



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: August 14, 2020

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

THROUGH: Paul Sladek, Manager *PS*
Real Estate Management Division

FROM: Kenneth Woods, Acquisition Agent *KW by PS*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval and execution of Amended and Restated Non-Exclusive Access, Drainage and Retention Easement Agreement and approval of Donation Agreement, Temporary Slope & Fill Easement, and Temporary Construction Easement between Adventist Health System/Sunbelt, Inc. and Orange County and authorization to disburse funds to pay recording fees and record instruments

PROJECT: Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway 417)
District 4

PURPOSE: To provide for access, construction, operation, and maintenance of road widening improvements.

ITEMS: Donation Agreement (Parcels 8005/8005B/8005A/7005/7005A)

Amended and Restated Non-Exclusive Access, Drainage and Retention Easement Agreement (Instrument 8005.1/8005B.1)
Cost: Donation
Total Size: 4.901 acres

Temporary Slope & Fill Easement (Instrument 8005A.1)
Cost: Donation
Size: 12,256 square feet
Term: Until no longer required for construction, repair, and/or
maintenance of the adjoining road

Temporary Construction Easement (Instrument 7005.1/7005A.1)
Cost: Donation
Total Size: 518 square feet
Term: Seven years, or until completion of construction

BUDGET: Account No.: 1321-072-5085-6110

FUNDS: \$302 Payable to Orange County Comptroller
(recording fees)

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

REMARKS: Parcels 8005, 8005B, 8005A, 7005, and 7005A are being acquired at the request of the Public Works Department as part of the Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway SR 417) road widening project.

County is executing the Amended and Restated Non-Exclusive Access, Drainage and Retention Easement Agreement to show acceptance of its terms and conditions.

This donation is in lieu of eminent domain proceedings.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: 7/6/20

Total Amount: \$302.00 DEC 08/05/20

Project: Boggy Creek Road
(Osceola County line to 600'N. of Central Fl. Greenway SR 417) Parcels: 7005/7005A, 8005/8005A/8005B

Charge to Account #: 1321-072-5085-6110 dep
(please see attached email)

Ghulam Qadir
Controlling Agency Approval Signature Date
GHULAM QADIR
Printed Name:

Pat Davis 8-5-20
Fiscal Approval Signature Date
PAT DAVIS
Printed Name

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condemnation Post-Condemnation
 Acquisition at Approved Appraisal
 Acquisition at Below Approved Appraisal
 Acquisition at Above Approved Appraisal
 Advance Payment Requested

N/A District # 4

DOCUMENTATION ATTACHED (Check appropriate block(s))
 Contract/Agreement
 Copy of Executed Instruments
 Certificate of Value
 Settlement Analysis

Orange County Comptroller
Recording Fees \$302.00

Total \$302.00

Payable to: Orange County Comptroller (\$302.00)

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Kenneth T. Woods
Kenneth T. Woods, Acquisition Agent, Real Estate Mgmt Div.

7/17/2020
Date

Payment Approved Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

Date

or
Payment Approved William Blackham
William Blackham, Asst. Mgr. Real Estate Management Div.

7/17/20
Date

Certified Craig Stopera
Approved by BCC fol Deputy Clerk to the Board

SEP 01, 2020
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available
Request For Funds 3-9-2020

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 01, 2020

Project: Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway 417)
Parcel: 8005/8005B/8005A/7005/7005A

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 01 2020

DONATION AGREEMENT

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AGREEMENT made between Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation d/b/a AdventHealth, hereinafter referred to as OWNER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, the COUNTY requires the land described on Schedule "A" attached hereto for the above referenced project and said OWNER agrees to furnish said land for such purpose.

**Property Appraiser's Parcel Identification Number
a portion of
33-24-30-0000-00-021**

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), each to the other paid, the parties hereto agree as follows:

1. SELLER agrees to execute an Amended and Restated Non-Exclusive Drainage and Retention Easement Agreement on Parcel 8005/8005B, free of all liens and encumbrances, except those acceptable to County, if any.
2. SELLER agrees to execute a Temporary Slope and Fill Easement on Parcel 8005A, free of all liens and encumbrances.
3. SELLER agrees to execute a Temporary Construction Easement on Parcel 7005/7005A, as more particularly described on the attached Schedule "B".
4. SELLER agrees to pay documentary stamp tax prior to receipt of proceeds, by separate check payable to the Orange County Comptroller.
5. This transaction shall be closed and the easements and other closing papers delivered on or before 90 days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by COUNTY and OWNER.
6. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division, as may be appropriate.

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between OWNER and COUNTY. No

Project: Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway 417)
Parcel: 8005/8005B/8005A/7005/7005A

additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

OWNER:

Adventist Health System/Sunbelt, Inc.,
a Florida not-for-profit corporation d/b/a
AdventHealth

By: *T = B*

 Tim Burrill

Printed Name:

 Senior Vice President

Title:

Date: *5/18/2020*

COUNTY:

ORANGE COUNTY, FLORIDA

By: *Ken Wood*
Kenneth Woods, Its Agent

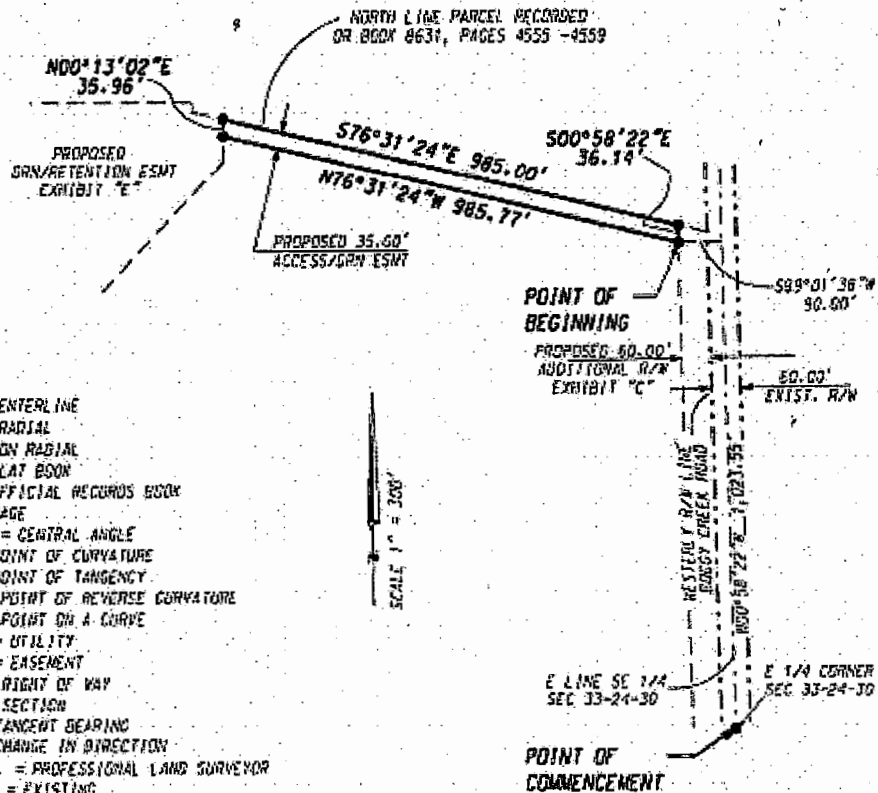
Date: *6/1/2020*

This instrument prepared by:
Kim Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

SCHEDULE "A"

SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION

04/30/2008
165945 AV
J:\WP\Planning\WP\SK05A.dgn



- LEGEND
- ℄ = CENTER LINE
 - RAD = RADIAL
 - NR = NON RADIAL
 - PG = PLAT BOOK
 - OR = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - DELTA = CENTRAL ANGLE
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - POC = POINT ON A CURVE
 - UTIL = UTILITY
 - ESMT = EASEMENT
 - R/W = RIGHT OF WAY
 - SEC = SECTION
 - TB = TANGENT BEARING
 - ⊙ = CHANGE IN DIRECTION
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - EXIST = EXISTING
 - ORN = ORNAMENT
- BEARING STRUCTURE BASED ON THE EAST LINE NE 1/4 SEC. 33-24-30 (N00°00'00\"/>

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 68P-6 F.A.C.

[Signature]

SANDRA V. BAILEY P.L.S.
LICENSE NUMBER 4972

DUTY VOID WITHOUT THE SIGNATURE AND THE ORIGINAL WATER SEAL OF A LICENSED SURVEYOR AND MOWER.

MAY 01 2008

BOWYER SINGLETON & ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

ORANGE COUNTY, FLORIDA

PARCEL 8005

A PORTION OF PARENT PARCEL 1005

EXHIBIT "A"

REV'D 04/30/08 SVB

10/10/06 DMH
REV'D 5/21/07 SVB

TWP1/SK05A.DOC
TWP1/SK05A.DGN

10/30/2006

04/30/2008

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LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN N00°58'22"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1023.55 FEET; THENCE DEPARTING SAID EAST LINE, RUN S89°01'38"W, A DISTANCE OF 90.00 FEET FOR A POINT OF BEGINNING; THENCE N76°31'24"W, A DISTANCE OF 985.77 FEET; THENCE N00°13'02"E, A DISTANCE OF 35.96 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8631, PAGES 4555 - 4559, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S76°31'24"E, ALONG SAID NORTH LINE, A DISTANCE OF 985.00 FEET; THENCE S00°58'22"E, A DISTANCE OF 36.14 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.79 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

MAY 07 2008



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
1407; 84.3-5120

ORANGE COUNTY, FLORIDA
PARCEL 8005

A PORTION OF PARENT
PARCEL 1005

EXHIBIT "A"

REV'D 04/30/08 SWB

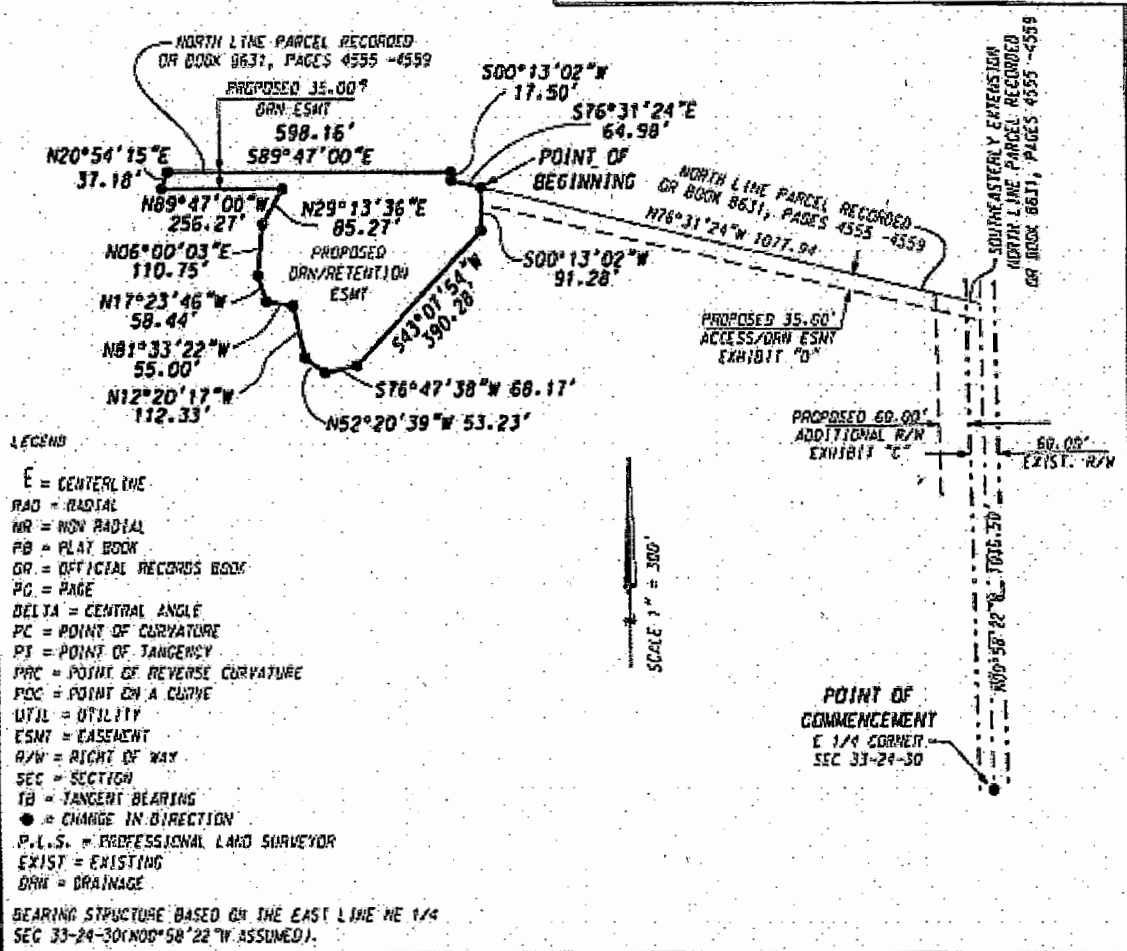
10/30/06 DWB
REV'D 5/24/07 SWB

TWP15K05A.DWG
TWP15K05A.DWG

SCHEDULE "A"

SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION

05/01/2008
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LEGEND

- E = CENTERLINE
- RAD = RADIAL
- NR = NON RADIAL
- PB = PLAY BOOK
- OR = OFFICIAL RECORDS BOOK
- PG = PAGE
- DELTA = CENTRAL ANGLE
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- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- POC = POINT ON A CURVE
- UTIL = UTILITY
- ESMT = EASEMENT
- R/W = RIGHT OF WAY
- SEC = SECTION
- TB = TANGENT BEARING
- = CHANGE IN DIRECTION
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- EXIST = EXISTING
- DRN = DRAINAGE

BEARING STRUCTURE BASED ON THE EAST LINE NE 1/4 SEC 33-24-30(NOD 58°22'W ASSUMED).



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 200.08 F.A.C.

Sandra F. Bailey

SANDRA F. BAILEY P.L.S.
LICENSE NUMBER 4972

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL GUADED SEAL OF A LICENSED SURVEYOR



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-8420

ORANGE COUNTY, FLORIDA
PARCEL 8005
A PORTION OF PARENT PARCEL 1005
EXHIBIT "A"
REV'D 04/30/08 SVB

TWP1/SKOSH.DWG
REV'D 12/18/06 SVB
REV'D 5/24/05 SVB
TWP1/SKOSH.DWG
TWP1/SKOSH.DWG

MAY 01 2008

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN N00°58'22"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1036.50 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8631, PAGES 4555 - 4559, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN N76°31'24"W, ALONG SAID SOUTHEASTERLY EXTENSION AND ALONG SAID NORTH LINE, A DISTANCE OF 1077.94 FEET FOR A POINT OF BEGINNING. THENCE DEPARTING SAID NORTH LINE RUN 500°13'02"W, A DISTANCE OF 91.28 FEET; THENCE S43°07'54"W, A DISTANCE OF 390.28 FEET; THENCE S76°47'38"W, A DISTANCE OF 68.17 FEET; THENCE N52°20'39"W, A DISTANCE OF 53.23 FEET; THENCE N12°20'17"W, A DISTANCE OF 112.33 FEET; THENCE N81°33'22"W, A DISTANCE OF 55.00 FEET; THENCE N17°23'46"W, A DISTANCE OF 58.44 FEET; THENCE N06°00'03"E, A DISTANCE OF 110.75 FEET; THENCE N29°13'36"E, A DISTANCE OF 85.27 FEET; THENCE N89°47'00"W, A DISTANCE OF 256.27 FEET; THENCE N20°54'15"E, A DISTANCE OF 37.18 FEET TO THE AFORESAID NORTH LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8631, PAGES 4555 - 4559, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°47'00"E, ALONG SAID NORTH LINE, A DISTANCE OF 598.16 FEET; THENCE S00°13'02"W, A DISTANCE OF 17.50 FEET; THENCE S76°31'24"E, A DISTANCE OF 64.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.35 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

half size 1/4

05/01/2008

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07/25/08 AM 08:52:24

MAY 01 2008



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

ORANGE COUNTY, FLORIDA
PARCEL 8005
A PORTION OF PARENT
PARCEL 1005
EXHIBIT "A"
REV'D 04/30/08 SVB

10/30/06 DJM
REV'D 12/18/06 SVB
REV'D 5/24/05 SVB
TWP1/SK058.DGN
TWP1/SK058.DGN

SCHEDULE "A"

Parcel 8005B.

Description:

A part of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence run North 89 degrees 51' 06" West along the South line of the Northeast 1/4 of said Section 33, a distance of 30.01 feet to the West right of way line of Boggy Creek Road as described in Deed Book 402, Page 397 of the Public Records of Orange County, Florida; thence departing said West right of way continue North 89 degrees 51' 06" West along said South line 60.01 feet to the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Pages 8562 through 8566 of aforesaid Public Records; thence run North 00 degrees 58' 20" West along said West right of way line a distance of 1022.00 feet; thence continue North 00 degrees 58' 20" West along said West right of way line a distance of 36.14 feet to the North line of those lands described in Official Records Book 8631, Page 4555 of said Public Records; thence leaving said West right of way line run North 76 degrees 32' 06" West along said North line a distance of 985.00 feet to the East line of a drainage and retention easement as described in Official Records Book 9711, Page 8574; thence leaving said North line run South 00 degrees 13' 02" West along said East line for a distance of 35.96 feet to the intersection with the Southerly line of a drainage and access easement as described in Official Records Book 9711, Page 8567 and the POINT OF BEGINNING; thence leaving said East line run South 76 degrees 32' 06" East along said Southerly line a distance of 115.02 feet; thence leaving said Southerly line run South 43 degrees 07' 54" West a distance of 469.89 feet; to the beginning of a tangent curve concave to the Northwesterly and having a radius of 60.00 feet; thence run Southwesterly 67.69 feet along the arc of said curve through a central angle of 64 degrees 38' 07" to the end of said curve, the chord of said curve bears South 75 degrees 26' 57" West; thence run North 64 degrees 03' 58" West a distance of 68.85 feet to the Easterly line of aforesaid drainage and retention easement as described in Official Records Book 9711, Page 8574; thence run North 76 degrees 47' 38" East along said Easterly line a distance of 68.17 feet; thence run North 43 degrees 07' 54" East along said Easterly line a distance of 390.28 feet; thence run North 00 degrees 13' 02" East along said Easterly line a distance of 55.32 feet to the POINT OF BEGINNING.

Containing 0.761 acres, more or less.

LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	RT	RIGHT
B	BASELINE	FND.	FOUND	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY
C	CENTERLINE	(F)	FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	P	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK				

SHEET 1 OF 4

THIS IS NOT A SURVEY

SKETCH ON SHEETS 2-4 OF 4

PREPARED FOR:

ORANGE COUNTY

DATE: AUGUST, 2016 SCALE: 1"=N/A

PROJECT #: 16-1114.000

DESIGN: CU CHECKED: ALQ

THIS MAP OR DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

Allen L. Quickel 8/22/16
 ALLEN L. QUICKEL DATE
 PROFESSIONAL SURVEYOR AND MAPPER #6481
 STATE OF FLORIDA

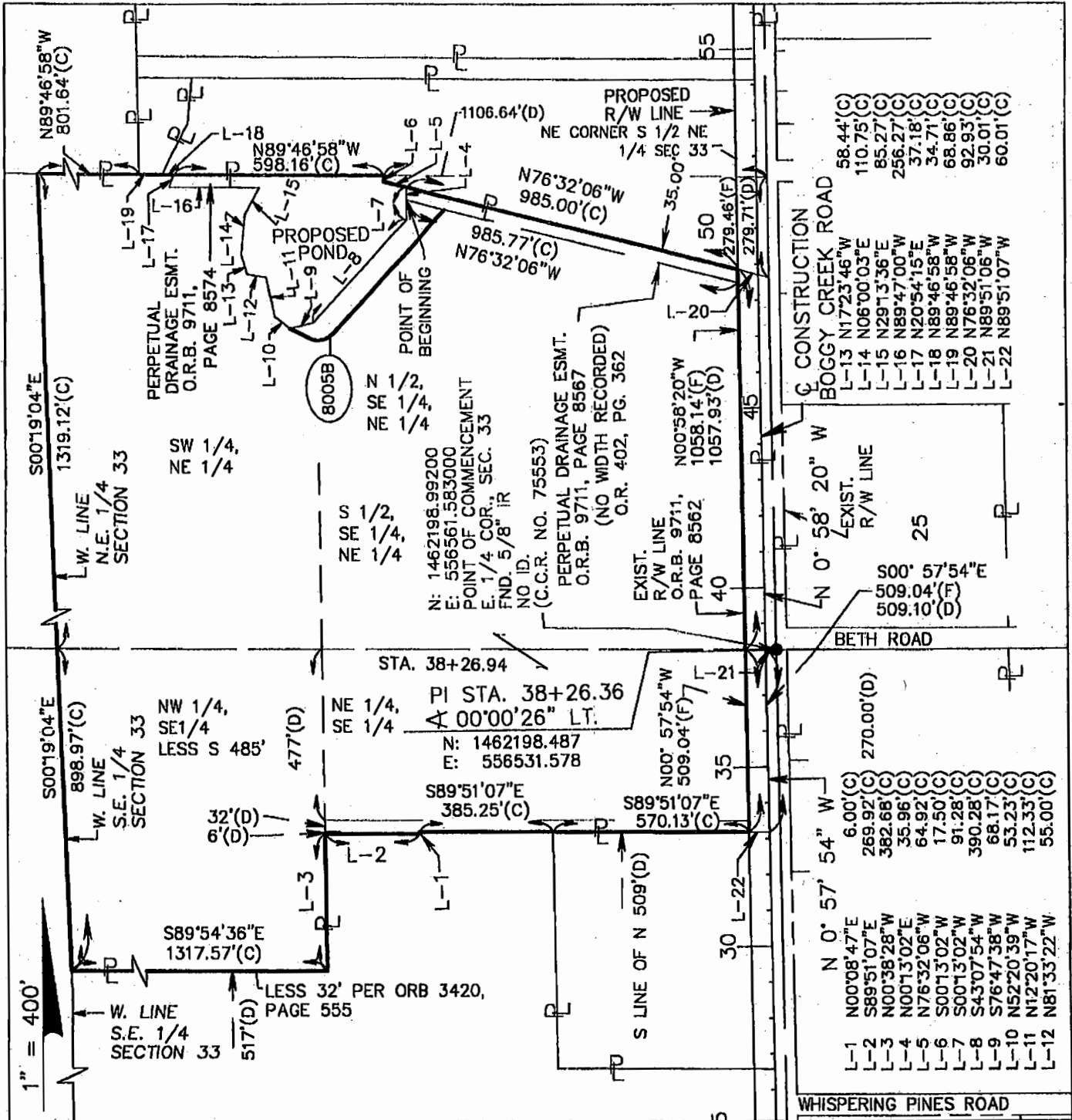


Phone: (407) 896-0594

L.D. #2648

941 Lake Baldwin Lane • Orlando, Florida 32814

PARCEL 8005B
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



DESCRIPTION ON SHEET 1 OF 4

SHEET 2 OF 4

PREPARED FOR:
 ORANGE COUNTY
 DATE: AUGUST, 2016 SCALE: 1"=400'
 PROJECT #: 06-1114.000
 DESIGN: CU CHECKED: ALQ

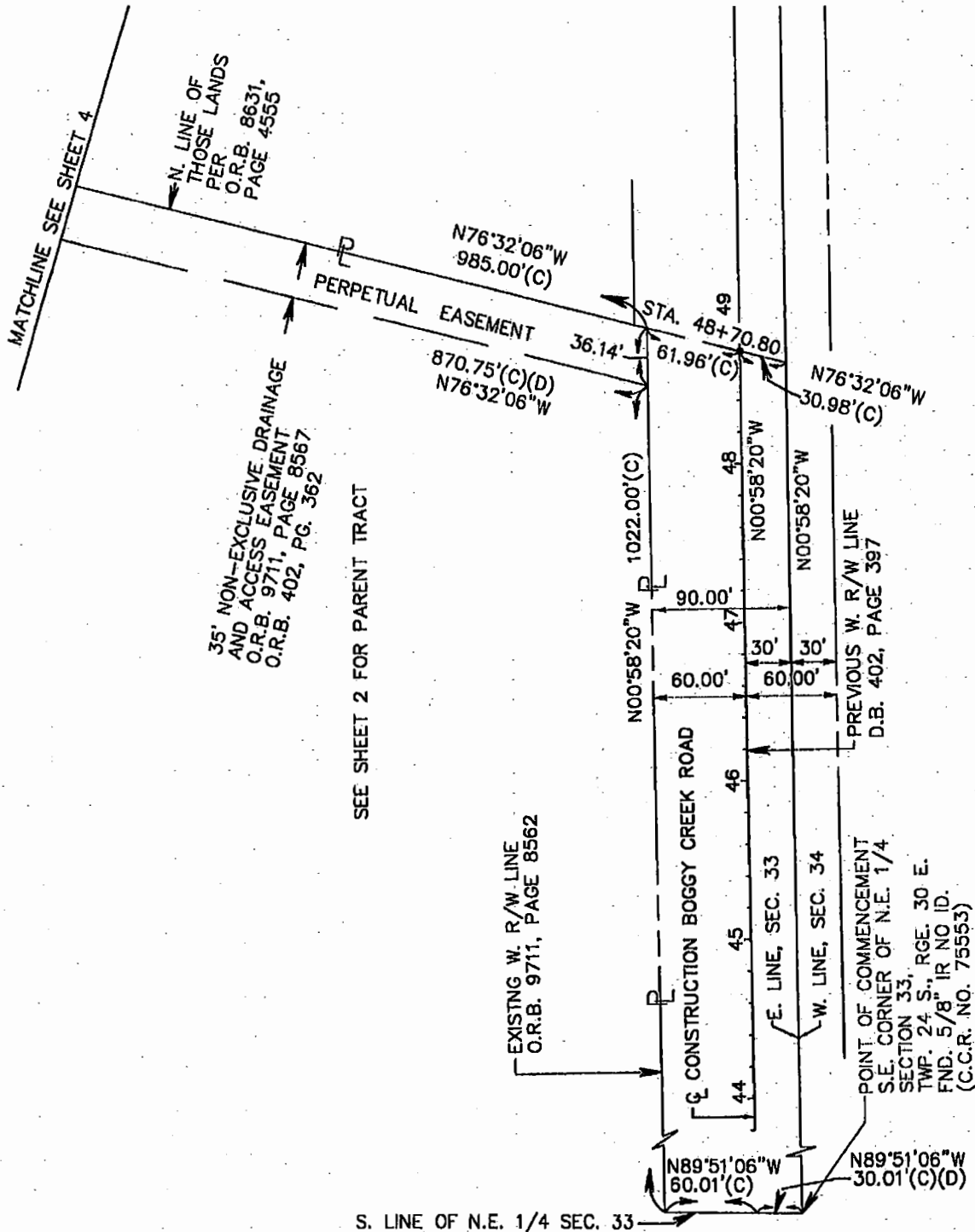
DATE	REVISIONS



Phone: (407) 896-0594
 L.D. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 8005B
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



SEE SHEET 2 FOR PARENT TRACT

EXISTING W. R/W LINE
 O.R.B. 9711, PAGE 8562

POINT OF COMMENCEMENT
 S.E. CORNER OF N.E. 1/4
 SECTION 33,
 TWP. 24 S., RGE. 30 E.
 FND. 5/8" IR NO ID.
 (C.C.R. NO. 75553)

S. LINE OF N.E. 1/4 SEC. 33

DESCRIPTION ON SHEET 1 OF 4

SHEET 3 OF 4

PREPARED FOR:
 ORANGE COUNTY

DATE: AUGUST, 2016 SCALE: 1"=100'

PROJECT #: 06-1114.000

DESIGN: CU CHECKED: ALQ

DATE	REVISIONS

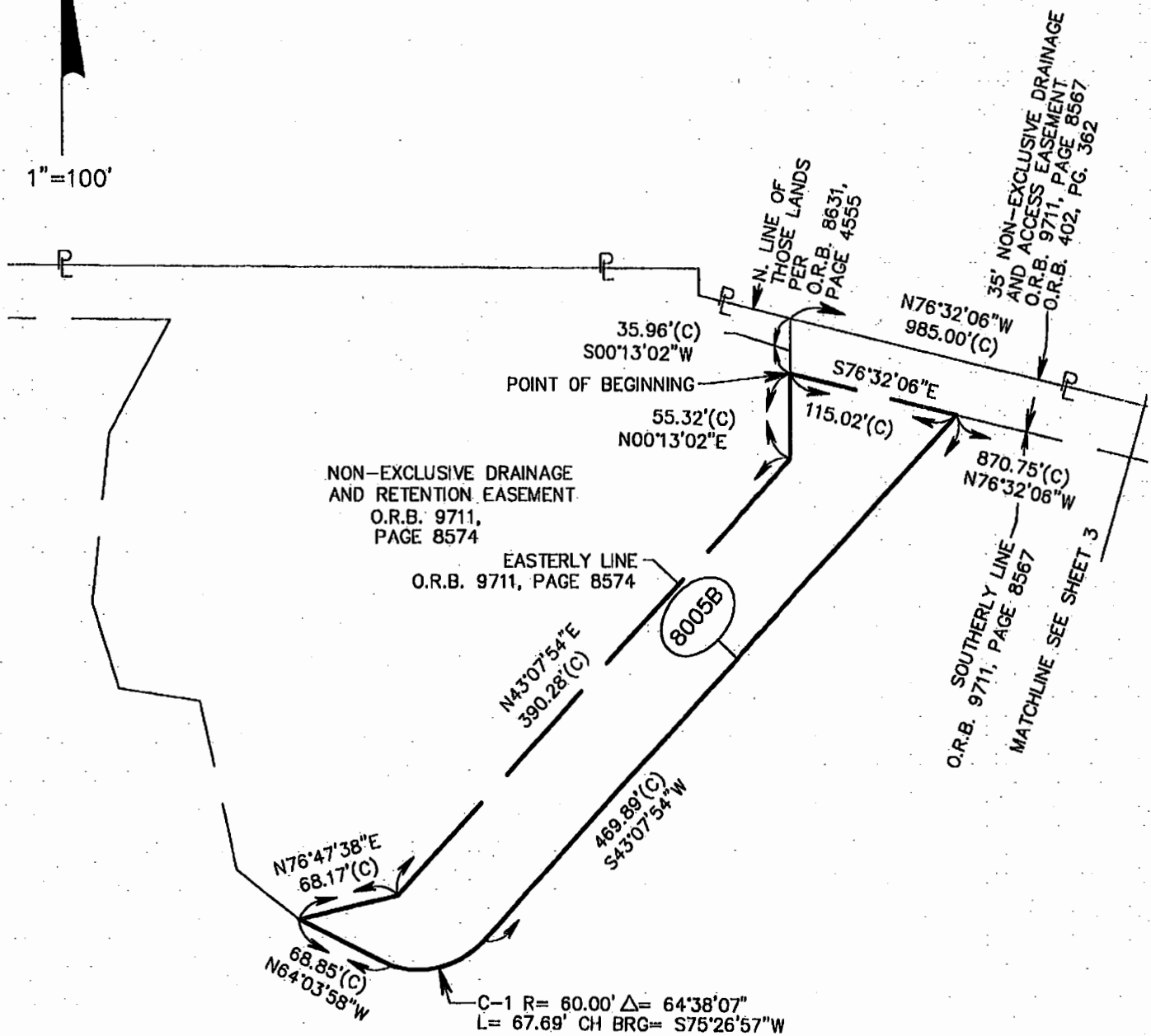


Phone: (407) 896-0594

L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 8005B
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



NON-EXCLUSIVE DRAINAGE
 AND RETENTION EASEMENT
 O.R.B. 9711,
 PAGE 8574

EASTERLY LINE
 O.R.B. 9711, PAGE 8574

8005B

35' NON-EXCLUSIVE DRAINAGE
 AND ACCESS EASEMENT
 O.R.B. 9711, PAGE 8567
 O.R.B. 402, PG. 362

O.R.B. 9711, PAGE 8567
 MATCHLINE SEE SHEET 3

DESCRIPTION ON SHEET 1 OF 4

SHEET 4 OF 4

PREPARED FOR:
 ORANGE COUNTY
 DATE: AUGUST, 2016 SCALE: 1"=100'
 PROJECT #: 06-1114.000
 DESIGN: CU CHECKED: ALQ

DATE	REVISIONS



Phone: (407) 896-0594
 L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

SCHEDULE "A"

Parcel 8005A

Description:

A part of the Southeast 1/4 and Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence run North 89 degrees 51' 06" West along the North line of the Southeast 1/4 of said Section 33, a distance of 30.01 feet to the West right of way line of Boggy Creek Road as described in Deed Book 402, Page 397 of the Public Records of Orange County, Florida; thence departing said North line run South 00 degrees 57' 54" East along said West right of way line a distance of 509.04 feet (509.10 feet per deed) to the Southeast corner of those lands described in Official Records Book 8631, Pages 4555 through 4559 of aforesaid Public Records; thence leaving said West right of way line run North 89 degrees 51' 07" West along the South line of said lands a distance of 60.01 feet to the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Pages 8562 through 8566 of aforesaid Public Records and the POINT OF BEGINNING; thence leaving said West right of way line run North 89 degrees 51' 07" West along aforesaid South line of said lands a distance of 8.00 feet; thence leaving said South line run North 00 degrees 57' 54" West a distance of 507.14 feet; thence run North 00 degrees 58' 20" West a distance of 1025.80 feet to the South line of a non-exclusive access and drainage easement described in Official Records Book 9711, Pages 8567 through 8573 of aforesaid Public Records; thence run South 76 degrees 32' 06" East along said South line a distance of 8.26 feet to the aforesaid West right of way line of Boggy Creek Road as described in Official Records Book 9711, Pages 8562 through 8566 of aforesaid Public Records; thence run South 00 degrees 58' 20" East along said West right of way line a distance of 1022.00 feet; thence run South 00 degrees 57' 54" East along said West right of way line a distance of 509.04 feet to the POINT OF BEGINNING.

Containing 12,256 square feet (0.2814 acres), more or less.

THIS IS NOT A SURVEY

BEARINGS BASED ON THE EAST LINE OF THE S.E. 1/4 OF SEC. 33, TWP. 24 S., RGE. 30 E BEING N00°57'54"W PER THE BOGGY CREEK RIGHT OF WAY MAP.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

Daniel A. Groves

DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4625
METRIC ENGINEERING, INC. L.B. NO. 2294

COUNTY PROJECT NO. 5085

ROAD NAME: BOGGY CREEK ROAD



METRIC ENGINEERING, INC.
ENGINEERS - PLANNERS - SURVEYORS
615 CRESCENT EXECUTIVE CT. SUITE 524,
LAKE MARY, FLORIDA 32746
PHONE (407) 644-1898 FAX (407) 644-1921

