



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 13

**DATE:** July 18, 2019

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

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

**FROM:** David L. Brown, Senior Title Examiner *DLB*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Utility Easement from Sarai Lake Buena Vista LLC to Orange County and Subordination of Encumbrances to Property Rights to Orange County from Ameris Bank and authorization to record instruments

**PROJECT:** Holiday Inn Express Site Work Permit B16902517 OCU File #87086  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

**ITEMS:** Utility Easement  
Cost: Donation  
Size: 2,522 square feet  
  
Subordination of Encumbrances to Property Rights to Orange County

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:** Grantor to pay all recording fees.

AUG 06 2019

THIS IS A DONATION

Project: Holiday Inn Express Site Work Permit B16902517 OCU File #87086

**UTILITY EASEMENT**

THIS INDENTURE, Made this 24<sup>th</sup> day of April, A.D. 2019, between SARAI LAKE BUENA VISTA LLC, a Florida limited liability company, whose address is 807 DASHWOOD COURT, WINTER GARDEN, FL 34787, GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. BOX 1393, ORLANDO, FL 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 and its assigns, an easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**15-24-28-5120-00-021**

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

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

Project: Holiday Inn Express Site Work Permit B16902517 OCU File #87086

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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

Signed, sealed, and delivered  
in the presence of:

SARAI LAKE BUENA VISTA LLC, a Florida  
limited liability company

[Signature]  
Witness

By: [Signature]  
Nikesh Shah, as Manager

Luciana V. Ambar  
Printed Name

[Signature]  
Witness

Ana Maria Romero  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 24 of April,  
2019, by Nikesh Shah, as Manager  
of SARAI LAKE BUENA VISTA LLC, a Florida limited liability company, on behalf of the limited  
liability company. He/She  is personally known to me or  has produced FL Drivers License as  
identification.

(Notary Seal)

[Signature]  
Notary Signature



Ana Maria Romero  
State of Florida  
My Commission Expires 03/31/2023  
Commission No. GG 317988

Ana Maria Romero  
Printed Notary Name  
Notary Public in and for  
the county and state aforesaid.  
My commission expires: 3/31/2023

**This instrument prepared by:**  
David L. Brown, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Project: Holiday Inn Express Site Work Permit B16902517 OCU File #87086

**EXHIBIT "A"**

**SEE THE ATTACHED SKETCH**

**OF DESCRIPTION**

**( 2 PAGES )**

# SKETCH OF DESCRIPTION

## DESCRIPTION UTILITY EASEMENT

A PORTION OF LOT 2, MARBELLA - PHASE 1, AS RECORDED IN PLAT BOOK 42, PAGES 149 & 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PROJECT NAME:** Holiday Inn Express  
**PROJECT #B-16902517**

**PART 1:**

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, MARBELLA - PHASE 1, AS RECORDED IN PLAT BOOK 42, PAGES 149 & 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTH LINE OF SAID LOT 2: (1) N89°53'26"E A DISTANCE OF 231.89 FEET; (2) N80°45'10"E A DISTANCE OF 234.17 FEET; (3) N58°55'18"E A DISTANCE OF 27.29 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A 20 FOOT WIDE PEDESTRIAN, UTILITY & LANDSCAPE EASEMENT SHOWN ON SAID PLAT OF MARBELLA-PHASE 1, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF N22°46'35"W, A CHORD DISTANCE OF 20.21 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 16°35'56", A DISTANCE OF 20.28 FEET TO THE NORTHERLY BOUNDARY OF A 20 FOOT WIDE DRAINAGE & UTILITY EASEMENT AS SHOWN ON SAID PLAT OF MARBELLA - PHASE 1 FOR A POINT OF BEGINNING; THENCE S58°55'18"W, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 13.50 FEET; THENCE N21°27'42"E A DISTANCE OF 25.53 FEET TO SAID WESTERLY BOUNDARY AND A POINT TO BE KNOWN AS POINT "A", BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF S07°31'44"E, A CHORD DISTANCE OF 16.94 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 13°53'46", A DISTANCE OF 16.98 FEET TO THE POINT OF BEGINNING.

