

**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: \_\_\_\_\_

**ATTEST:**

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

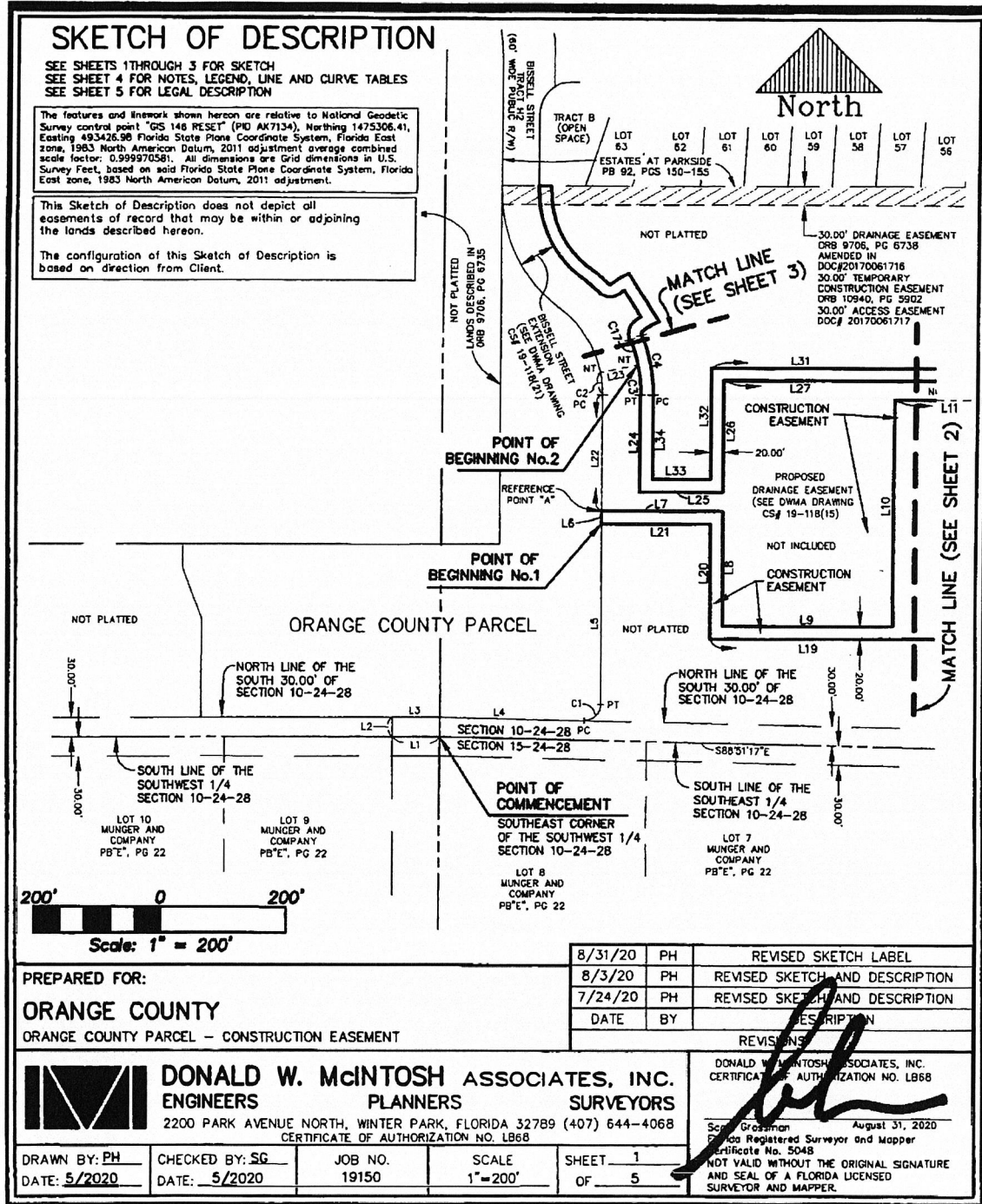