SECTION 33
TOWNSHIP 24 SOUTH
RANGE 30 EAST

DRAWN BY: D.GROVES
DRAWING
DATE: MAY 18, 2009

CHECKED BY: D.GROVES
DATE: SEPT. 22, 2009

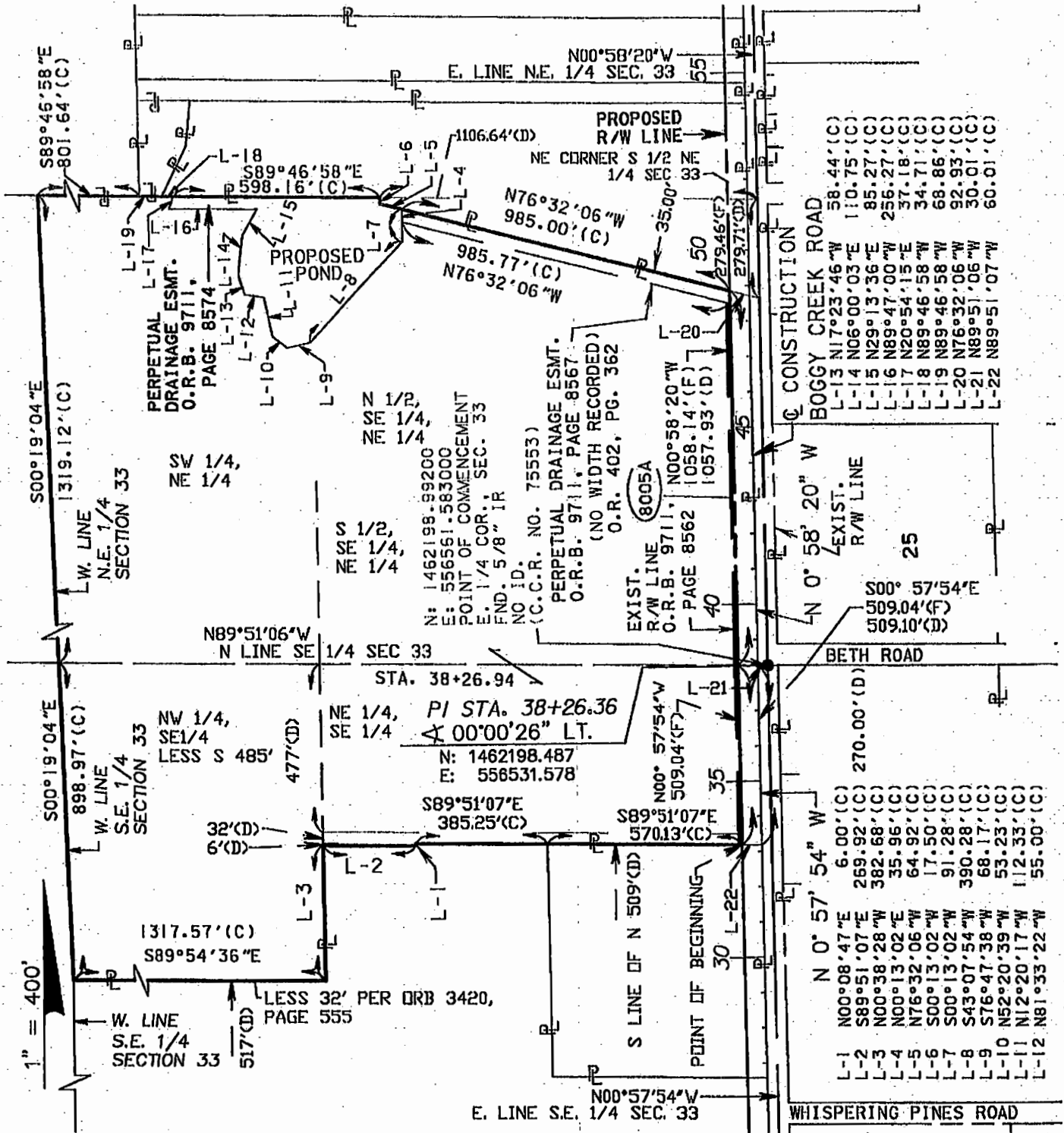
PARCEL NO.
8005A

9-22-11 FINAL DIM
DATE REVISIONS BY

SCALE 1" = NA
SHEET 1 OF 5

PROJECT NO. 4-1851 DRAWING: P8005A-SHT1.DWG

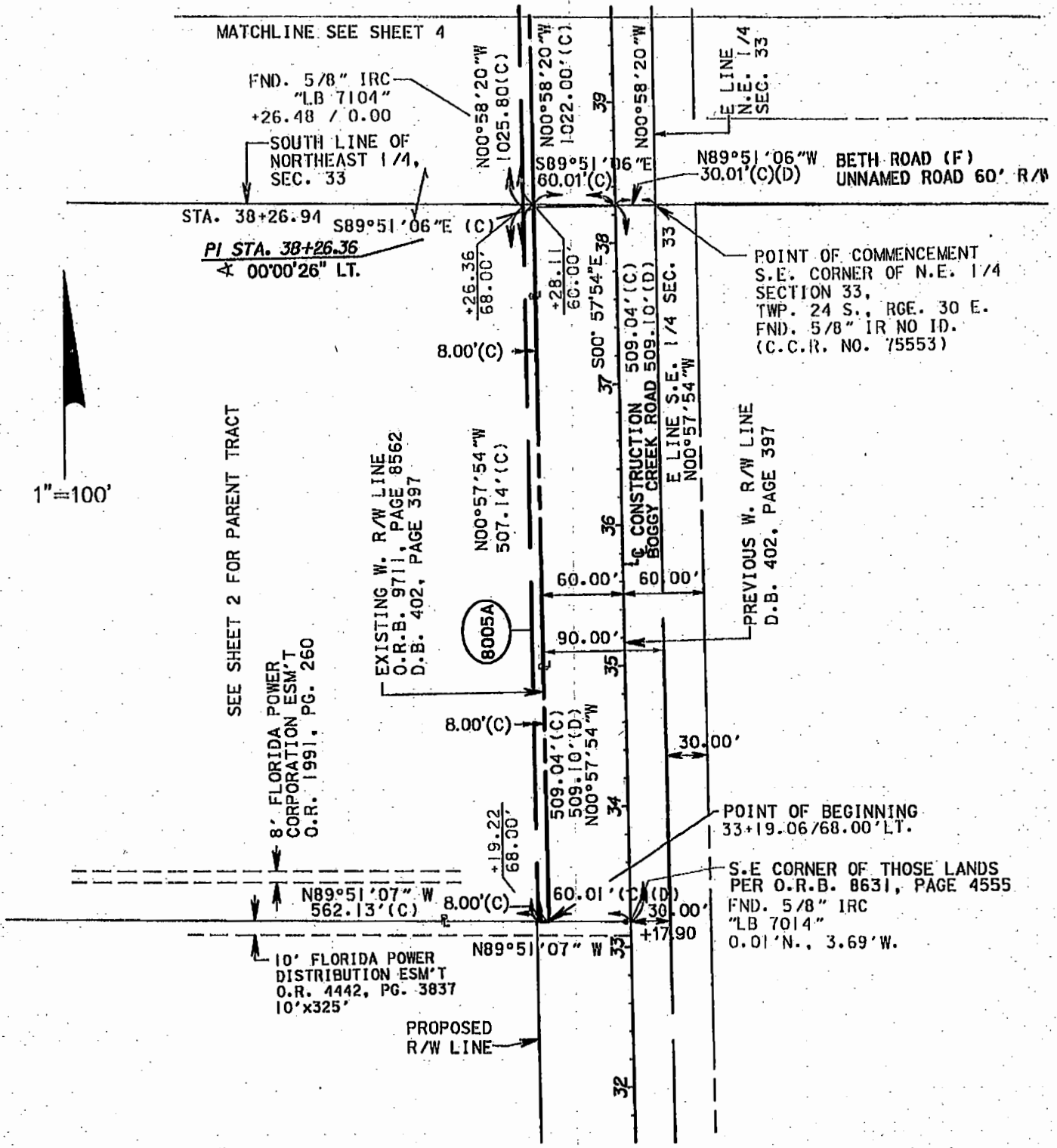
**PARCEL 8005A
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**



LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	RT	RIGHT
B	BASELINE	FND.	FOUND	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY
C	CENTERLINE	(F)	FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	R	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK				

PARCEL 8005A
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



1" = 100'

LEGEND

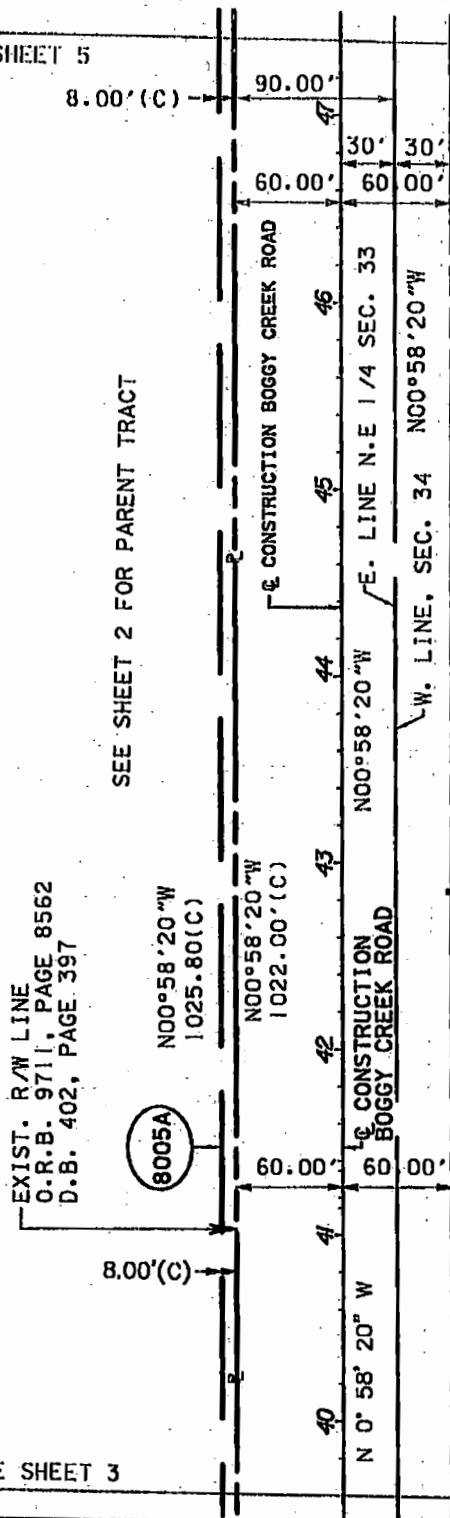
AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
BRG.	BEARING	FND.	FOUND	P.I.	POINT OF INTERSECTION	SEC.	SECTION
©	CENTERLINE	(F)	BASED ON FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	R	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK	RT	RIGHT		

PROJECT NO. 41851 DRAWING: P8005A-SHT3.DWG

PARCEL 8005A
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



MATCHLINE SEE SHEET 5



LEGEND

AC. ACRE	(D) DEED	P.C. POINT OF CURVATURE	R/W RIGHT OF WAY
BRG. BEARING	FND. FOUND	P.I. POINT OF INTERSECTION	SEC. SECTION
Ⓞ CENTERLINE	(F) BASED ON FIELD MEASURE	P.T. POINT OF TANGENCY	S.F. SQUARE FEET
(C) CALCULATED	L ARC LENGTH	PL PROPERTY LINE	T TANGENT LENGTH
CH. CHORD DISTANCE	LT LEFT	R RADIUS	TWP. TOWNSHIP
Δ DELTA/CENTRAL ANGLE	O.R.B. OFFICIAL RECORDS BOOK	RGE. RANGE	
	P.B. PLAT BOOK	RT RIGHT	

PARCEL 8005A
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



N. LINE OF THOSE LANDS
 PER O.R.B. 8631, PAGE 4555

SOUTHERLY LINE OF
 THOSE LANDS
 PER O.R.B. 9711,
 PAGE 8567

EXISTING W. R/W LINE
 O.R.B. 9711, PAGE 8562
 D.B. 402, PAGE 397

8005A

PROPOSED R/W LINE

35' PERPETUAL DRAINAGE
 AND ACCESS EASEMENT
 O.R.B. 9711, PAGE 8567
 O.R.B. 402, PG. 362
 N76°32'06"W
 985.00'(C)

PERPETUAL EASEMENT
 977.51'(C)
 N76°32'06"W
 +52.17
 68.00'

FND. 4" X 4" C.M.
 W/NAIL & DISK
 "W.M. JOHNSTON
 R.L.S. 935"
 0.03'S., 0.15'E.

LC CONSTRUCTION
 BOGGY CREEK ROAD

NEW HOPE ROAD (F)
 UNNAMED ROAD
 60' R/W (P)

MATCHLINE SEE SHEET 5

LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
BRG.	BEARING	FND.	FOUND	P.I.	POINT OF INTERSECTION	SEC.	SECTION
Ⓢ	CENTERLINE	(F)	BASED ON FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	I.	ARC LENGTH	PL	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK	RT	RIGHT		

PROJECT NO. 4.1851 DRAWING: P8005A-SITE.DWG

SCHEDULE "A"

Parcel 7005

Description:

A part of the Southeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence run North 89 degrees 51' 06" West along the North line of the Southeast 1/4 of said Section 33, a distance of 30.01 feet to the West right of way line of Boggy Creek Road as described in Deed Book 402, Page 397 of the Public Records of Orange County, Florida; thence departing said North line run South 00 degrees 57' 54" East along said West right of way line a distance of 509.04 feet (509.10 feet per deed) to the Southeast corner of those lands described in Official Records Book 8631, Pages 4555 through 4559 of aforesaid Public Records; thence leaving said West right of way line run North 89 degrees 51' 07" West along the South line of said lands a distance of 60.01 feet to the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Pages 8562 through 8566 of aforesaid Public Records; thence leaving said West right of way line run North 89 degrees 51' 07" West along aforesaid South line of said lands a distance of 8.00 feet; thence leaving said South line run North 00 degrees 57' 54" West a distance of 92.10 feet to the POINT OF BEGINNING; thence run North 00 degrees 57' 54" West a distance of 20.15 feet; thence run South 82 degrees 35' 25" West a distance of 9.60 feet; thence run South 00 degrees 58' 20" East a distance of 18.00 feet; thence run South 84 degrees 33' 08" East a distance of 9.59 feet to the POINT OF BEGINNING.

Containing 182 square feet, more or less.

THIS IS NOT A SURVEY

BEARINGS BASED ON THE EAST LINE OF THE S.E. 1/4 OF SEC. 33, TWP. 24 S., RGE. 30 E BEING N00°57'54"W PER THE BOGGY CREEK RIGHT OF WAY MAP.

COUNTY PROJECT NO. 5085
ROAD NAME: BOGGY CREEK ROAD

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

Daniel A. Groves
DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4625
METRIC ENGINEERING, INC. L.B. NO. 2294

PROJECT NO. 4.185: DRAWING: P7005-SHT1.DWG

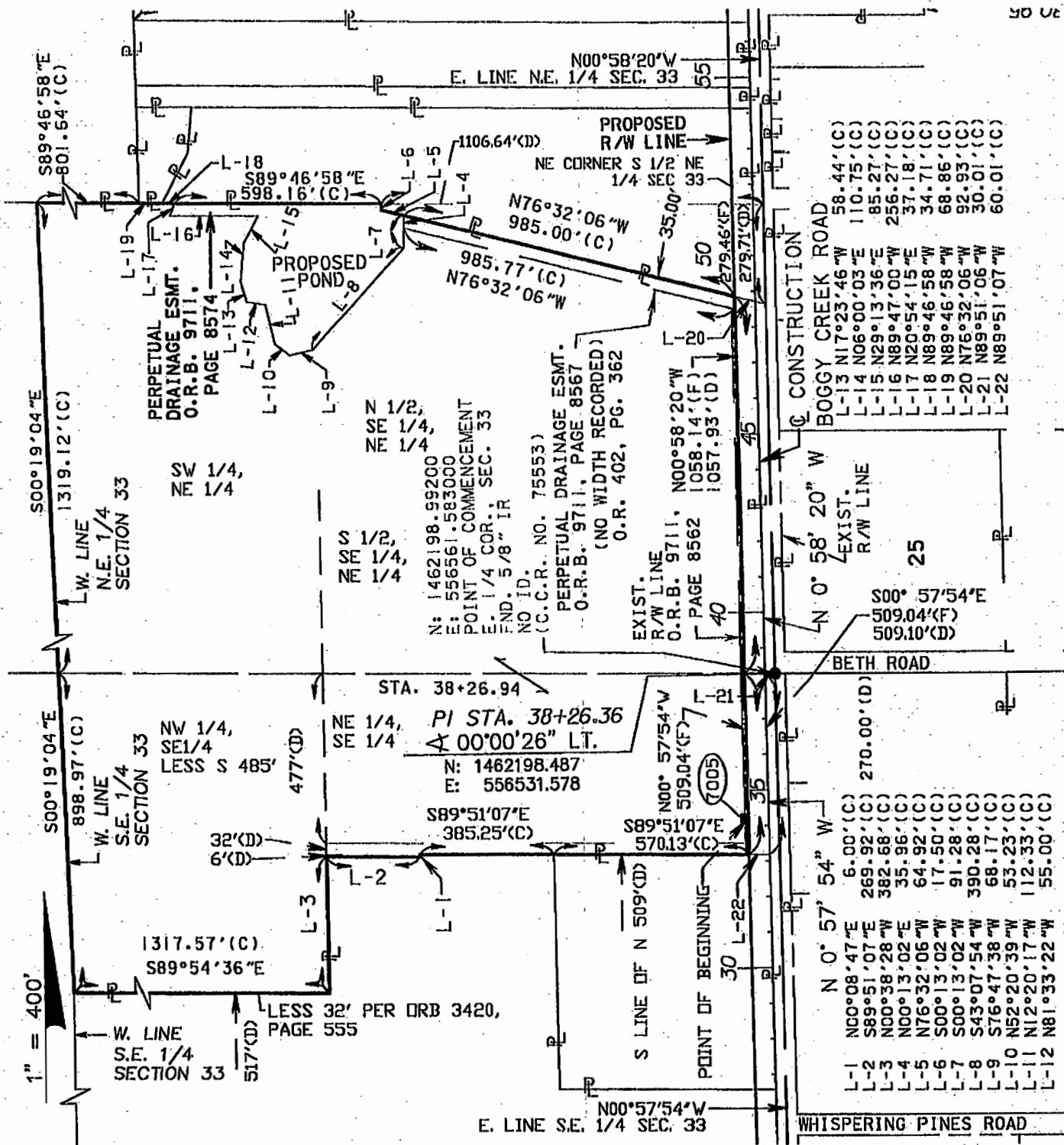


METRIC ENGINEERING, INC.
ENGINEERS - PLANNERS - SURVEYORS
615 CRESCENT EXECUTIVE CT. SUITE 524,
LAKE MARY, FLORIDA 32746
PHONE (407) 644-1898 FAX (407) 644-1921

SECTION 33
TOWNSHIP 24 SOUTH
RANGE 30 EAST

DRAWN BY: D.GROVES	CHECKED BY: D.GROVES	PARCEL NO.	9-28-11 FINAL <i>DD</i>	SCALE 1" = NA.
DATE: MAY 19, 2009	DATE: SEPT. 22, 2009	7005	DATE REVISIONS BY	SHEET 1 OF 3

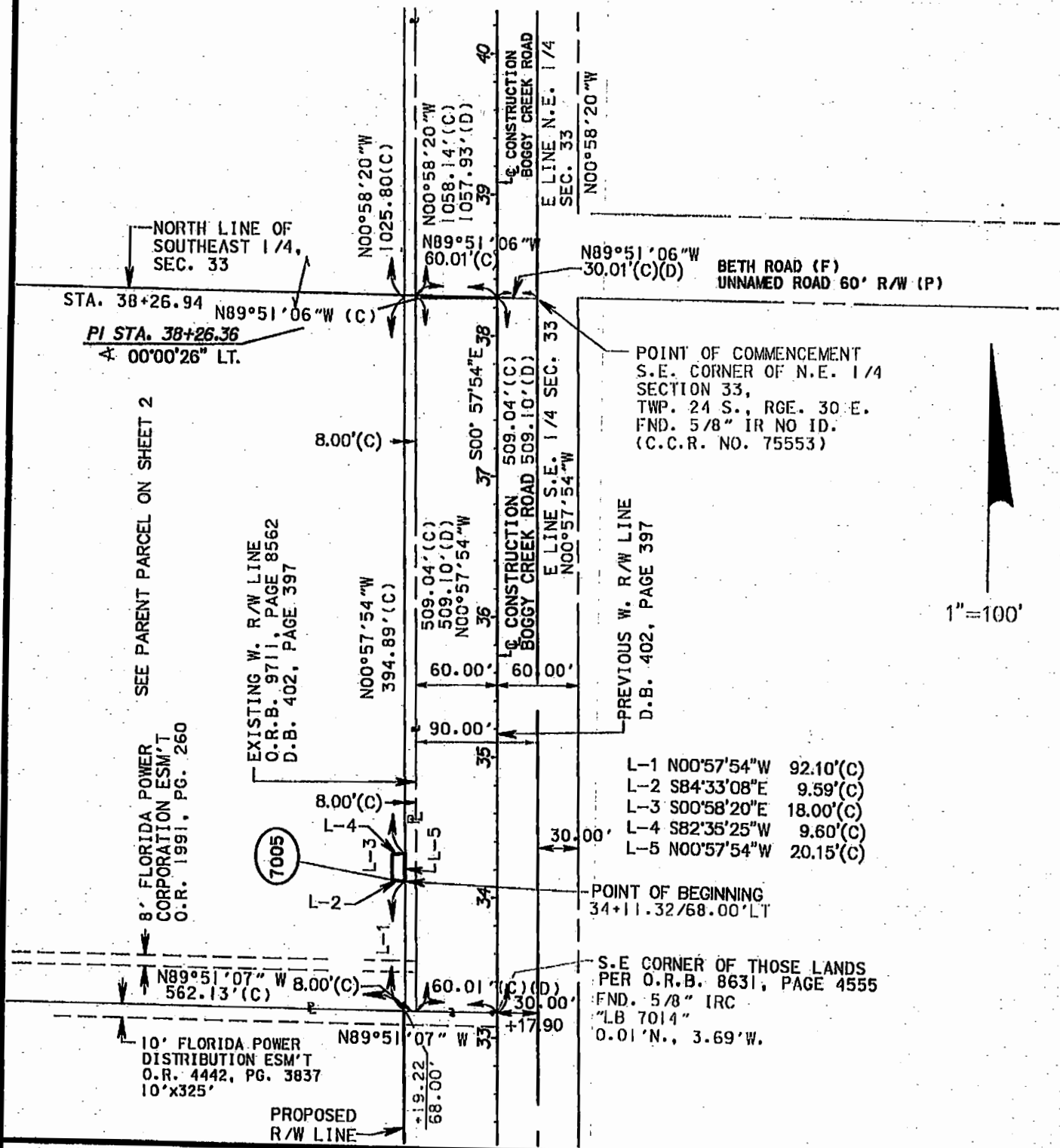
PARCEL 7005
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



LEGEND		(D)	DEED	RT	RIGHT
AC.	ACRE	FND.	FOUND	R/W	RIGHT OF WAY
B	BASELINE	(F)	FIELD MEASURE	S.F.	SQUARE FEET
C	CENTERLINE	L	ARC LENGTH	T	TANGENT LENGTH
(C)	CALCULATED	LT.	LEFT	TWP.	TOWNSHIP
CH.	CHORD DISTANCE	O.R.B.	OFFICIAL RECORDS BOOK		
Δ	DELTA/CENTRAL ANGLE	P.B.	PLAT BOOK		
		P.C.	POINT OF CURVATURE		
		P.I.	POINT OF INTERSECTION		
		P.T.	POINT OF TANGENCY		
		R	RADIUS		
		RGE.	RANGE		

PROJECT NO. 41851 DRAWING: P7005-SKT2.DWG

PARCEL 7005
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
BRG.	BEARING	FND.	FOUND	P.I.	POINT OF INTERSECTION	SEC.	SECTION
C.	CENTERLINE	(F)	BASED ON FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	R	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK	RT	RIGHT		

PROJECT NO. 4-1851 DRAWING: P7005-SIT3.DWG

SCHEDULE "A"

Parcel 7005A

Description:

A part of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence run North 89 degrees 51' 06" West along the South line of the Northeast 1/4 of said Section 33, a distance of 30.01 feet to the West right of way line of Boggy Creek Road as described in Deed Book 402, Page 397 of the Public Records of Orange County, Florida; thence departing said West right of way line continue North 89 degrees 51' 06" West along said South line 60.01 feet to the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Pages 8562 through 8566 of aforesaid Public Records; thence run North 00 degrees 58' 20" West along said West right of way line a distance of 1022.00 feet to the intersection with the Southerly line of a drainage and access easement as described in Official Records Book 9711, page 8567; thence run North 76 degrees 32' 06" West along said Southerly line 8.26 feet; thence leaving said Southerly line run South 00 degrees 58' 20" East along a line 8.00 feet West of and parallel with the aforesaid West right of way line of Boggy Creek Road, 428.73 feet to the POINT OF BEGINNING; thence leaving said line run South 86 degrees 10' 09" West a distance of 16.52 feet; thence run South 00 degrees 58' 20" East a distance of 19.52 feet; thence run South 88 degrees 08' 05" East a distance of 16.52 feet; thence run North 00 degrees 58' 20" West a distance of 21.17 feet to the POINT OF BEGINNING.