**PART 2:**

TOGETHER WITH COMMENCE AT SAID POINT "A", BEING A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF N47°16'28"E, A CHORD DISTANCE OF 103.80 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY OF A 20 FOOT WIDE PEDESTRIAN, UTILITY & LANDSCAPE EASEMENT SHOWN ON SAID PLAT OF MARBELLA-PHASE 1, THROUGH A CENTRAL ANGLE OF 95°42'38", A DISTANCE OF 116.93 FEET FOR A POINT OF BEGINNING, BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF N61°28'26"E, A CHORD DISTANCE OF 68.61 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°32'20", A DISTANCE OF 68.87 FEET TO SAID WESTERLY BOUNDARY AND TO A POINT TO BE KNOWN AS POINT "B"; THENCE S37°17'44"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 10.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 235.00 FEET, A CHORD BEARING OF S59°23'28"W, A CHORD DISTANCE OF 54.73 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 13°22'23", A DISTANCE OF 54.85 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5.00 FEET, A CHORD BEARING OF S87°09'22"W, A CHORD DISTANCE OF 3.80 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 42°09'26", A DISTANCE OF 3.68 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF N78°19'04"W, A CHORD DISTANCE OF 15.98 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 13°06'18", A DISTANCE OF 16.01 FEET TO THE POINT OF BEGINNING.

**PART 3:**

AND TOGETHER WITH COMMENCE AT SAID POINT "B"; THENCE N37°14'44"W, ALONG SAID WESTERLY BOUNDARY OF A 20 FOOT WIDE PEDESTRIAN, UTILITY & LANDSCAPE EASEMENT SHOWN ON SAID PLAT OF MARBELLA-PHASE 1, A DISTANCE OF 5.00 FEET; THENCE N42°30'49"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 29.87 FEET; THENCE S58°14'43"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 7.39 FEET FOR A POINT OF BEGINNING; THENCE THENCE N11°36'34"E A DISTANCE OF 67.86 FEET; THENCE N17°56'58"W A DISTANCE OF 159.25 FEET; THENCE N51°28'58"W A DISTANCE OF 29.46 FEET; THENCE S74°58'19"W A DISTANCE OF 57.06 FEET TO THE SOUTHERLY BOUNDARY OF SAID 20 FOOT WIDE PEDESTRIAN, UTILITY & LANDSCAPE EASEMENT AND A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,635.00 FEET, A CHORD BEARING OF N72°07'53"E, AND A CHORD DISTANCE OF 58.27 FEET; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE BOUNDARY OF SAID EASEMENT: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°02'31", A DISTANCE OF 58.27 FEET; (2) S63°35'41"E A DISTANCE OF 27.96 FEET; (3) S17°56'58"E A DISTANCE OF 159.45 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 95.00 FEET, A CHORD BEARING OF S06°53'48"W, A CHORD DISTANCE OF 79.85 FEET; (4) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°42'15", A DISTANCE OF 82.41 FEET; (5) N58°14'43"W A DISTANCE OF 7.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,522 SQUARE FEET OR 0.0578 ACRES, MORE OR LESS.

JOB #44225	THIS SKETCH IS NOT A BOUNDARY SURVEY.	SHEET 1 OF 2
CF#OC42-149 LOT 2 XSAN (SOD)	PREPARED FOR: Z DEVELOPMENT SERVICES	REVISIONS:
DATE: 2/26/2016	BEARING STRUCTURE IS BASED ON THE MONUMENTED WEST LINE OF LOT 2, BEING: N00°06'34"W (PER PLAT).	#45014 - 5/21/2016 RECONFIGURED - YEB
SCALE: 1" = 50'		12-4-18 ADDED PERMIT NUMBER GR
DRAWN BY: YEB		2/15/19 COMMENS GR
		2/18/19 COMMENS GR

