

**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

EXHIBIT "A"
Temporary Construction Easement Area

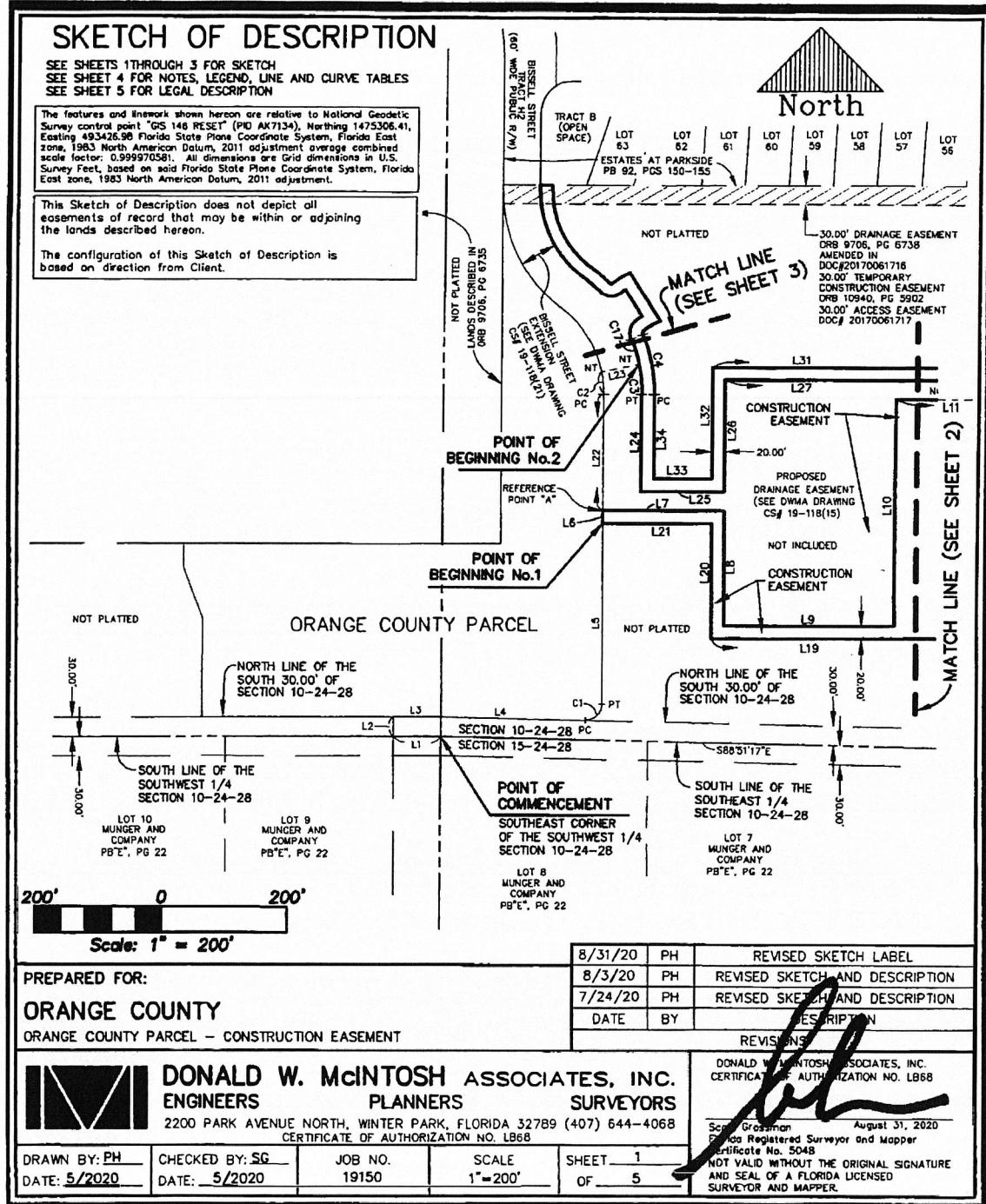
SKETCH OF DESCRIPTION

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

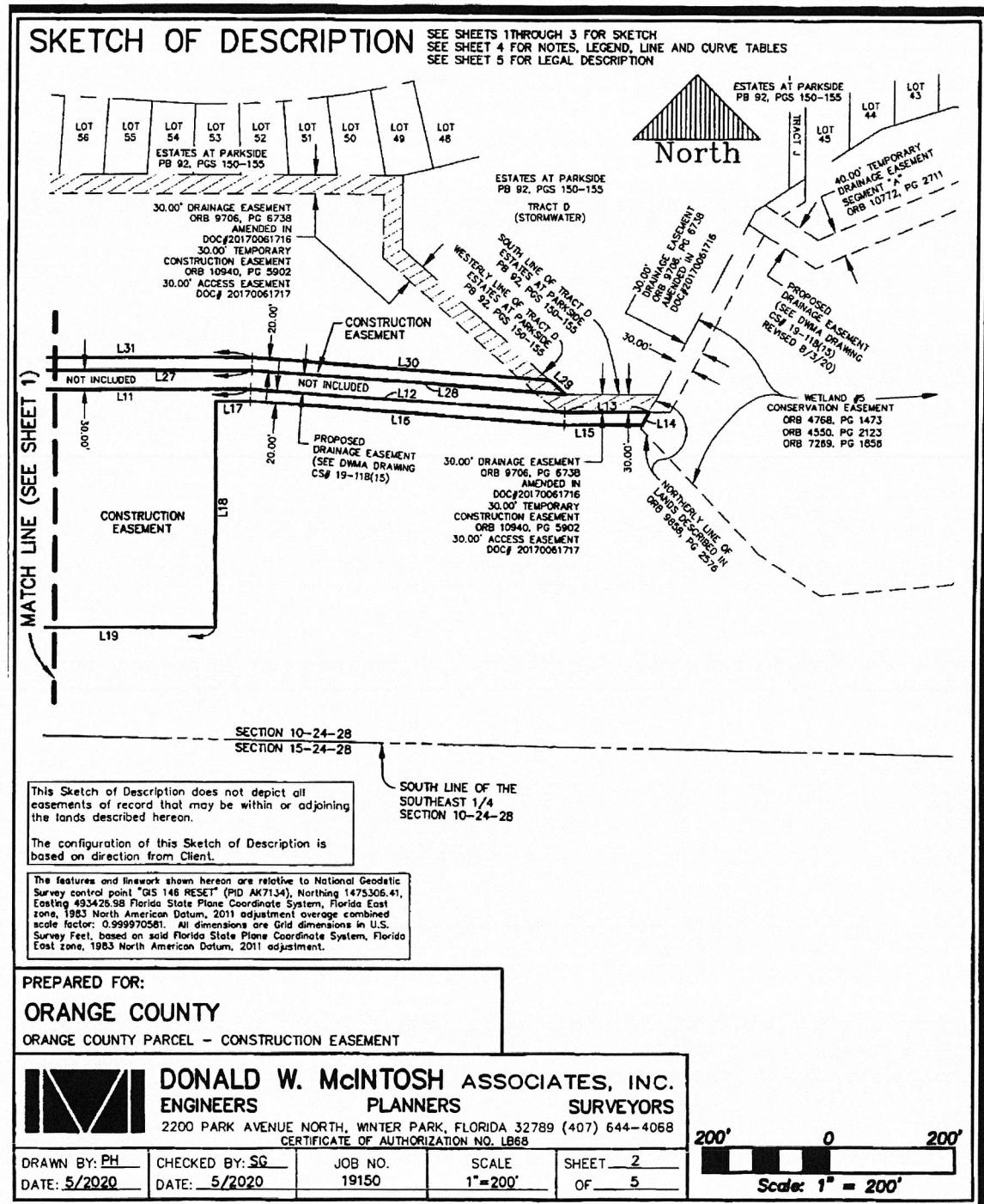
The features and linework shown herein are relative to National Geodetic Survey control point "GS 146 RESET" (PID AK71304), Northing 14753064.1, Easting 943426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment, average combined scale factor, 0.999970581. 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.