Containing 336 square feet, more or less.

THIS IS NOT A SURVEY


BEARINGS BASED ON THE EAST LINE OF THE N.E. 1/4 OF SEC. 33, TWP. 24 S., RGE. 30 E BEING N00°58'20"W PER THE BOGGY CREEK RIGHT OF WAY MAP.

REPRODUCTIONS OF THIS SKETCH WITHOUT THE SIGNATURE AND ORIGINAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

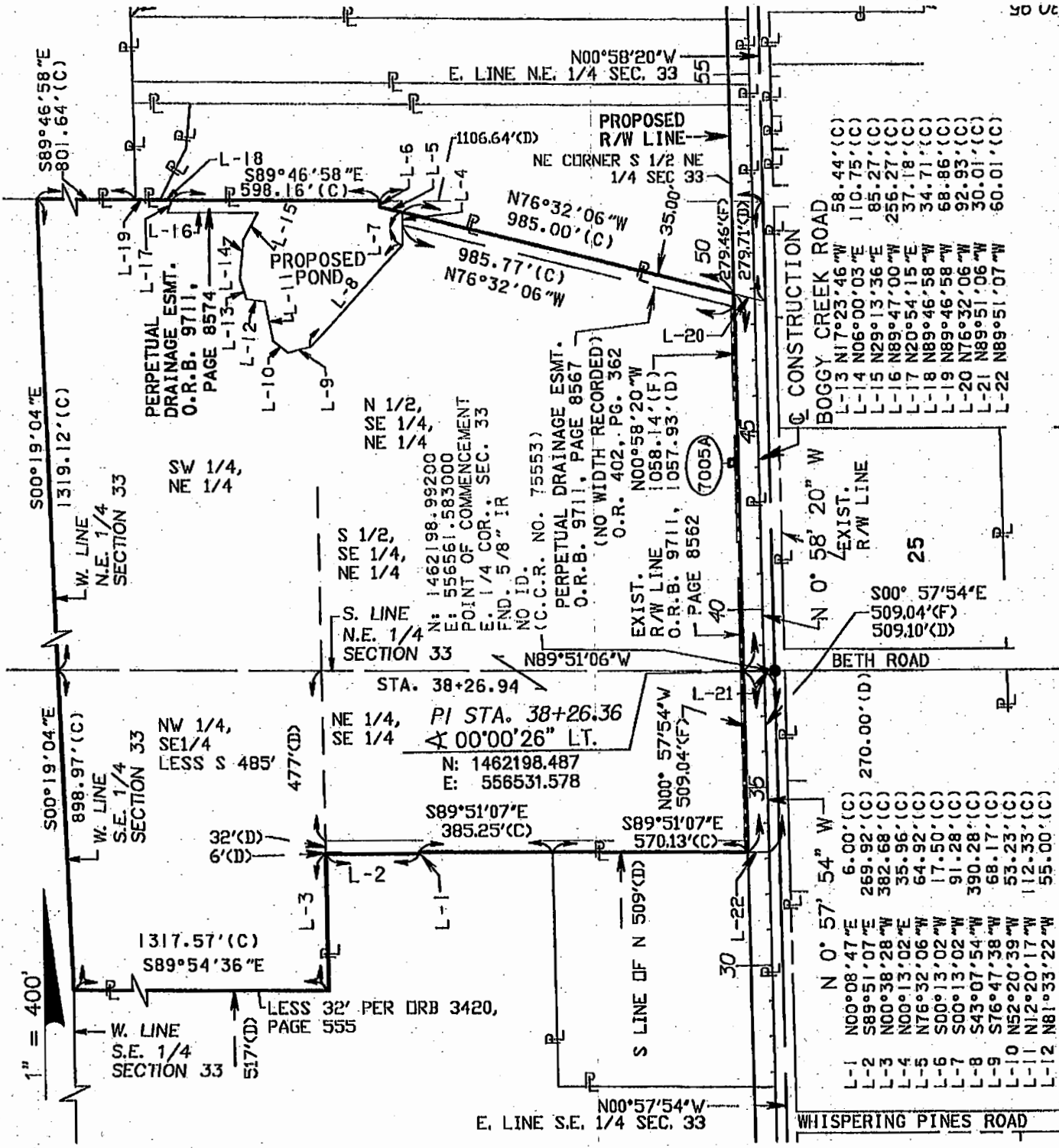
Daniel A. Groves
 DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4625
 METRIC ENGINEERING, INC. L.B. NO. 2294

PROJECT NO. 4-1851 DRAWING P7005A-SHT1.DWG

COUNTY PROJECT NO. 5085
 ROAD NAME: **BOGGY CREEK ROAD**

 <p>METRIC ENGINEERING, INC. ENGINEERS - PLANNERS - SURVEYORS 615 CRESCENT EXECUTIVE CT. SUITE 524, LAKE MARY, FLORIDA 32746 PHONE (407) 644-1898 FAX (407) 644-1921</p>			SECTION 33 TOWNSHIP 24 SOUTH RANGE 30 EAST
	DRAWN BY: D.GROVES CHECKED BY: D.GROVES DATE: MAY 19, 2009	PARCEL NO. 7005A	9.28.11 FINAL DW

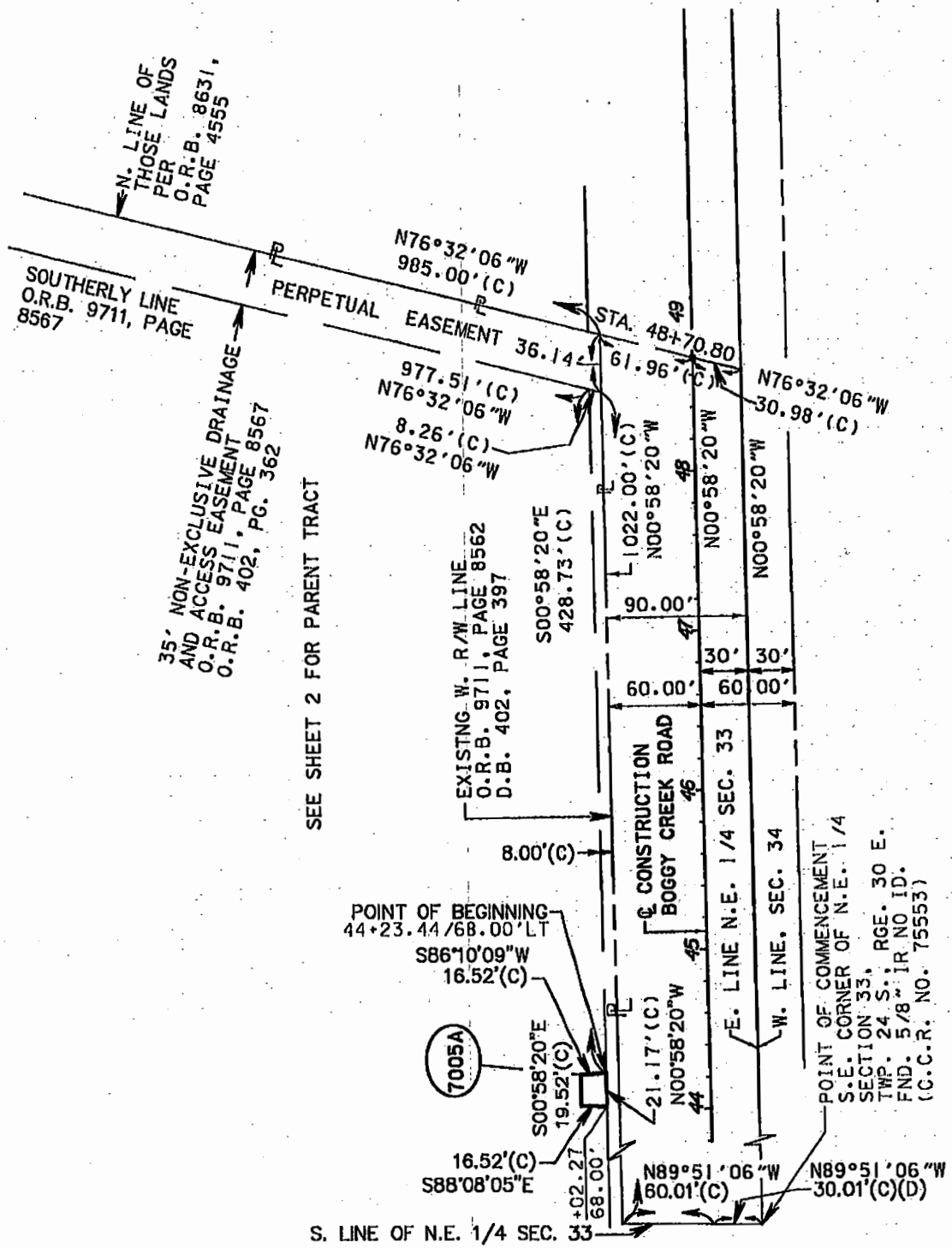
**PARCEL 7005A
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**



LEGEND	
AC.	ACRE
B.	BASELINE
C.	CENTERLINE
(C)	CALCULATED
CH.	CHORD DISTANCE
Δ	DELTA/CENTRAL ANGLE
(D)	DEED
FND.	FOUND
(F)	FIELD MEASURE
L	ARC LENGTH
LT	LEFT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.T.	POINT OF TANGENCY
PL	PROPERTY LINE
R	RADIUS
RGE.	RANGE
RT	RIGHT
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
T	TANGENT LENGTH
TWP.	TOWNSHIP

PROJECT NO. 4.1851 DRAWING: P7005A-S12.DWG

PARCEL 7005A
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



SEE SHEET 2 FOR PARENT TRACT

POINT OF COMMENCEMENT
 S.E. CORNER OF N.E. 1/4
 SECTION 33, RGE. 30 E.
 TWP. 24 S., IR NO ID.
 FND. 5/8 IR NO ID.
 (C.C.R. NO. 75553)

PROJECT NO. 4-185; DRAWING: P7005A-SIT3.DWG

LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
BRG.	BEARING	FND.	FOUND	P.I.	POINT OF INTERSECTION	SEC.	SECTION
Ⓢ	CENTERLINE	(F)	BASED ON FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	PL	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK	RT	RIGHT		

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7005

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7005 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7005A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7005A is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

THIS INSTRUMENT SHOULD
BE RETURNED TO:

Borron J. Owen, Jr., Esquire
Gray Robinson, P.A.
301 East Pine Street, Suite 1400
Orlando, FL 32801
(407) 843-8880

THIS IS A DONATION

Project: Boggy Creek Road
Parcel Id No.: Portion of 33-24-30-0000-00-021

This document has been executed and delivered under threat of condemnation. Therefore, this document is not subject to documentary stamp tax. See Fla. Admin. Code R. 12B-4.014(13).

**AMENDED AND RESTATED NON-EXCLUSIVE ACCESS, DRAINAGE AND
RETENTION EASEMENT AGREEMENT**
(Parcels 8005/8005B)

THIS AMENDED AND RESTATED NON-EXCLUSIVE ACCESS, DRAINAGE AND RETENTION EASEMENT AGREEMENT (this “**Agreement**”), effective as of the latest day of execution (the “**Effective Date**”), is entered into by and between **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation, d/b/a AdventHealth, whose address is Attn: Director of Real Estate, 1919 N. Orange Avenue, Suite E, Orlando, Florida 32804 (“**Owner**”), and **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, whose mailing address is P.O. Box 1393, Orlando, Florida 32802-1393 (the “**County**”) (Owner and County may hereinafter be collectively referred to individually as a “**Party**” and collectively as the “**Parties**”).

RECITALS:

In connection with Owner’s real property, which real property is located in Orange County, Florida and more particularly described in the attached and incorporated **Exhibit “A”** (the “**Owner’s Property**”), Owner’s predecessor-in-interest and the County entered into that certain Road Impact Fee Agreement recorded September 9, 2007, in Official Records Book 9431, Page 3516 of the Public Records of Orange County, Florida, as amended by that certain First Amendment to Road Impact Fee Agreement recorded on April 9, 2008, in Official Records Book 9653, Page 102, of the Public Records of Orange County, Florida (together, the “**Road Agreement**”) whereby Owner’s predecessor-in-interest agreed to grant to the County certain easement rights burdening portions of Owner’s Property.

Pursuant to the Road Agreement, a certain public roadway improvement known as the Boggy Creek Road Expansion (the “**Roadway Project**”) is being constructed in the same general area as Owner’s Property.

In accordance with Sections 2 and 5 of the Road Agreement, Owner’s predecessor-in-interest granted to the County (i) that certain Non-Exclusive Access and Drainage Easement Agreement recorded June 16, 2008, in Official Records Book 9711, Page 8567 of the Public

Records of Orange County, Florida, and (ii) that certain Non-Exclusive Drainage and Retention Easement Agreement recorded on June 16, 2008, in Official Records Book 9711, Page 8574, of the Public Records of Orange County, Florida (together, the “**Drainage Easements**”).

In connection with the County’s construction of certain improvements and facilities required by the Roadway Project, it is necessary for the County to acquire from Owner an additional non-exclusive drainage and retention easement over such portion of Owner’s Property that is adjacent to the portion of Owner’s Property that is subject to the Drainage Easements (the “**Additional Drainage Easement**”).

Owner has requested that the Additional Drainage Easement shall be used to serve both Owner’s Property and the Roadway Project in accordance with Section 5 of the Road Agreement and shall be incorporated into a consolidated amendment and restatement of the Drainage Easements which grants certain rights to the County, including certain easement interests, subject to certain terms and conditions of such shared use, as set forth below.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration and the covenants and promises of the Parties hereto, the receipt and sufficiency of which are hereby acknowledged by the Parties hereto, it is thereupon understood and agreed as follows:

AGREEMENT

1. **Recitals**. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Access and Drainage Easement to County**. Owner hereby gives, grants, bargains, sells and conveys to the County a perpetual, permanent, non-exclusive access and drainage easement for the purpose of vehicular and pedestrian ingress and egress over, under, upon, through, and across the real property more particularly described in **Exhibit “B”**, attached hereto and incorporated herein (the “**Access and Drainage Easement Area**”) with full authority to enter, as the County may deem necessary, the Access and Drainage Easement Area, together with the rights, easements, privileges and appurtenances in or to the Access and Drainage Easement Area, which may be required for the full enjoyment of the rights herein granted (the “**Access and Drainage Easement**”). The rights granted herein in connection with the Access and Drainage Easement are solely for the purpose of allowing for the County’s vehicular and pedestrian ingress and egress access to the Access and Drainage Easement Area as is reasonably necessary for the convenience of the County, its agents, employees, invitees and licensees and for no other purpose, and shall not be construed to grant the general public any rights or privileges.

3. **Drainage and Retention Easement to County**. Owner hereby gives, grants bargains, sells and conveys to the County a perpetual, permanent, non-exclusive drainage and retention easement consisting of a stormwater outfall and retention pond for drainage and retention purposes over, under, upon, through, and across the real property more particularly described in **Exhibit “C”**, attached hereto and incorporated herein (the “**Drainage and Retention Easement Area**”, and together with the Access and Drainage Easement Area, the “**Easement Areas**”) with full authority to enter, construct, operate and maintain, as the County may deem necessary, a drainage

ditch, pipes, retention area or facility over, under and upon the Drainage and Retention Easement Area, together with the rights, easement, privileges and appurtenances in or to the Drainage and Retention Easement Area, which may be required for the full enjoyment of the rights herein granted (the “**Drainage and Retention Easement**”). The rights granted herein in connection with the Drainage and Access Easement are solely for the purpose of allowing for the County’s construction, operation and maintenance of a stormwater outfall and retention pond on the Drainage and Retention Easement Area as is reasonably necessary for the convenience of the County, its agents, employees, invitees and licensees and for no other purpose, and shall not be construed to grant the general public any rights or privileges.

4. Restatement and Replacement of Prior Drainage Easements. The prior easement rights granted by the Drainage Easements are hereby restated and replaced in their entirety by the (i) Access and Drainage Easement relative to the Access and Drainage Easement Area, and (ii) the Drainage and Retention Easement relative to the Drainage and Retention Easement Area (together the “**Easements**”) granted in this instrument. It is the intent of the Parties that their relationship with regard to the Easements and the Easement Areas shall be governed by this instrument and not the prior easement rights established in the Drainage Easements.

5. Joint Use of Easement Areas. The Parties acknowledge and agree that their intent, in connection with certain road improvements and the future development contemplated in Section 5 of the Road Agreement, is that (i) the Access and Drainage Easement Area accommodate Owner’s and the County’s joint access needs, and that (ii) the drainage and retention improvements and/or facilities to be constructed within the Drainage and Retention Easement Area have the capacity to benefit and accommodate Owner’s and the County’s joint drainage needs, and Owner and the County agree not to build, construct, or create, nor permit others to build, construct or create, any buildings or other structures within the Easement Areas that interfere with the intended joint use of the Easement Areas as more particularly set forth in the Road Agreement.. The County shall also have the right to clear and keep clear all trees, undergrowth, and other obstruction that may interfere with the normal operation or maintenance of the Easement Areas. The Easements granted herein are for the purposes noted herein and do not obligate Owner or County to perform any right-of-way maintenance.

6. Owner’s Use of the Easement Areas. Owner may use the Easement Areas for any use this is consistent with the County’s intended use of the granted easements or for any activity that will not adversely affect the operation, functionality, and structural integrity of the drainage facilities.

7. Modification, Reconfiguration, or Relocation of Easement Areas and/or Access and Drainage Improvements. Owner may modify, reconfigure, and/or relocate (each, a “**Modification**”) the Easement Areas and/or the access, drainage and retention improvements and/or facilities (collectively, the “**Facilities**”) to be constructed therein at any time with the prior written consent of the County, provided that: (a) the Owner obtains all necessary permits for the Modification from the County and any regulatory agencies with applicable jurisdiction, (b) such Modification does not reduce the existing capacity, structural integrity, or functionality of any Facilities, (c) Owner shall convey to County any additional easements necessary to access the relocated or modified Easement Areas and Facilities, (d) Owner pays all costs associated with such Modification, and (e) Owner shall deliver to County an amendment to this Agreement

together with a legal description for the relocated Easement Area and Facilities, including any easements necessary for access to the relocated or modified Easement Area and Facilities. Any such Modification shall be documented and memorialized by formal amendment to this Agreement executed and recorded with equal formality.

8. Covenants Running with the Land. All of the covenants, obligations, terms, agreements, and restrictions set forth herein are intended to be, and shall be construed as, covenants running with Owner's Property; shall be binding and inure to the benefit and burden of the heirs, legal representatives, successors, and assigns of the Parties; and shall be binding upon the successors and assigns of Owner and upon any person, firm, corporation, or entity who may become a successor in interest to Owner's Property.

9. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto with respect to the transactions contemplated herein, and it supersedes all prior understandings or agreements between the Parties.

10. Notices. Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given, whether or not actually received, as of the date and time the same are personally delivered; or within three (3) days after depositing with the United States Postal Service, postage prepaid by registered or certified mail, return receipt requested; and addressed as follows:

Owner: ADVENTIST HEALTH SYSTEM/SUNBELT, INC.
1919 N. Orange Avenue, Suite E
Orlando, Florida 32804
Attn: Director of Real Estate

With a copy to: Gray | Robinson
301 East Pine Street, Suite 1400
Orlando, Florida 32801
Attn: Borron J. Owen, Jr., Esq.

County: ORANGE COUNTY, FLORIDA
P.O. Box 1393
Orlando, Florida 32802-1393
Attn: County Administrator

With a copy to: Orange County Public Works Department
4200 S. John Young Parkway
Orlando, FL 32839
Attn: Public Works Director

11. Recordation. This Agreement shall be recorded, at Owner's expense, in the Public Records of Orange County, Florida, within thirty (30) days after the Effective Date.

12. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

13. Modification of Agreement. This Agreement may not be amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by the Parties hereto or their respective successors and assigns and with equal formality herewith.

14. Road Agreement. Nothing contained in this Agreement is intended to be an amendment to the Road Agreement.

[Signatures on the following pages]

IN WITNESS WHEREOF, the Parties have signed and sealed these presents effective as of the day and year written below each signature.

“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

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

Date: *2 September 2020*

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

By: *Craig Stopyla*
for Deputy Clerk
Print name: *Craig Stopyla*



"OWNER"

Signed, sealed and delivered
in the presence of:

Adventist Health System/Sunbelt, Inc., a
Florida not-for-profit corporation d/b/a
AdventHealth

James Today
Witness
James Today
Printed Name

By: T. B.
Name: Tim Burrell
Title: Senior Vice President

Angela D. Matteoni
Witness
Angela D. Matteoni
Printed Name

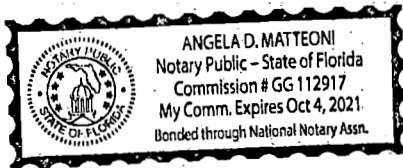
(Corporate Seal)

(Signature of **TWO** witnesses required by
Florida law)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 18 day of May, 2020 by
Tim Burrell, as senior VP, of Adventist Health System/Sunbelt,
Inc., a Florida not-for-profit corporation, d/b/a AdventHealth, on behalf of the corporation. He/She
 is personally known to me or has produced nil as identification.

(NOTARY SEAL)



Angela D. Matteoni
Notary Public Signature

Angela D. Matteoni
(Name typed, printed or stamped)

Exhibit "A"
Owner's Property

Parcel I

The South 32 feet of the North 509 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 24 South, Range 30 East, Orange County, Florida.

AND

Beginning at the Southwest corner of the North 509 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 24 South, Range 30 East, thence South 00 degrees 36 minutes 57 seconds East 6 feet, thence South 89 degrees 43 minutes 01 seconds East 270 feet, thence North 00 degrees 36 minutes 57 seconds West 6 feet, thence North 89 degrees 43 minutes 01 seconds West to Point of Beginning, all lying in Orange County, Florida.

Parcel II

South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ and North 477 feet of Northeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$, LESS the South 517 feet of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ all in Section 33, Township 24 South of Range 30 East, all lying in Orange County, Florida.

Parcel III

Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ and North $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 33, Township 24 South, Range 30 East, all lying in Orange County, Florida.

Parcel IV

The South $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 33, Township 24 South, Range 30 East, all lying in Orange County, Florida.

LESS

From the Point of Beginning at the Northeast corner of South $\frac{1}{2}$ of Northeast $\frac{1}{4}$ of Section 33, Township 24 South, Range 30 East, Orange County, Florida; run West along the North line of said South $\frac{1}{2}$ of Northeast $\frac{1}{4}$, 1106.64 feet; run thence South at right angle of said North line, 17.50 feet; run thence Southeasterly 1143.49 feet; to a point on the East line of said Section 33, lying 279.71 feet South of the Point of Beginning; run thence North along said East line 279.71 feet to the Point of Beginning.

ALSO LESS

Any portion thereof lying easterly of the westerly boundary line of the following described lands as conveyed to Orange County in Warranty Deed recorded June 16, 2008 in Official Records Book 9711, Page 8562, Public Records of Orange County, Florida, for right of way for Boggy Creek Road:

A parcel of land lying in Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of Section 33, Township 24 South, Range 30 East, Orange County, Florida, run North 89 degrees 51 minutes 07 seconds West, along the North line of the Southeast $\frac{1}{4}$ of said Section 33, a distance of 30.01 feet to a point on the West right-of-way line of Boggy Creek Road as recorded in Deed Book 402, Page 397, Public Records of Orange County, Florida, for a Point of Beginning; thence departing said North line run South 00 degrees 57 minutes 51 seconds East, along said West right-of-way line, a distance of 509.10 feet to the Southeast corner of that parcel of land recorded in Official Records Book 8631, Pages 4555 – 4559, Public Records of Orange County, Florida; thence departing said West right-of-way line run North 89 degrees 51 minutes 07 seconds West, along the South line of said parcel, a distance of 60.01 feet; thence departing said South line, run the following two (2) courses 60.00 feet West of and parallel to the aforementioned West right-of-way line of Boggy Creek Road; thence North 00 degrees 57 minutes 51 seconds West, a distance of 509.10 feet to a point on the South line of the Northeast $\frac{1}{4}$ of said Section 33; thence departing said South line run North 00 degrees 58 minutes 22 seconds West, a distance of 1057.93 feet to a point on the North line of the aforementioned parcel; thence South 76 degrees 31 minutes 24 seconds East, along said North line, a distance of 61.96 feet to the Northeast corner of said parcel, said point being on the aforementioned West right-of-way line of Boggy Creek Road; thence South 00 degrees 58 minutes 22 seconds East, along said West right-of-way, a distance of 1043.64 feet to the Point of Beginning.

Exhibit "B"

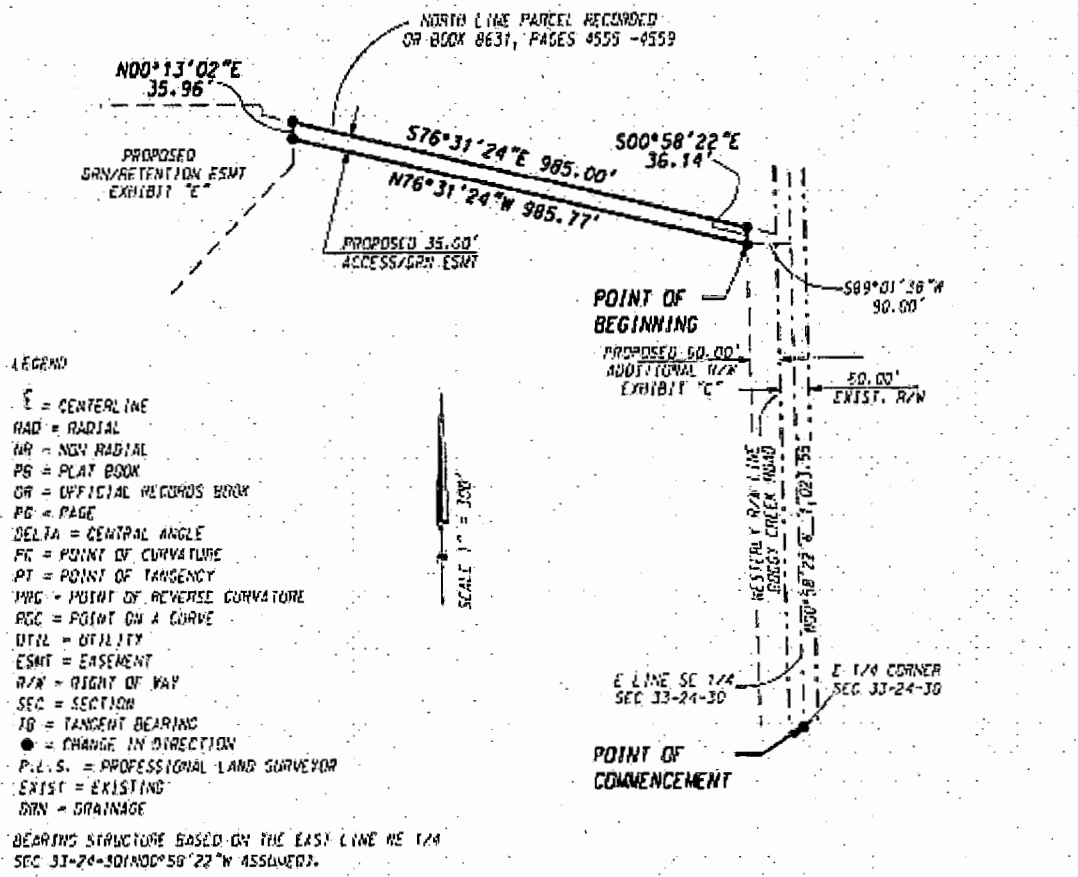
Access and Drainage Easement Area

SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION

OK 2/20/0808

JNTWP/PLATING/ATW/PS/KS/DA/DPN

M58/45 AM



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 68B-76 F.A.C.

[Signature]

SANDRA V. BAILEY P.L.S.
LICENSE NUMBER 1972

FOR YOUR RECORD, THE SIGNATURE AND THE ORIGINAL WETTED SEAL OF A FORTNIGHT LICENSED SURVEYOR AND MONITOR

BOWYER SINGLETON & ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32803
(407) 843-5120

ORANGE COUNTY, FLORIDA

PARCEL 8005

A PORTION OF PARENT PARCEL 1005

EXHIBIT "A"

REV'D 04/30/08 SVB

MAY 01 2008

10/18/06 DMM
REV'D 5/24/07 SVB

TWP/PS/KS/DA.DOC
TWP/PS/KS/DA.DGN

SHEET 2 OF 2

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN N00°58'22"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1023.55 FEET; THENCE DEPARTING SAID EAST LINE, RUN S89°01'38"W, A DISTANCE OF 90.00 FEET FOR A POINT OF BEGINNING; THENCE N76°31'24"W, A DISTANCE OF 985.77 FEET; THENCE N00°13'02"E, A DISTANCE OF 35.96 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK B631, PAGES 4555 - 4559, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S76°31'24"E, ALONG SAID NORTH LINE, A DISTANCE OF 985.00 FEET; THENCE S00°58'22"E, A DISTANCE OF 36.14 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.79 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

04/30/2008
11:59:58 AM
\\TWP15K05A\DWG\TWP15K05A.dgn

MAY 01 2008



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 243-5120

ORANGE COUNTY, FLORIDA
PARCEL 8005
A PORTION OF PARENT
PARCEL 1005
EXHIBIT "A"
REV'D 04/30/08 SVB

10/30/06 DMM
REV'D 5/24/07 SVB
TWP15K05A.DOC
TWP15K05A.DGN

SCHEDULE "A"

Parcel 8005B

Description:

A part of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence run North 89 degrees 51' 06" West along the South line of the Northeast 1/4 of said Section 33, a distance of 30.01 feet to the West right of way line of Boggy Creek Road as described in Deed Book 402, Page 397 of the Public Records of Orange County, Florida; thence departing said West right of way continue North 89 degrees 51' 06" West along said South line 60.01 feet to the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Pages 8562 through 8566 of aforesaid Public Records; thence run North 00 degrees 58' 20" West along said West right of way line a distance of 1022.00 feet; thence continue North 00 degrees 58' 20" West along said West right of way line a distance of 36.14 feet to the North line of those lands described in Official Records Book 8631, Page 4555 of said Public Records; thence leaving said West right of way line run North 76 degrees 32' 06" West along said North line a distance of 985.00 feet to the East line of a drainage and retention easement as described in Official Records Book 9711, Page 8574; thence leaving said North line run South 00 degrees 13' 02" West along said East line for a distance of 35.96 feet to the intersection with the Southerly line of a drainage and access easement as described in Official Records Book 9711, Page 8567 and the POINT OF BEGINNING; thence leaving said East line run South 76 degrees 32' 06" East along said Southerly line a distance of 115.02 feet; thence leaving said Southerly line run South 43 degrees 07' 54" West a distance of 469.89 feet; to the beginning of a tangent curve concave to the Northwesterly and having a radius of 60.00 feet; thence run Southwesterly 67.69 feet along the arc of said curve through a central angle of 64 degrees 38' 07" to the end of said curve, the chord of said curve bears South 75 degrees 26' 57" West; thence run North 64 degrees 03' 58" West a distance of 68.85 feet to the Easterly line of aforesaid drainage and retention easement as described in Official Records Book 9711, Page 8574; thence run North 76 degrees 47' 38" East along said Easterly line a distance of 68.17 feet; thence run North 43 degrees 07' 54" East along said Easterly line a distance of 390.28 feet; thence run North 00 degrees 13' 02" East along said Easterly line a distance of 55.32 feet to the POINT OF BEGINNING.

Containing 0.761 acres, more or less.

LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	RT	RIGHT
B.	BASELINE	FND.	FOUND	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY
C.	CENTERLINE	(F)	FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	R	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ DELTA	CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK				

SHEET 1 OF 4

THIS IS NOT A SURVEY

SKETCH ON SHEETS 2-4 OF 4

PREPARED FOR:

ORANGE COUNTY

DATE: AUGUST, 2016 SCALE: 1"=N/A

PROJECT #: 16-1114.000

DESIGN: CU CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

Allen L. Quickel 8/22/16
 ALLEN L. QUICKEL DATE
 PROFESSIONAL SURVEYOR AND MAPPER #6481
 STATE OF FLORIDA

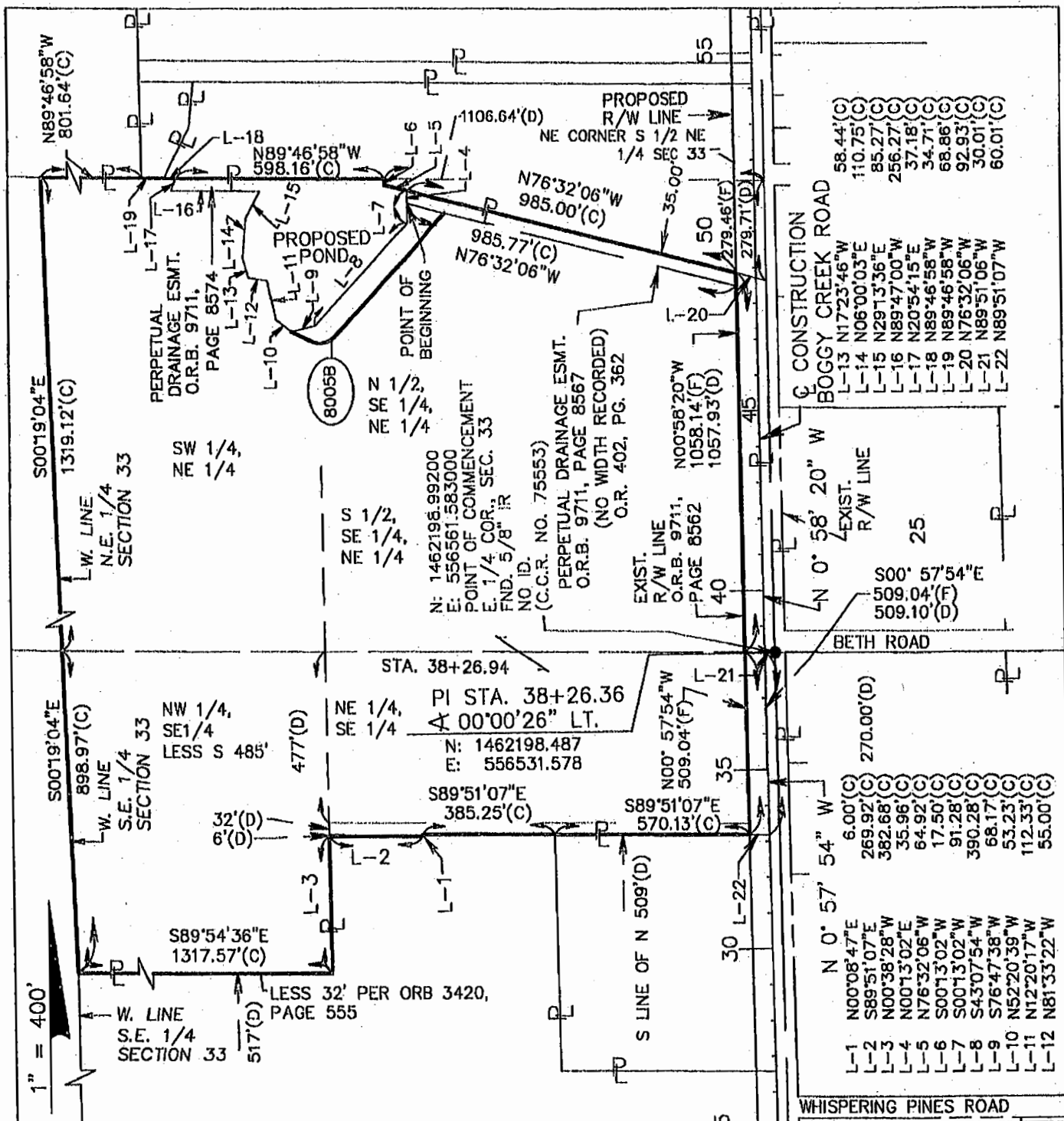


Phone: (407) 896-0594

L.B. #2648

941 Lake Baldwin Lane • Orlando, Florida 32814

PARCEL 8005B
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



DESCRIPTION ON SHEET 1 OF 4

SHEET 2 OF 4

PREPARED FOR:

ORANGE COUNTY

DATE: AUGUST, 2016 SCALE: 1"=400'

PROJECT #: 06-1114.000

DESIGN: CU

CHECKED: ALQ

DATE	REVISIONS

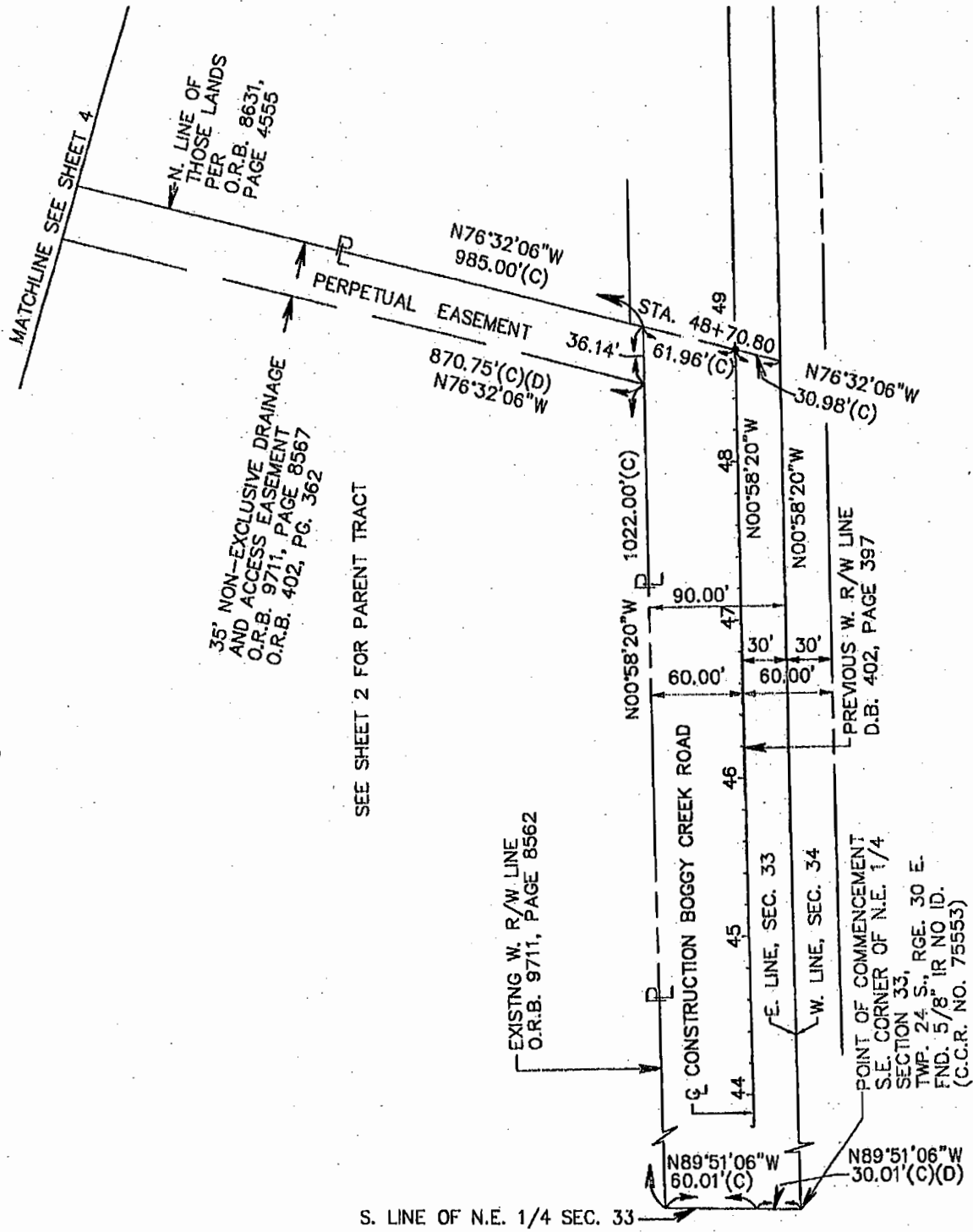


Phone: (407) 896-0594

L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 8005B
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