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

*Ronald K. Smith*  
**RONALD K. SMITH PSM 5797**

\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.\*



**ACCURIGHT SURVEYS**  
OF ORLANDO INC., LB 4475  
2012 E. Robinson Street Orlando, Florida 32803  
www.AccurightSurveys.net  
Admin@AccurightSurveys.net  
PHONE: (407) 894-6314

LEGEND	
CLC - CENTERLINE	MS - METAL SHED
CBW - CALCULATED	N&D - NAIL & DISK
CBW - CONCRETE BLOCK WALL	NT - NON-TANGENT
CLF - CHAIN LINK FENCE	ORB - OFFICIAL RECORDS BOOK
CM - CONCRETE MONUMENT	P&M - PLAT & MEASURED
CP - CONCRETE PAD	PB - PLAT BOOK
CONC - CONCRETE	PC - POINT OF CURVATURE
COWD - COVERED	PCC - POINT OF COMPOUND CURVATURE
CW - CONCRETE WALKWAY	PRC - POINT OF REVERSE CURVATURE
D - CENTRAL ANGLE	PG - PAGE
DB - DEED BOOK	POB - POINT OF BEGINNING
DE - DRAINAGE EASEMENT	POC - POINT OF COMMENCEMENT
DW - DRIVEWAY	RW - RIGHT OF WAY
ESMT - EASEMENT	R - RADIUS
FFE - FINISHED FLOOR ELEVATION	TYP - TYPICAL
FND - FOUND	UE - UTILITY EASEMENT
L - ARC LENGTH	
MEAS - MEASURED	

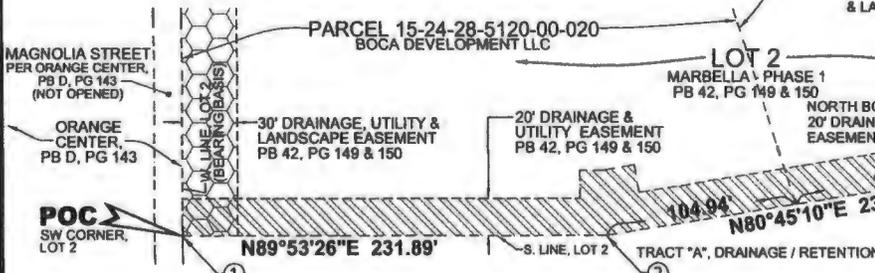
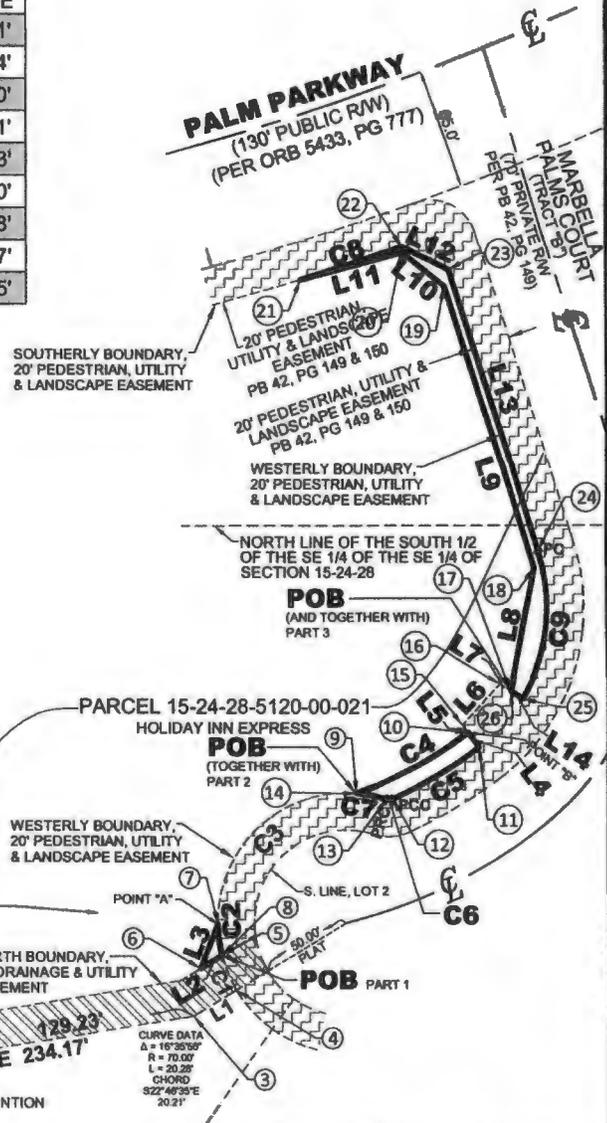
# CLOSURE REPORT

