'53" W	340.87'
C8	24°52'10"	1465.50'	636.11'	N 72°46'53" E	631.13'