SEE SHEET 2 FOR PARENT TRACT

DESCRIPTION ON SHEET 1 OF 4

SHEET 3 OF 4

PREPARED FOR:
 ORANGE COUNTY

DATE: AUGUST, 2016 SCALE: 1"=100'

PROJECT #: 06--1114.000

DESIGN: CU CHECKED: ALQ

DATE	REVISIONS

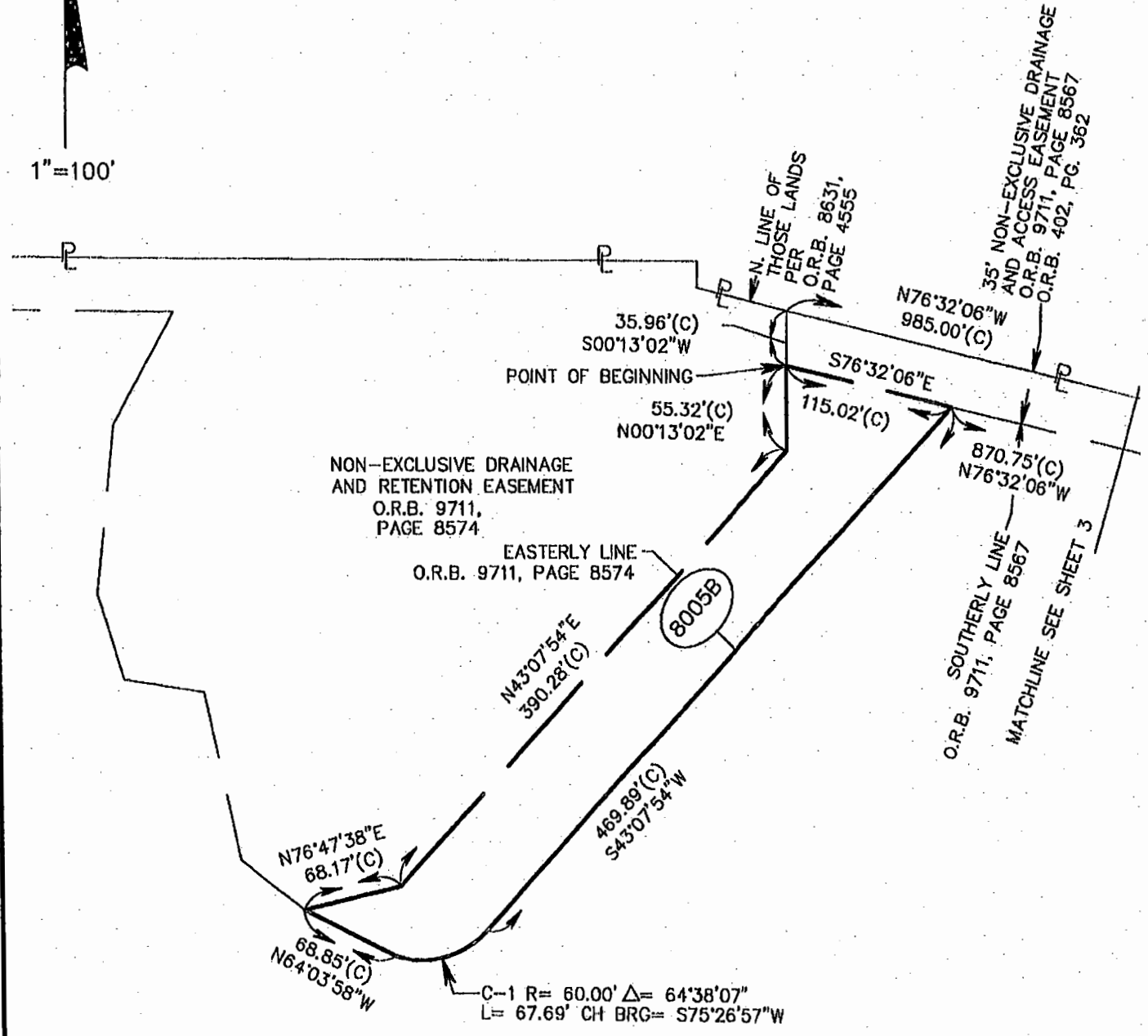
DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Phone: (407) 896-0594

L.B. #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

PARCEL 8005B
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



DESCRIPTION ON SHEET 1 OF 4

SHEET 4 OF 4

PREPARED FOR:
 ORANGE COUNTY
 DATE: AUGUST, 2016 SCALE: 1"=100'
 PROJECT #: 06-1114.000
 DESIGN: CU CHECKED: ALQ

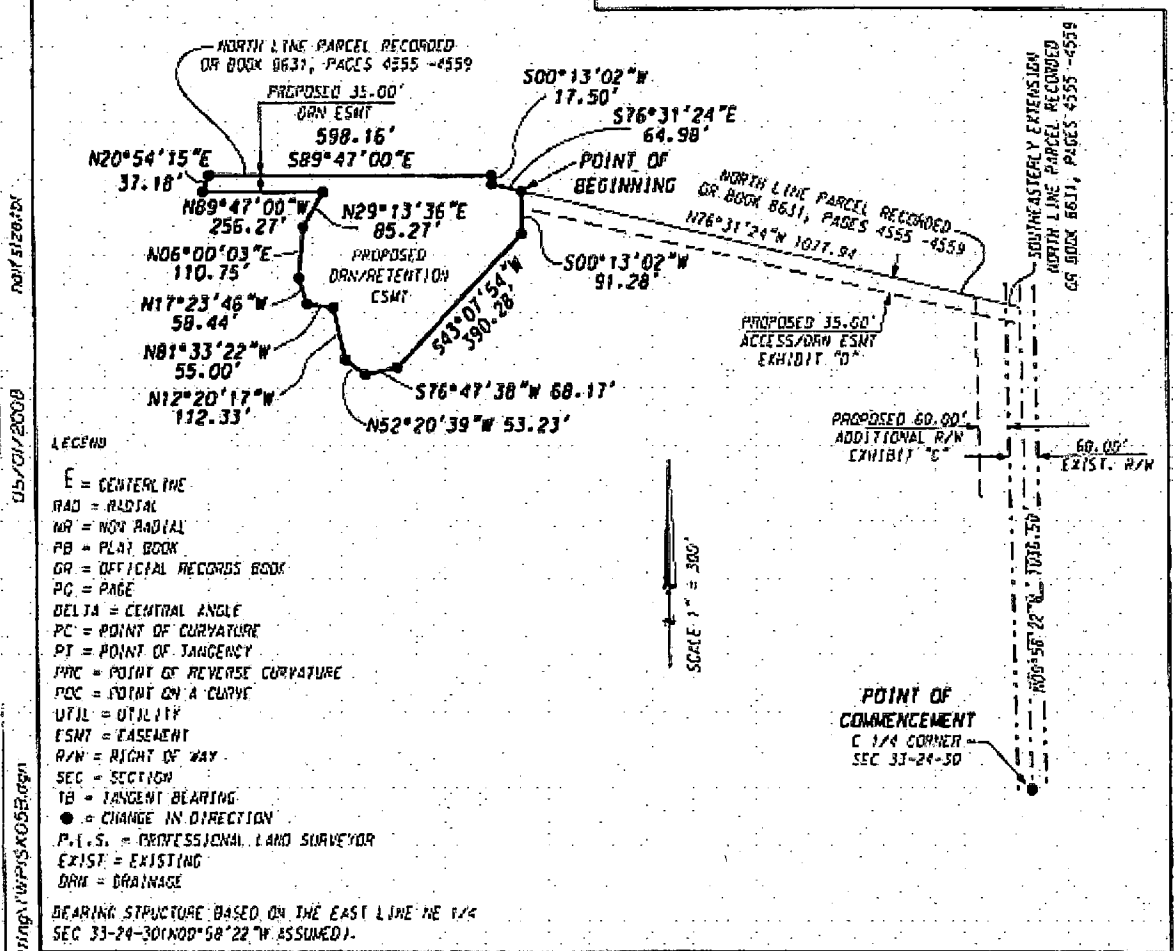
DATE	REVISIONS

DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 Phone: (407) 896-0594
 L.B. #2648
 941 Lake Baldwin Lane - Orlando, Florida 32814

Exhibit "C"

Drainage and Retention Easement Area

SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION



LEGEND

- E = CENTERLINE
- RAD = RADIAL
- NR = NON RADIAL
- PB = PLAT BOOK
- GR = OFFICIAL RECORDS BOOK
- PG = PAGE
- DELTA = CENTRAL ANGLE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PVC = POINT OF REVERSE CURVATURE
- PCC = POINT ON A CURVE
- UTIL = UTILITY
- ESMT = EASEMENT
- R/W = RIGHT OF WAY
- SEC = SECTION
- TB = TANGENT BEARING
- = CHANGE IN DIRECTION
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- EXIST = EXISTING
- DRN = DRAINAGE

BEARING STRUCTURE BASED ON THE EAST LINE NE 1/4 SEC 33-24-30 (NOD 58°22'W ASSUMED).

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 100.06, F.S.

Sandra V. Halley
SANDRA V. HALLEY P.L.S.
LICENSE NUMBER 4972

NO VALID EITHER THE SIGNATURE AND THE DOORAL DATED SEAL OF A FLORIDA CERTIFIED SURVEYOR AND MAPPER

BOWYER SINGLETON & ASSOCIATES, INCORPORATED
MEASURING • PLANNING • SURVEYING • ENGINEERING

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
(407) 843-5120

ORANGE COUNTY, FLORIDA
PARCEL 8005
A PORTION OF PARENT
PARCEL 1005
EXHIBIT "A"
REV'D 01/30/08 SVR

MAY 01 2008

10/13/06 DWM
REV'D 12/19/06 SVR
REV'D 5/24/05 SVR

10/17/05 DWM
10/17/05 DWM
10/17/05 DWM

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN N00°58'22"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1036.50 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8631, PAGES 4555 - 4559, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN N76°31'24"W, ALONG SAID SOUTHEASTERLY EXTENSION AND ALONG SAID NORTH LINE, A DISTANCE OF 1077.94 FEET FOR A POINT OF BEGINNING. THENCE DEPARTING SAID NORTH LINE RUN S00°13'02"W, A DISTANCE OF 91.28 FEET; THENCE S43°07'54"W, A DISTANCE OF 350.28 FEET; THENCE S76°47'38"W, A DISTANCE OF 68.17 FEET; THENCE N52°20'39"W, A DISTANCE OF 53.23 FEET; THENCE N12°20'17"W, A DISTANCE OF 112.33 FEET; THENCE N81°33'22"W, A DISTANCE OF 55.00 FEET; THENCE N17°23'46"W, A DISTANCE OF 58.44 FEET; THENCE N06°00'02"E, A DISTANCE OF 110.75 FEET; THENCE N29°13'36"E, A DISTANCE OF 85.27 FEET; THENCE N89°47'00"W, A DISTANCE OF 256.27 FEET; THENCE N20°54'15"E, A DISTANCE OF 37.18 FEET TO THE AFORESAID NORTH LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8631, PAGES 4555 - 4559, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S69°47'00"E, ALONG SAID NORTH LINE, A DISTANCE OF 598.16 FEET; THENCE S00°13'02"W, A DISTANCE OF 17.50 FEET; THENCE S76°31'24"E, A DISTANCE OF 84.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.35 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

MAY 01 2008



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
1407-843-5120

ORANGE COUNTY, FLORIDA
PARCEL 8005

A PORTION OF PARENT
PARCEL 1005

EXHIBIT "A"

REV'D 04/30/08 SVS

10/20/06 JHM
REV'D 12/18/06 SVS
REV'D 5/24/05 SVS

TWP1/SK055.DWG
TWP1/SK050.DWG

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 01 2020

THIS INSTRUMENT SHOULD
BE RETURNED TO:

Borron J. Owen, Jr., Esquire
Gray Robinson, P.A.
301 East Pine Street, Suite 1400
Orlando, FL 32801
(407) 843-8880

THIS IS A DONATION

Instrument: 8005A.1
Project: Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway 417)

TEMPORARY SLOPE & FILL EASEMENT

THIS INDENTURE, made and executed the 18th day of May, 2020, by Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation, d/b/a AdventHealth, whose address is Attn: Director of Real Estate, 1919 N. Orange Avenue, Suite E, Orlando, Florida 32804, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a temporary slope and fill easement for the purpose of ensuring the structural integrity of the roadway facility adjacent to the granted easement and maintaining the elevation of such roadway facility, to the GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material, as the GRANTEE, its successors and assigns may deem necessary, to the following described lands situate in Orange County aforesaid to-wit (the "Easement Property"):

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of 33-24-30-0000-00-021

TO HAVE AND TO HOLD said easement unto said GRANTEE and its successors and assigns.

THE GRANTOR, its successors and assigns, shall not build, construct or create, or permit others to build, construct or create any building, utilities or other structures on the Easement Property that could affect the structural integrity of the adjacent roadway facility without the prior written consent of the GRANTEE.

THE GRANTOR may use the Easement Property for any use that is consistent with the GRANTEE's intended use of the Easement Property or for any activity that will not adversely affect the operation, functionality, and structural integrity of the adjacent roadway facility.

This document has been executed and delivered under threat of condemnation. Therefore, this document is not subject to documentary stamp tax. See Fla. Admin. Code R. 12B-4.014(13).

This granted easement is for the purposes noted herein and does not obligate the GRANTOR or GRANTEE to perform any right-of-way maintenance.

This easement, and the rights granted herein, shall terminate and be of no further force or effect as to the Easement Property (or portion thereof, as the case may be) at such time as the lands within which the Easement Property (or portion thereof) are located are filled such that slopes are no longer required for the construction, operation, functionality, structural integrity, repair and/or maintenance of the adjacent roadway facility.

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

Signed, sealed and delivered in the presence of:

Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation d/b/a AdventHealth

James Today
Witness
James Today
Printed Name

By: T-B
Name: Tim Burrill
Title: Senior Vice President

Angela D. Matteoni
Witness
Angela D. Matteoni
Printed Name

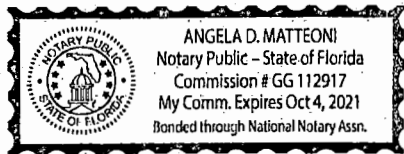
(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of May, 2020 by Senior VP, as Senior VP, of Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation, d/b/a AdventHealth, on behalf of the corporation. He/She is personally known to me or has produced nie as identification.

(NOTARY SEAL)



Angela D. Matteoni
Notary Public Signature
Angela D. Matteoni
(Name typed, printed or stamped)

SCHEDULE "A"

Parcel 8005A

Description:

A part of the Southeast 1/4 and Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence run North 89 degrees 51' 06" West along the North line of the Southeast 1/4 of said Section 33, a distance of 30.01 feet to the West right of way line of Boggy Creek Road as described in Deed Book 402, Page 397 of the Public Records of Orange County, Florida; thence departing said North line run South 00 degrees 57' 54" East along said West right of way line a distance of 509.04 feet (509.10 feet per deed) to the Southeast corner of those lands described in Official Records Book 8631, Pages 4555 through 4559 of aforesaid Public Records; thence leaving said West right of way line run North 89 degrees 51' 07" West along the South line of said lands a distance of 60.01 feet to the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Pages 8562 through 8566 of aforesaid Public Records and the POINT OF BEGINNING; thence leaving said West right of way line run North 89 degrees 51' 07" West along aforesaid South line of said lands a distance of 8.00 feet; thence leaving said South line run North 00 degrees 57' 54" West a distance of 507.14 feet; thence run North 00 degrees 58' 20" West a distance of 1025.80 feet to the South line of a non-exclusive access and drainage easement described in Official Records Book 9711, Pages 8567 through 8573 of aforesaid Public Records; thence run South 76 degrees 32' 06" East along said South line a distance of 8.26 feet to the aforesaid West right of way line of Boggy Creek Road as described in Official Records Book 9711, Pages 8562 through 8566 of aforesaid Public Records; thence run South 00 degrees 58' 20" East along said West right of way line a distance of 1022.00 feet; thence run South 00 degrees 57' 54" East along said West right of way line a distance of 509.04 feet to the POINT OF BEGINNING.

Containing 12,256 square feet (0.2814 acres), more or less.