By: \_\_\_\_\_

Deputy Clerk

\_\_\_\_\_  
Printed Name

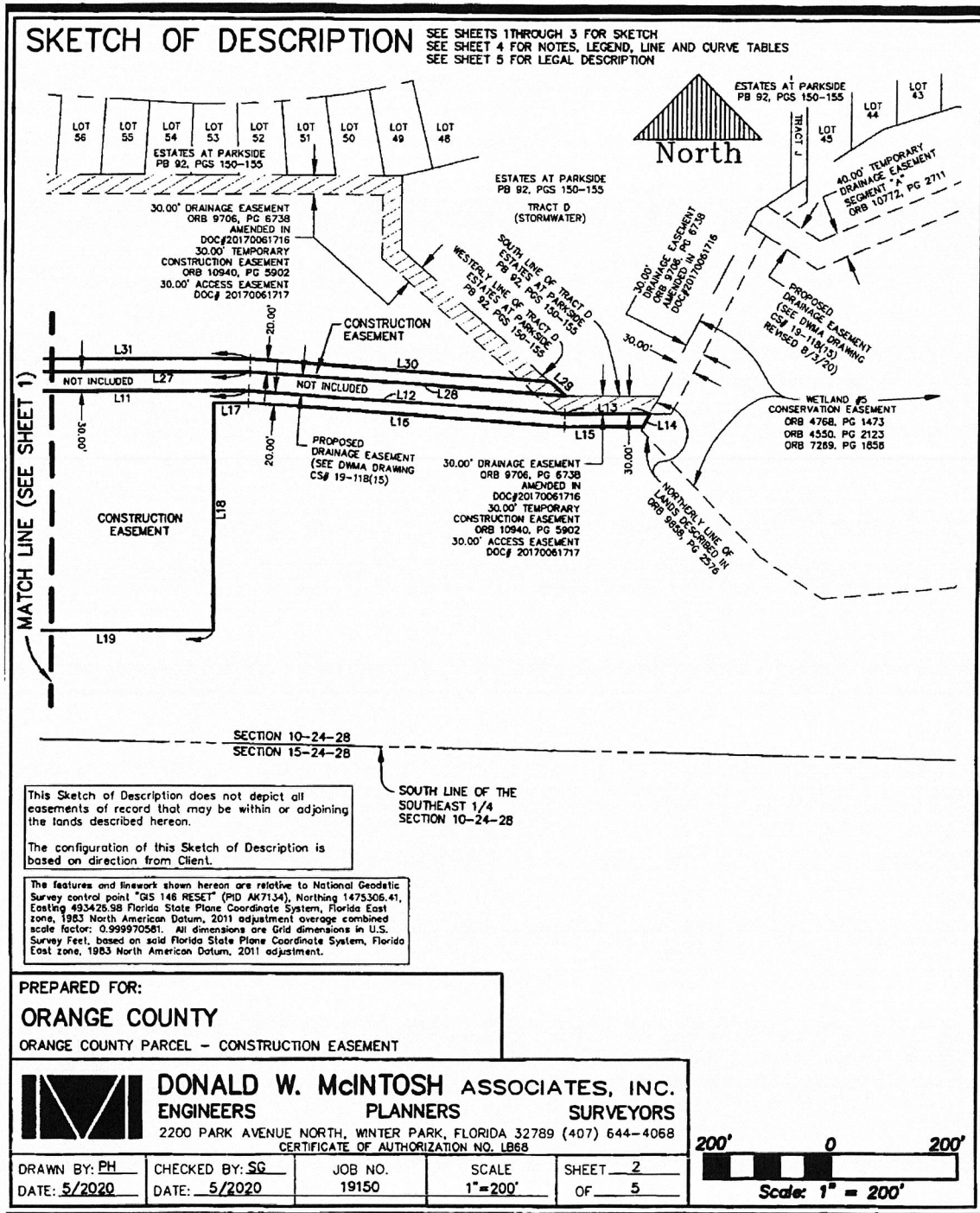
Project: Dr. Phillips / OPCS Future Middle School Joint Ballfield Park - INVEST