DESCRIPTION  
UTILITY EASEMENT  
(SEE SHEET 1 OF 3)

PROJECT NAME: Holiday Inn Express  
PROJECT #B-16902517

CURVE CHART					
#	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	16°35'56"	70.00'	20.28'	N22°46'35"W	20.21'
C2	13°53'46"	70.00'	16.98'	S07°31'44"E	16.94'
C3	95°42'38"	70.00'	116.93'	N47°16'28"E	103.80'
C4	17°32'20"	225.00'	68.87'	N61°28'26"E	68.61'
C5	13°22'23"	235.00'	54.85'	S59°23'28"W	54.73'
C6	42°09'26"	5.00'	3.68'	S87°09'22"W	3.60'
C7	13°08'18"	70.00'	16.01'	N78°19'04"W	15.98'
C8	02°02'31"	1,635.00'	58.27'	N72°07'53"E	58.27'
C9	49°42'15"	95.00'	82.41'	S06°53'48"W	79.85'

LINE CHART		
#	BEARING	DISTANCE
L1	N58°55'18"E	27.29'
L2	S58°55'18"W	13.50'
L3	N21°27'42"E	26.53'
L4	S37°17'44"E	10.00'
L5	N37°14'44"W	5.00'
L6	N42°30'49"E	29.87'
L7	S58°14'43"E	7.39'
L8	N11°36'34"E	67.86'
L9	N17°56'58"W	159.25'
L10	N51°28'58"W	29.46'
L11	S74°58'19"W	67.06'
L12	S63°35'41"E	27.96'
L13	S17°56'58"E	159.45'
L14	N58°14'43"W	7.61'



JOB #44225	THIS SKETCH IS NOT A BOUNDARY SURVEY.	SHEET 2 OF 2
CF#OC42-149 LOT 2 XSAN (SOD) CLOSURE	PREPARED FOR: Z DEVELOPMENT SERVICES	REVISIONS:
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SCALE: 1" = 50'		12-4-18 ADDED PERMIT NUMBER GR
DRAWN BY: JTB		2/15/19 COMMENTS GR
		2/18/19 COMMENTS GR

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

*Ronald K. Smith*  
**RONALD K. SMITH PSM 5797**

\*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.\*

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ROW	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UE	- UTILITY EASEMENT

Project: Holiday Inn Express Site Work Permit B16902517 OCU File #87086

**SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrances held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as it has been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A"**

Encumbrances:

AMERIS BANK, a Georgia state chartered bank, successor by merger with Atlantic Coast Bank, a Florida state chartered bank

FROM: SARAI LAKE BUENA VISTA LLC, a Florida limited liability company

- (1) Mortgage and Security Agreement recorded May 02, 2017 as Document No. 20170240634; and
- (2) Assignment of Rents, Leases and Profits recorded May 02, 2017 as Document No. 20170240635;  
and
- (3) Financing Statement recorded May 02, 2017 as Document No. 20170240636, and
- (4) Mortgage and Security Agreement recorded May 02, 2017 as Document No. 20170240637; and
- (5) Assignment of Rents, Leases and Profits recorded May 02, 2017 as Document No. 20170240638;  
and
- (6) Financing Statement recorded May 02, 2017 as Document No. 20170240639, and
- (7) Note and Mortgage Modification Agreement recorded March 14, 2019 as Document No.20190154111

Project: Holiday Inn Express Site Work Permit B16902517 OCU File #87086

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for utility purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for utility purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 13 day of June, A.D. 2019.