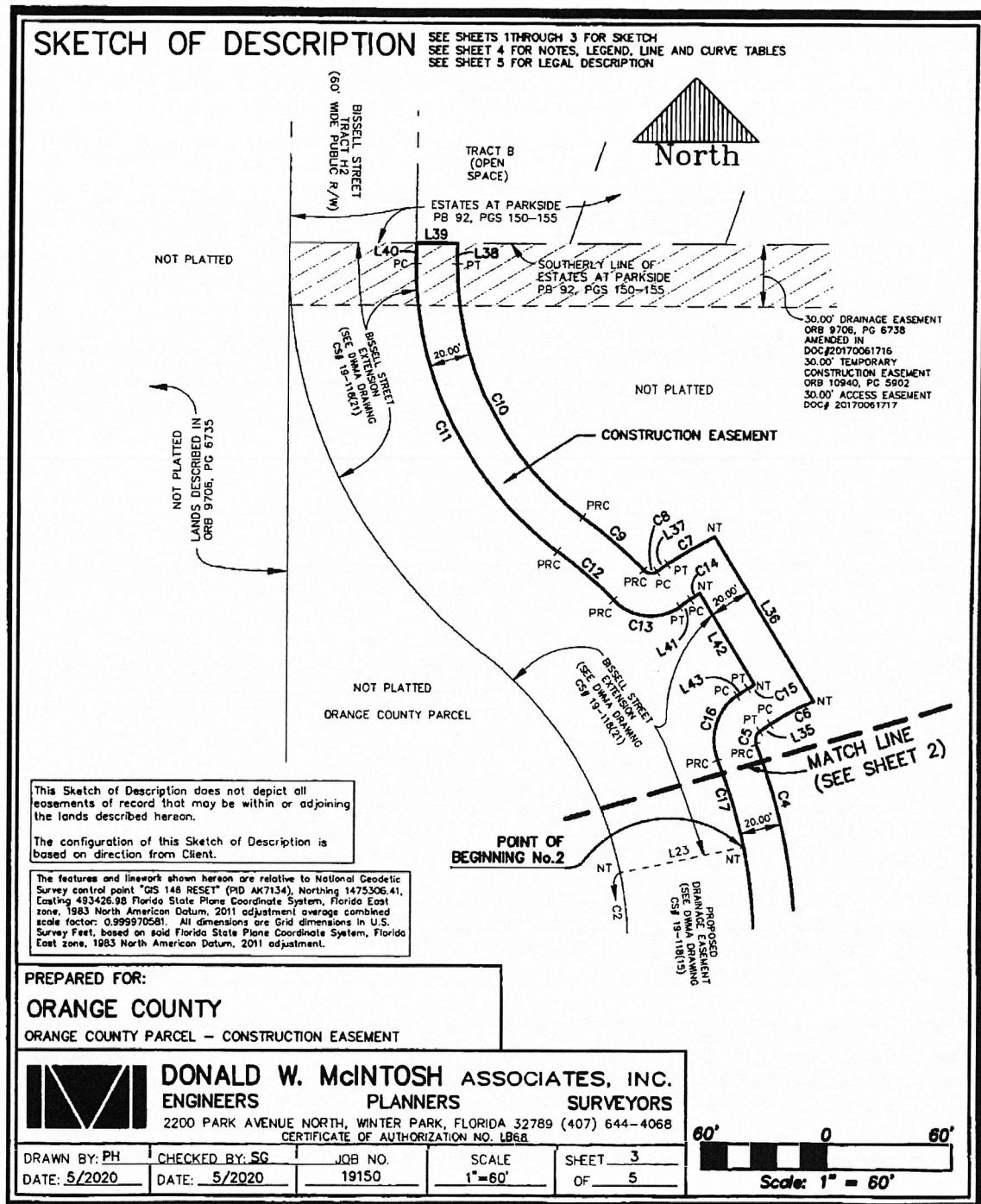
This Sketch of Description does not depict all easements of record that may be within or adjoining the lands described hereon.

The configuration of this Sketch of Description is based on direction from Client.



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SKETCH OF DESCRIPTION

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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'	97.28'	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'	73'74"9"	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'	10'38"58"	42.62'	42.55'	S171°02'44"E

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

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°50'24"W	74.58'
L2	S00°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	S271°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	N88°57'06"E	129.50'
L26	N00°02'54"W	174.87'
L27	N89°57'06"E	617.66'
L28	S85°34'22"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'

LEGEND

DWMA	DONALD W. McINTOSH ASSOCIATES, INC.
No.	NUMBER
CS#	SKETCH NUMBER
SECTION	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 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

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SKETCH OF DESCRIPTION

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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 230.85 feet to the point of curvature of a curve concave Northwesternly having a radius of 25.00 feet and a chord bearing of N45°32'54"E; thence departing said North line run Northeastly 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°57'59"W along said Northerly line, 22.51 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 NO55°27'5W, 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 SO55°27'5E; 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 N45°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 N111°54'5W, 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 Northeastly 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"E; 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 Northeastly having a radius of 150.00 feet and a chord bearing of N28°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 plat 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 Northeastly 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 Northeastly 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

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. 1B68

DRAWN BY: PL
DATE: 5/2020

CHECKED BY:-

B NO.

SHEET 5

DATE: 5/2020

DATE: 5/202

19150

N/A

QE

8. —