THIS IS NOT A SURVEY

BEARINGS BASED ON THE EAST LINE OF THE S.E. 1/4 OF SEC. 33, TWP. 24 S., RGE. 30 E BEING N00°57'54"W PER THE BOGGY CREEK RIGHT OF WAY MAP.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

Daniel A. Groves

DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4625
METRIC ENGINEERING, INC. L.B. NO. 2294

COUNTY PROJECT NO. 5085

ROAD NAME: BOGGY CREEK ROAD



METRIC ENGINEERING, INC.
ENGINEERS - PLANNERS - SURVEYORS
615 CRESCENT EXECUTIVE CT. SUITE 524,
LAKE MARY, FLORIDA 32746
PHONE (407) 644-1898 FAX (407) 644-1921

SECTION 33
TOWNSHIP 24 SOUTH
RANGE 30 EAST

DRAWN BY: D.GROVES
DRAWING
DATE: MAY 18, 2009

CHECKED BY: D.GROVES
DATE: SEPT. 22, 2009

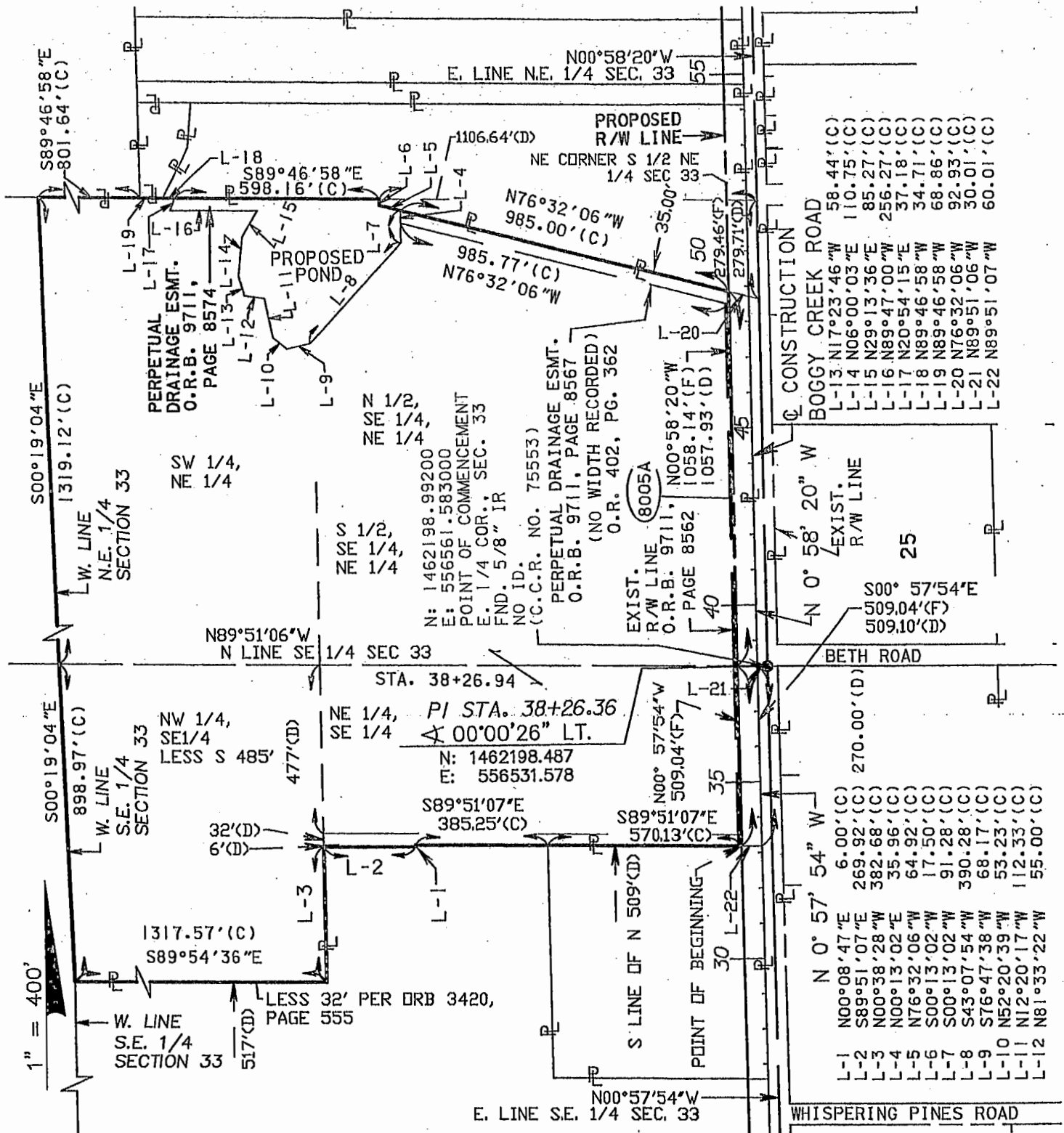
PARCEL NO.
8005A

9.22.11 FINAL DWA
DATE REVISIONS BY

SCALE 1" = NA
SHEET 1 OF 5

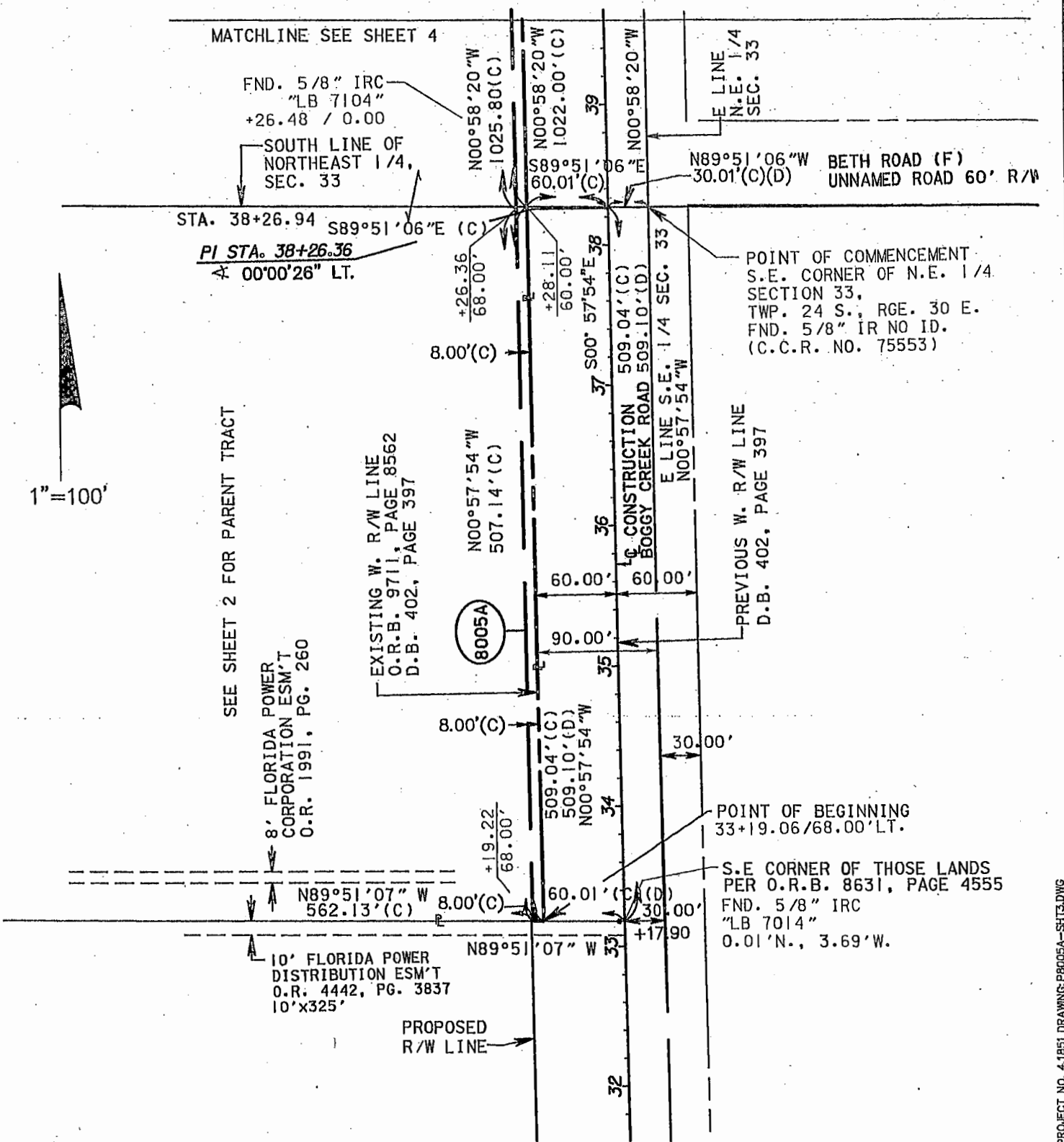
PROJECT NO. 4-1851 DRAWING: P8005A-SHT1.DWG

PARCEL 8005A
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



LEGEND	
AC.	ACRE
B	BASELINE
C	CENTERLINE
(C)	CALCULATED
CH.	CHORD DISTANCE
Δ	DELTA/CENTRAL ANGLE
(D)	DEED
FND.	FOUND
(F)	FIELD MEASURE
L	ARC LENGTH
LT	LEFT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.T.	POINT OF TANGENCY
PL	PROPERTY LINE
R	RADIUS
RGE.	RANGE
RT	RIGHT
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
T	TANGENT LENGTH
TWP.	TOWNSHIP

PARCEL 8005A
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



1" = 100'

SEE SHEET 2 FOR PARENT TRACT

8' FLORIDA POWER CORPORATION ESM'T
 O.R. 1991, PG. 260

EXISTING W. R/W LINE
 O.R.B. 9711, PAGE 8562
 D.B. 402, PAGE 397

10' FLORIDA POWER DISTRIBUTION ESM'T
 O.R. 4442, PG. 3837
 10'x325'

PROPOSED R/W LINE

POINT OF COMMENCEMENT
 S.E. CORNER OF N.E. 1/4 SECTION 33,
 TWP. 24 S., RGE. 30 E.
 FND. 5/8" IR NO ID.
 (C.C.R. NO. 75553)

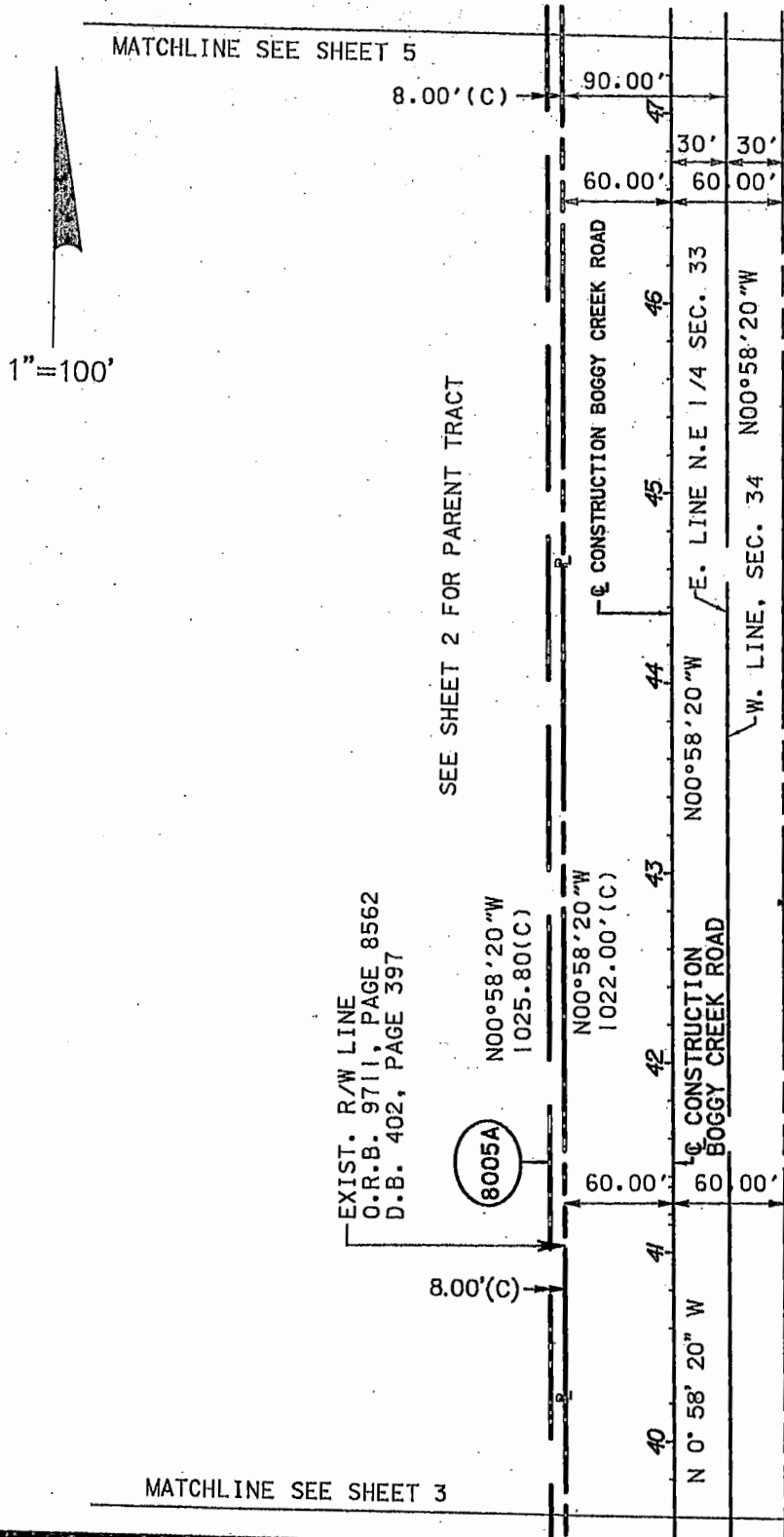
POINT OF BEGINNING
 33+19.06/68.00' LT.

S.E. CORNER OF THOSE LANDS
 PER O.R.B. 8631, PAGE 4555
 FND. 5/8" IRC
 "LB 7014"
 0.01' N., 3.69' W.

LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
BRG.	BÉARING	FND.	FOUND	P.I.	POINT OF INTERSECTION	SEC.	SECTION
¢	CENTERLINE	(F)	BASED ON FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	R	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK	RT	RIGHT		

PARCEL 8005A
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



PROJECT NO. 4-1851 DRAWING: P8005A-SHT4.DWG

LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
BRG.	BEARING	FND.	FOUND	P.I.	POINT OF INTERSECTION	SEC.	SECTION
☉	CENTERLINE	(F)	BASED ON FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	ℙ	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK	RT	RIGHT		

PARCEL 8005A
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



N. LINE OF THOSE LANDS
 PER O.R.B. 8631, PAGE 4555

SOUTHERLY LINE OF
 THOSE LANDS
 PER O.R.B. 9711,
 PAGE 8567

EXISTING W. R/W LINE
 O.R.B. 9711, PAGE 8562
 D.B. 402, PAGE 397

8005A

MATCHLINE SEE SHEET 5

PROPOSED R/W LINE

35' PERPETUAL DRAINAGE
 AND ACCESS EASEMENT
 O.R.B. 9711, PAGE 8567
 O.R.B. 402, PG. 362
 N76°32'06"W
 985.00'(C)

PERPETUAL EASEMENT

977.51'(C)
 N76°32'06"W
 +52.17
 68.00'

S76°32'06"E 8.26'(C)

N00°58'20"W
 1025.80(C)

FND. 4" X 4" C.M.
 W/NAIL & DISK
 "W.M. JOHNSTON
 R.L.S. 935"
 0.03'S., 0.15'E.

61.96'(C)
 STA. 48+70.80

S00°58'20"E
 1022.00'(C)
 +50.11
 60.00'

8.00'(C)

60.00'

90.00'

LC CONSTRUCTION
 BOGGY CREEK ROAD

NEW HOPE ROAD (F)
 UNNAMED ROAD
 60' R/W (P)

LEGEND

AC. ACRE
 BRG. BEARING
 @ CENTERLINE
 (C) CALCULATED
 CH. CHORD DISTANCE
 Δ DELTA/CENTRAL ANGLE

(D) DEED
 FND. FOUND
 (F) BASED ON FIELD MEASURE
 L ARC LENGTH
 LT LEFT
 O.R.B. OFFICIAL RECORDS BOOK
 P.B. PLAT BOOK

P.C. POINT OF CURVATURE
 P.I. POINT OF INTERSECTION
 P.T. POINT OF TANGENCY
 PL PROPERTY LINE
 R RADIUS
 RGE. RANGE
 RT RIGHT

R/W RIGHT OF WAY
 SEC. SECTION
 S.F. SQUARE FEET
 T TANGENT LENGTH
 TWP. TOWNSHIP

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 8005A

SLOPE AND FILL EASEMENT

Parcel 8005A is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, driveways, access, open space, setback area, landscaping, adding fill material, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 01 2020

THIS IS A DONATION

Instrument: 7005.1/7005A.1

Project: Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway 417)

This document has been executed and delivered under threat of condemnation. Therefore, this document is not subject to documentary stamp tax. See Fla. Admin. Code R. 12B-4.014(13).

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE, made and executed the 18th day of May, A.D. 2020, by Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation, formally d/b/a Florida Hospital, whose address is 900 Hope Way, Altamonte Springs, Florida, 32714, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a temporary construction easement, more particularly defined in Schedule "B" attached over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

33-24-30-0000-00-021

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 7005.1/7005A.1

Project: Boggy Creek Rd (Osceola Cnty line to 600' N. of Central Fl Greenway 417)

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

Signed, sealed and delivered
in the presence of:

Adventist Health System/Sunbelt, Inc., a Florida
not-for-profit corporation d/b/a AdventHealth

James Today
Witness
James Today
Printed Name

BY: T. Burri
Tim Burri
Printed Name
Senior Vice President
Title

Angela D. Matteoni
Witness
Angela D. Matteoni
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th of May, 2020, by Tim Burri as Senior V.P., of Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation, d/b/a AdventHealth, on behalf of the not-for-profit corporation. He/She is personally known to me or has produced n/a as identification.

(Notary Seal)



Angela D. Matteoni
Notary Signature
Angela D. Matteoni
Printed Notary Name

This instrument prepared by:
Kimberly Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

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

SCHEDULE "A"

Parcel 7005

Description:

A part of the Southeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence run North 89 degrees 51' 06" West along the North line of the Southeast 1/4 of said Section 33, a distance of 30.01 feet to the West right of way line of Boggy Creek Road as described in Deed Book 402, Page 397 of the Public Records of Orange County, Florida; thence departing said North line run South 00 degrees 57' 54" East along said West right of way line a distance of 509.04 feet (509.10 feet per deed) to the Southeast corner of those lands described in Official Records Book 8631, Pages 4555 through 4559 of aforesaid Public Records; thence leaving said West right of way line run North 89 degrees 51' 07" West along the South line of said lands a distance of 60.01 feet to the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Pages 8562 through 8566 of aforesaid Public Records; thence leaving said West right of way line run North 89 degrees 51' 07" West along aforesaid South line of said lands a distance of 8.00 feet; thence leaving said South line run North 00 degrees 57' 54" West a distance of 92.10 feet to the POINT OF BEGINNING; thence run North 00 degrees 57' 54" West a distance of 20.15 feet; thence run South 82 degrees 35' 25" West a distance of 9.60 feet; thence run South 00 degrees 58' 20" East a distance of 18.00 feet; thence run South 84 degrees 33' 08" East a distance of 9.59 feet to the POINT OF BEGINNING.

Containing 182 square feet, more or less.

THIS IS NOT A SURVEY


BEARINGS BASED ON THE EAST LINE OF THE S.E. 1/4 OF SEC. 33, TWP. 24 S., RGE. 30 E BEING N00°57'54"W PER THE BOGGY CREEK RIGHT OF WAY MAP.