Signed, sealed, and delivered in the presence of:

AMERIS BANK, a Georgia state chartered bank, successor by merger with Atlantic Coast Bank, a Florida state chartered bank

Yadrialy Stearns  
Witness

By: [Signature]

Yadrialy Stearns  
Printed Name

Jon Edwards  
Printed Name

Crystal A Hall  
Witness

EVP  
Title

Crystal A Hall  
Printed Name

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 13 of June, 2019 by Jon Edwards, as EVP of AMERIS BANK, a Georgia state chartered bank, successor by merger with Atlantic Coast Bank, a Florida state chartered bank, on behalf of the bank. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)

[Signature]  
Notary Signature



Elizabeth Kathleen Wilson Weldon  
Printed Notary Name

Notary Public in and for the County and State aforesaid  
My Commission Expires: 5/17/20

This instrument prepared by:  
David L. Brown, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

Project: Holiday Inn Express Site Work Permit B16902517 OCU File #87086

**EXHIBIT "A"**

**SEE THE ATTACHED SKETCH**

**OF DESCRIPTION**

**( 2 PAGES )**

# SKETCH OF DESCRIPTION

## DESCRIPTION UTILITY EASEMENT

A PORTION OF LOT 2, MARBELLA - PHASE 1, AS RECORDED IN PLAT BOOK 42, PAGES 149 & 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROJECT NAME: Holiday Inn Express  
PROJECT #B-16902517

### PART 1:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, MARBELLA - PHASE 1, AS RECORDED IN PLAT BOOK 42, PAGES 149 & 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTH LINE OF SAID LOT 2: (1) N89°53'28"E A DISTANCE OF 231.89 FEET; (2) N80°45'10"E A DISTANCE OF 234.17 FEET; (3) N58°55'18"E A DISTANCE OF 27.29 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A 20 FOOT WIDE PEDESTRIAN, UTILITY & LANDSCAPE EASEMENT SHOWN ON SAID PLAT OF MARBELLA-PHASE 1, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF N22°46'35"W, A CHORD DISTANCE OF 20.21 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 16°35'58", A DISTANCE OF 20.28 FEET TO THE NORTHERLY BOUNDARY OF A 20 FOOT WIDE DRAINAGE & UTILITY EASEMENT AS SHOWN ON SAID PLAT OF MARBELLA - PHASE 1 FOR A POINT OF BEGINNING; THENCE S58°55'18"W, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 13.50 FEET; THENCE N21°27'42"E A DISTANCE OF 25.53 FEET TO SAID WESTERLY BOUNDARY AND A POINT TO BE KNOWN AS POINT "A", BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF S07°31'44"E, A CHORD DISTANCE OF 16.94 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 13°53'46", A DISTANCE OF 16.98 FEET TO THE POINT OF BEGINNING.

### PART 2:

TOGETHER WITH

COMMENCE AT SAID POINT "A", BEING A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF N47°16'28"E, A CHORD DISTANCE OF 103.80 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY OF A 20 FOOT WIDE PEDESTRIAN, UTILITY & LANDSCAPE EASEMENT SHOWN ON SAID PLAT OF MARBELLA-PHASE 1, THROUGH A CENTRAL ANGLE OF 95°42'38", A DISTANCE OF 116.93 FEET FOR A POINT OF BEGINNING, BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF N61°28'28"E, A CHORD DISTANCE OF 68.61 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°32'20", A DISTANCE OF 68.87 FEET TO SAID WESTERLY BOUNDARY AND TO A POINT TO BE KNOWN AS POINT "B"; THENCE S37°17'44"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 10.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 235.00 FEET, A CHORD BEARING OF S59°23'28"W, A CHORD DISTANCE OF 54.73 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 13°22'23", A DISTANCE OF 54.85 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5.00 FEET, A CHORD BEARING OF S87°09'22"W, A CHORD DISTANCE OF 3.60 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 42°09'26", A DISTANCE OF 3.88 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF N78°19'04"W, A CHORD DISTANCE OF 15.98 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY BOUNDARY, THROUGH A CENTRAL ANGLE OF 13°06'18", A DISTANCE OF 16.01 FEET TO THE POINT OF BEGINNING.