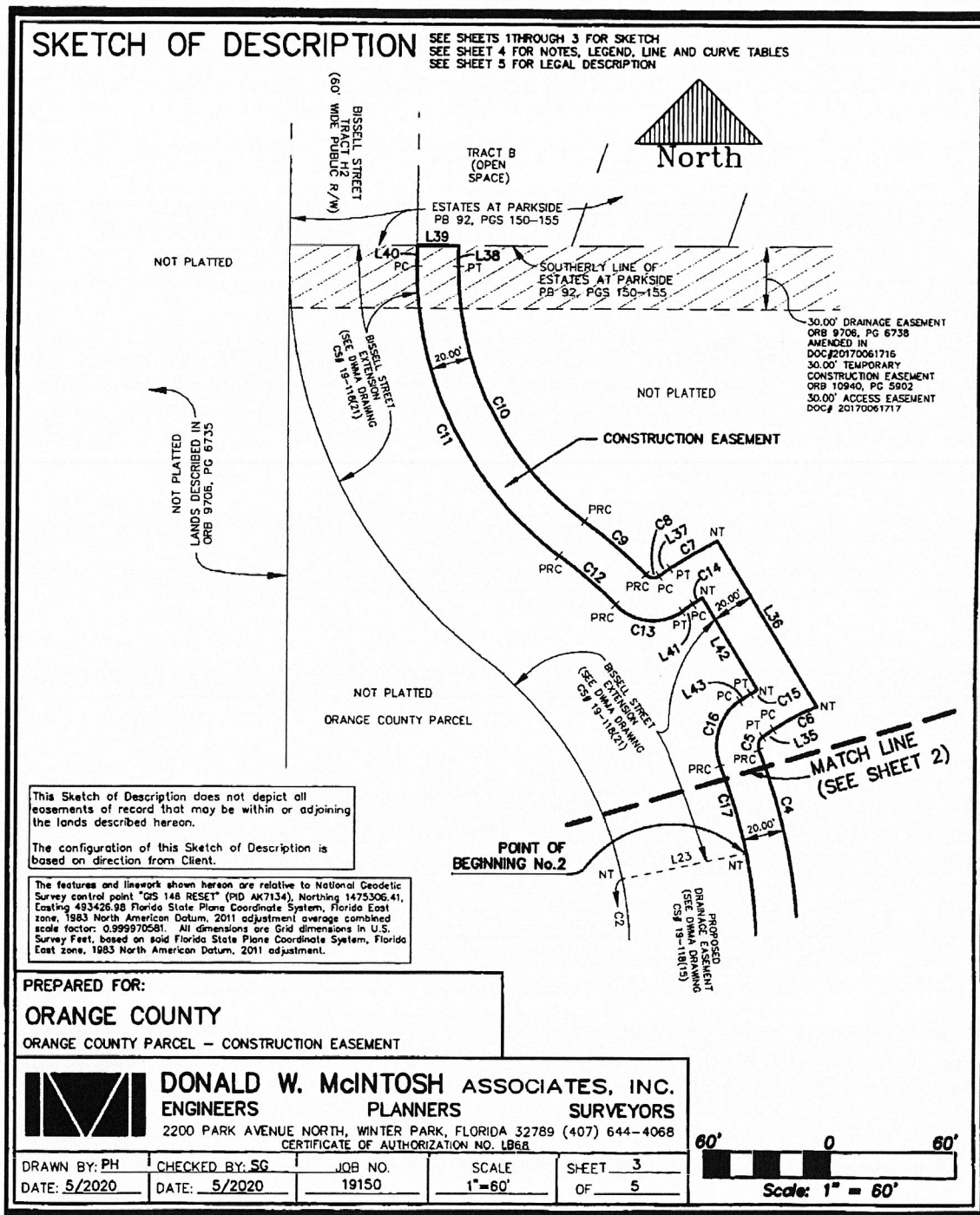
# EXHIBIT "A" Temporary Construction Easement Area





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'	33.72'	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	497.97'
L13	S89°59'57"E	131.94'
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	53.19'
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°32'57"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	N56°12'39"E	6.20'
L36	N32°02'44"W	90.89'
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 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.

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  
DATE: 5/2020

CHECKED BY: SG  
DATE: 5/2020

JOB NO.  
19150

SCALE  
N/A

SHEET 4  
OF 5

**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  
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



# SKETCH OF DESCRIPTION

SEE SHEETS 1THROUGH 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°30'24"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°02'32"W, 30.00 feet to the North line of the South 30.00 feet of said Section 10; thence N89°30'24"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 Northernly 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°17'59"W along said Northernly line, 22.51 feet; thence departing said Northernly 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 Northernly 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°55'54"W; thence Northernly 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 Northernly 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 N82°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 Northernly 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 Northernly 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  
DATE: 5/2020

CHECKED BY: SG  
DATE: 5/2020

JOB NO.  
19150

SCALE  
N/A

SHEET 5  
OF 5