COUNTY PROJECT NO. 5085
ROAD NAME: **BOGGY CREEK ROAD**

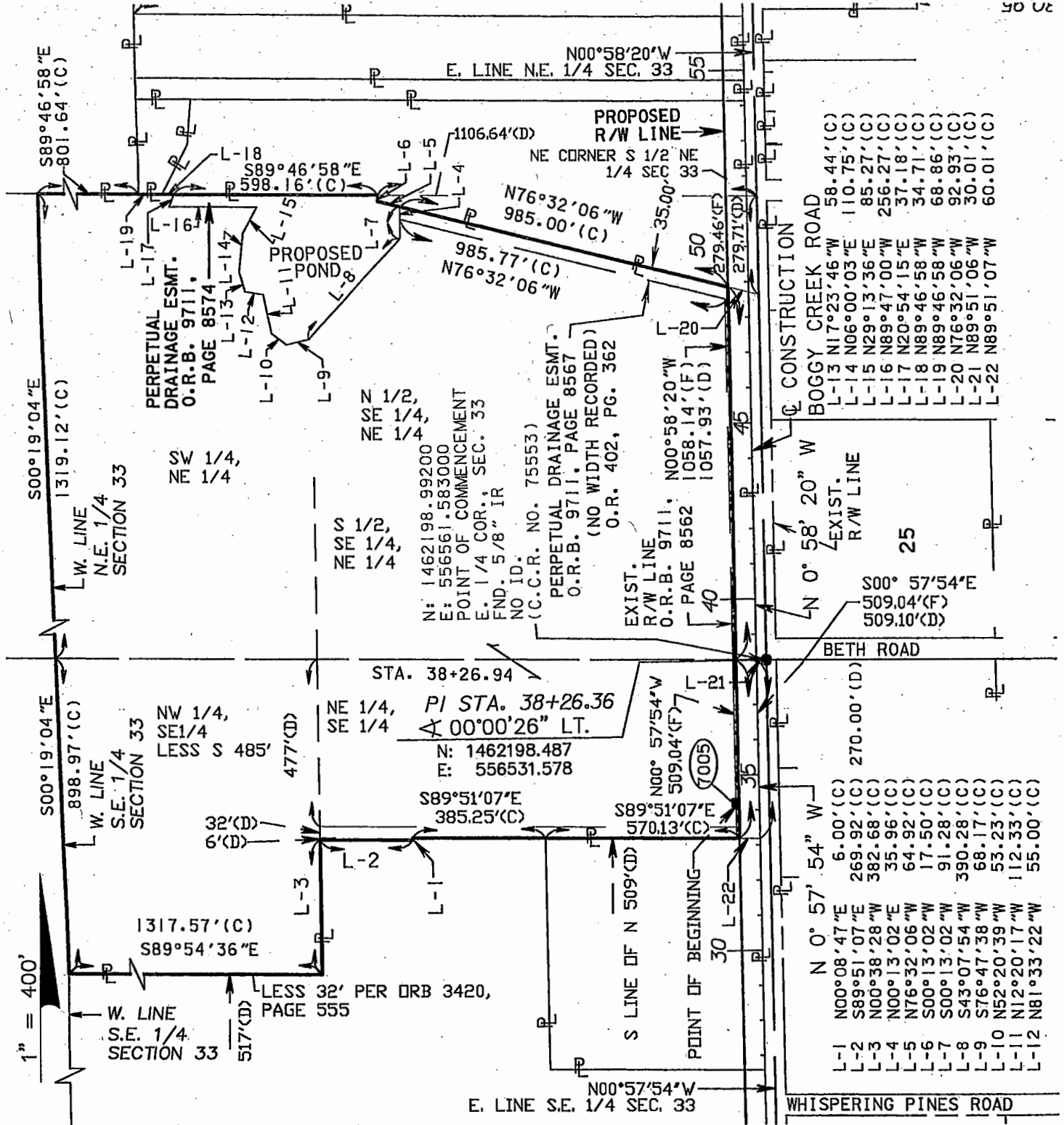
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

Daniel A. Groves
DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4625
METRIC ENGINEERING, INC. L.B. NO. 2294

PROJECT NO. 4.1851 DRAWING: P7005-SHT1.DWG

	METRIC ENGINEERING, INC. ENGINEERS - PLANNERS - SURVEYORS 615 CRESCENT EXECUTIVE CT. SUITE 524, LAKE MARY, FLORIDA 32746 PHONE (407) 644-1898 FAX (407) 644-1921		SECTION 33
			TOWNSHIP 24 SOUTH
			RANGE 30 EAST
DRAWN BY: D.GROVES	CHECKED BY: D.GROVES	PARCEL NO.	SCALE 1" = NA
DATE: MAY 19, 2009	DATE: SEPT. 22, 2009	7005	SHEET 1 OF 3
		9-22-11 FINAL DDJ	
		DATE REVISIONS BY	

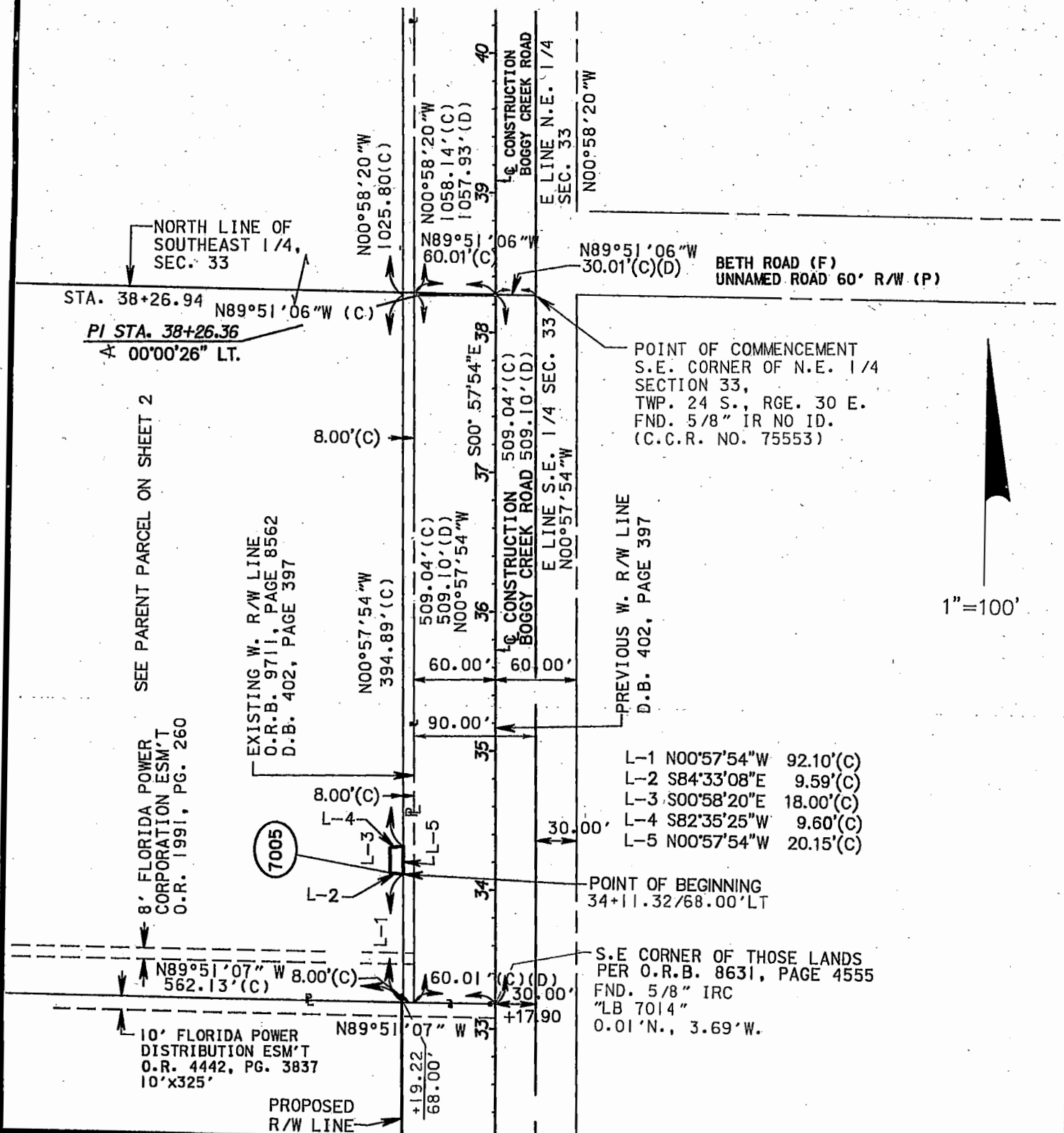
PARCEL 7005
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



LEGEND	
AC.	ACRE
BL	BASELINE
CL	CENTERLINE
(C)	CALCULATED
CH.	CHORD DISTANCE
Δ	DELTA/CENTRAL ANGLE
(D)	DEED
FND.	FOUND
(F)	FIELD MEASURE
L	ARC LENGTH
LT	LEFT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.T.	POINT OF TANGENCY
R	PROPERTY LINE
R	RADIUS
RGE.	RANGE
RT	RIGHT
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
T	TANGENT LENGTH
TWP.	TOWNSHIP

PROJECT NO. 4.1851 DRAWING: P7005-SHT2.DWG

PARCEL 7005
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
BRG.	BEARING	FND.	FOUND	P.I.	POINT OF INTERSECTION	SEC.	SECTION
⊙	CENTERLINE	(F)	BASED ON FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	R	RADIUS	T	TANGENT LENGTH
CH.	CHORD DISTANCE	O.R.B.	OFFICIAL RECORDS BOOK	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	P.B.	PLAT BOOK	RT	RIGHT		

PROJECT NO. 41851 DRAWING: P7005-SHT3.DWG

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7005

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7005 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"

Parcel 7005A

Description:

A part of Section 33, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 33, Township 24 South, Range 30 East, Orange County, Florida; thence run North 89 degrees 51' 06" West along the South line of the Northeast 1/4 of said Section 33, a distance of 30.01 feet to the West right of way line of Boggy Creek Road as described in Deed Book 402, Page 397 of the Public Records of Orange County, Florida; thence departing said West right of way continue North 89 degrees 51' 06" West along said South line 60.01 feet to the West right of way line of Boggy Creek Road as described in Official Records Book 9711, Pages 8562 through 8566 of aforesaid Public Records; thence run North 00 degrees 58' 20" West along said West right of way line a distance of 1022.00 feet to the intersection with the Southerly line of a drainage and access easement as described in Official Records Book 9711, page 8567; thence run North 76 degrees 32' 06" West along said Southerly line 8.26 feet; thence leaving said Southerly line run South 00 degrees 58' 20" East along a line 8.00 feet West of and parallel with the aforesaid West right of way line of Boggy Creek Road, 428.73 feet to the POINT OF BEGINNING; thence leaving said line run South 86 degrees 10' 09" West a distance of 16.52 feet; thence run South 00 degrees 58' 20" East a distance of 19.52 feet; thence run South 88 degrees 08' 05" East a distance of 16.52 feet; thence run North 00 degrees 58' 20" West a distance of 21.17 feet to the POINT OF BEGINNING.

Containing 336 square feet, more or less.

THIS IS NOT A SURVEY

BEARINGS BASED ON THE EAST LINE OF THE N.E. 1/4 OF SEC. 33, TWP. 24 S., RGE. 30 E BEING N00°58'20"W PER THE BOGGY CREEK RIGHT OF WAY MAP.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER.

Daniel A. Groves
 DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR
 AND MAPPER NO. 4625
 METRIC ENGINEERING, INC. L.B. NO. 2294

COUNTY PROJECT NO. 5085

ROAD NAME: BOGGY CREEK ROAD



METRIC ENGINEERING, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 615 CRESCENT EXECUTIVE CT. SUITE 524,
 LAKE MARY, FLORIDA 32746
 PHONE (407) 644-1898 FAX (407) 644-1921

SECTION 33
 TOWNSHIP 24 SOUTH
 RANGE 30 EAST

DRAWN BY: D.GROVES
 DRAWING
 DATE: MAY 19, 2009

CHECKED BY: D.GROVES
 DATE: SEPT. 22, 2009

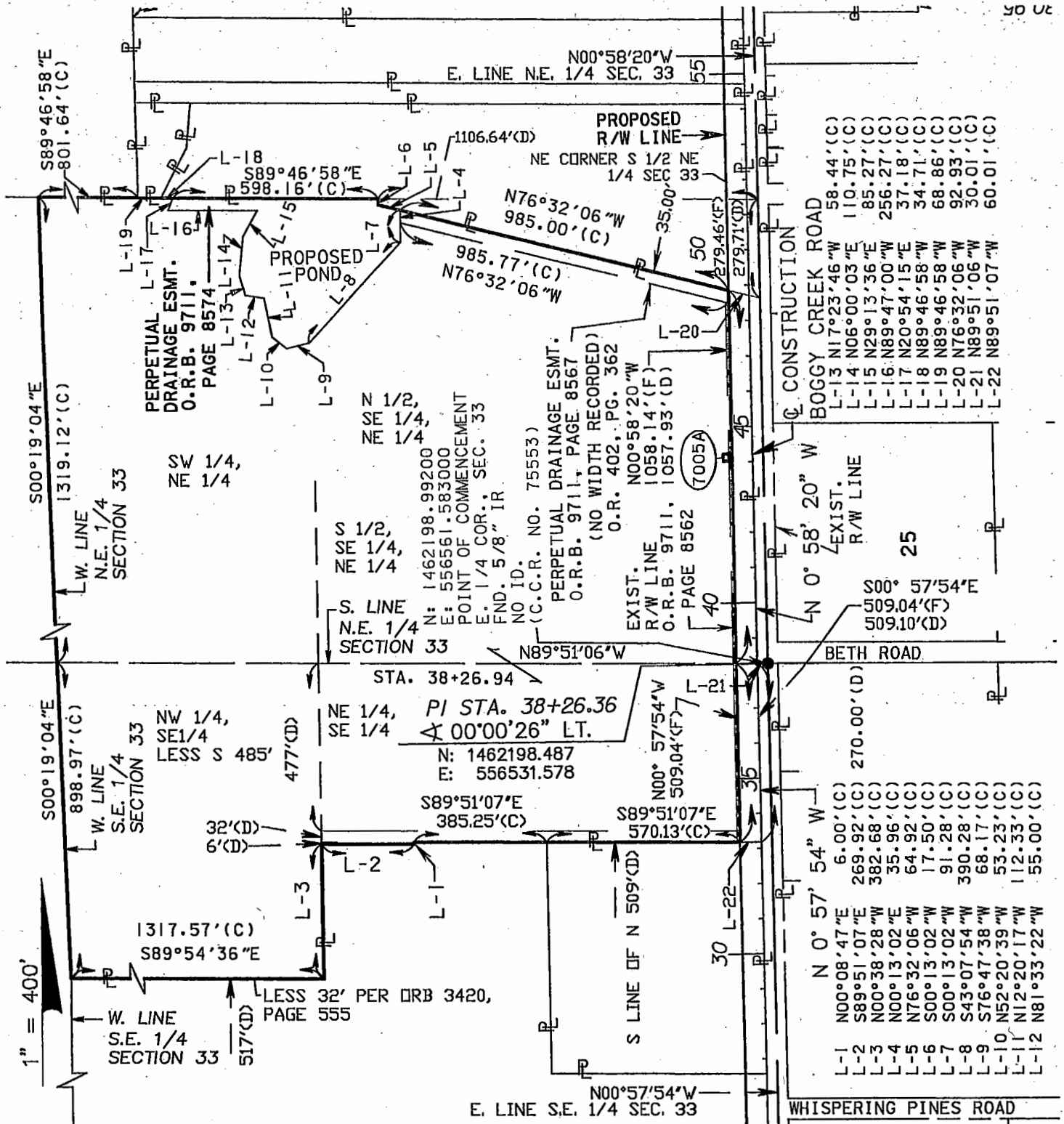
PARCEL NO.
 7005A

9.28.11 FINAL DM
 DATE REVISIONS BY

SCALE 1" = NA
 SHEET 1 OF 3

PROJECT NO. 4.1851 DRAWING: P7005A-SHT1.DWG

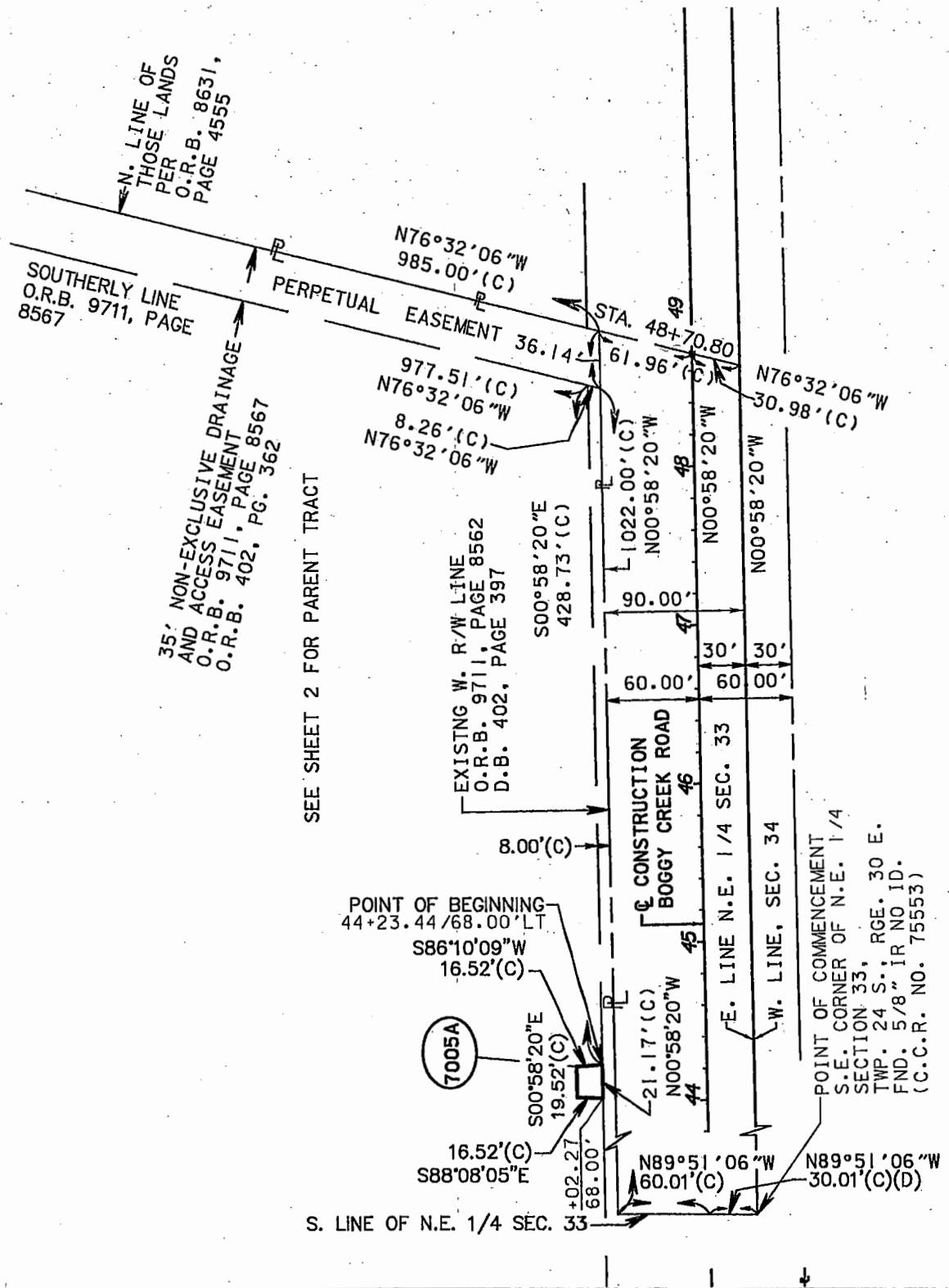
PARCEL 7005A
 SKETCH OF DESCRIPTION
 THIS IS NOT A SURVEY



LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	RT	RIGHT
B	BASELINE	FND.	FOUND	P.I.	POINT OF INTERSECTION	R/W	RIGHT OF WAY
C	CENTERLINE	(F)	FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	R	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK				

**PARCEL 7005A
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**



SEE SHEET 2 FOR PARENT TRACT

POINT OF COMMENCEMENT
S.E. CORNER OF N.E. 1/4
SECTION 33,
TWP. 24 S., RGE. 30 E.
FND. 5/8" IR NO 1D.
(C.C.R. NO. 75553)

LEGEND

AC.	ACRE	(D)	DEED	P.C.	POINT OF CURVATURE	R/W	RIGHT OF WAY
BRG.	BEARING	FND.	FOUND	P.I.	POINT OF INTERSECTION	SEC.	SECTION
⊙	CENTERLINE	(F)	BASED ON FIELD MEASURE	P.T.	POINT OF TANGENCY	S.F.	SQUARE FEET
(C)	CALCULATED	L	ARC LENGTH	ℙ	PROPERTY LINE	T	TANGENT LENGTH
CH.	CHORD DISTANCE	LT	LEFT	R	RADIUS	TWP.	TOWNSHIP
Δ	DELTA/CENTRAL ANGLE	O.R.B.	OFFICIAL RECORDS BOOK	RGE.	RANGE		
		P.B.	PLAT BOOK	RT	RIGHT		

PROJECT NO. 41851 DRAWING: P7005A-SHT3.DWG

SCHEDULE "B"

BOGGY CREEK ROAD PARCEL 7005A

TEMPORARY CONSTRUCTION EASEMENT

Parcel 7005A is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.