### PART 3:

AND TOGETHER WITH

COMMENCE AT SAID POINT "B"; THENCE N37°14'44"W, ALONG SAID WESTERLY BOUNDARY OF A 20 FOOT WIDE PEDESTRIAN, UTILITY & LANDSCAPE EASEMENT SHOWN ON SAID PLAT OF MARBELLA-PHASE 1, A DISTANCE OF 5.00 FEET; THENCE N42°30'49"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 29.87 FEET; THENCE S58°14'43"E, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 7.39 FEET FOR A POINT OF BEGINNING; THENCE N11°36'34"E A DISTANCE OF 67.86 FEET; THENCE N17°56'58"W A DISTANCE OF 159.25 FEET; THENCE N51°28'58"W A DISTANCE OF 29.46 FEET; THENCE S74°58'19"W A DISTANCE OF 57.06 FEET TO THE SOUTHERLY BOUNDARY OF SAID 20 FOOT WIDE PEDESTRIAN, UTILITY & LANDSCAPE EASEMENT AND A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,635.00 FEET, A CHORD BEARING OF N72°07'53"E, AND A CHORD DISTANCE OF 58.27 FEET; THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE BOUNDARY OF SAID EASEMENT: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°02'31", A DISTANCE OF 58.27 FEET; (2) S83°35'41"E A DISTANCE OF 27.98 FEET; (3) S17°56'58"E A DISTANCE OF 159.45 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 95.00 FEET, A CHORD BEARING OF S06°53'48"W, A CHORD DISTANCE OF 79.85 FEET; (4) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°42'15", A DISTANCE OF 82.41 FEET; (5) N58°14'43"W A DISTANCE OF 7.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,522 SQUARE FEET OR 0.0578 ACRES, MORE OR LESS.

JOB #44225		THIS SKETCH IS NOT A BOUNDARY SURVEY.		SHEET 1 OF 2	
CF#OC42-149 LOT 2 XSAN (SOD)		PREPARED FOR: Z DEVELOPMENT SERVICES		REVISIONS:	
DATE: 2/26/2016		BEARING STRUCTURE IS BASED ON THE MONUMENTED WEST LINE OF LOT 2,		#45014 - 5/21/2016 RECONFIGURED - YEB	
SCALE: 1" = 50'		BEING: N00°06'34"W (PER PLAT).		12-4-18 ADDED PERMIT NUMBER GR	
DRAWN BY: YEB				2/15/19 COMMENTS GR	
				2/18/19 COMMENTS GR	
<p>THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.</p> <p><b>RONALD K. SMITH PSM 8797</b></p> <p>*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.*</p>		 <p><b>ACCURIGHT</b></p> <p>ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475 2012 E. Robinson Street Orlando, Florida 32803 www.AccurightSurveys.net Admin@AccurightSurveys.net PHONE: (407) 894-8314</p>		<p>LEGEND</p> <ul style="list-style-type: none"> <li>CL - CENTERLINE</li> <li>CALC - CALCULATED</li> <li>CBW - CONCRETE BLOCK WALL</li> <li>CLF - CHAIN LINK FENCE</li> <li>CM - CONCRETE MONUMENT</li> <li>CP - CONCRETE PAD</li> <li>CONC - CONCRETE</li> <li>COVD - COVERED</li> <li>CW - CONCRETE WALKWAY</li> <li>D - CENTRAL ANGLE</li> <li>DB - DEED BOOK</li> <li>DE - DRAINAGE EASEMENT</li> <li>DW - DRIVEWAY</li> <li>ESMT - EASEMENT</li> <li>FFE - FINISHED FLOOR ELEVATION</li> <li>FND - FOUND</li> <li>L - ARC LENGTH</li> <li>MEAS - MEASURED</li> <li>MS - METAL SHED</li> <li>N&amp;D - NAIL &amp; DISK</li> <li>NT - NON-TANGENT</li> <li>ORB - OFFICIAL RECORDS BOOK</li> <li>P&amp;M - PLAT &amp; MEASURED</li> <li>PB - PLAT BOOK</li> <li>PC - POINT OF CURVATURE</li> <li>PCC - POINT OF COMPOUND CURVATURE</li> <li>PRC - POINT OF REVERSE CURVATURE</li> <li>PG - PAGE</li> <li>POB - POINT OF BEGINNING</li> <li>POC - POINT OF COMMENCEMENT</li> <li>RW - RIGHT OF WAY</li> <li>R - RADIUS</li> <li>TYP - TYPICAL</li> <li>UE - UTILITY EASEMENT</li> </ul>	

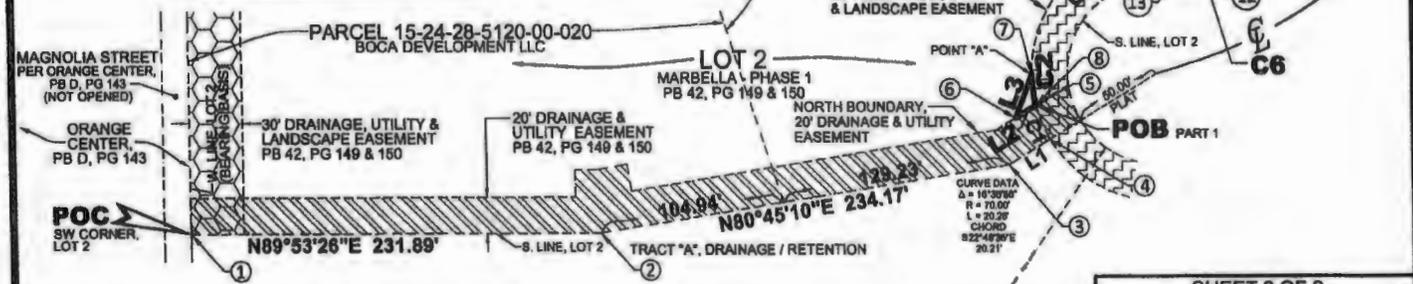
# CLOSURE REPORT

DESCRIPTION  
UTILITY EASEMENT  
(SEE SHEET 1 OF 3)

PROJECT NAME: Holiday Inn Express  
PROJECT #B-18902517

CURVE CHART					
#	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	16°38'56"	70.00'	20.28'	N22°48'35"W	20.21'
C2	13°53'46"	70.00'	18.98'	S07°31'44"E	18.94'
C3	95°42'38"	70.00'	116.93'	N47°18'28"E	103.90'
C4	17°32'20"	225.00'	68.87'	N61°28'26"E	68.61'
C5	13°22'23"	235.00'	64.86'	S59°23'28"W	64.73'
C6	42°09'28"	5.00'	3.68'	S87°09'22"W	3.60'
C7	13°06'18"	70.00'	18.01'	N78°19'04"W	15.98'
C8	02°02'31"	1,835.00'	58.27'	N72°07'53"E	58.27'
C9	49°42'15"	95.00'	82.41'	S08°53'48"W	79.85'

LINE CHART		
#	BEARING	DISTANCE
L1	N58°58'18"E	27.29'
L2	S58°55'18"W	13.50'
L3	N21°27'42"E	25.53'
L4	S37°17'44"E	10.00'
L5	N37°14'44"W	5.00'
L6	N42°30'49"E	29.67'
L7	S58°14'43"E	7.39'
L8	N11°36'34"E	67.86'
L9	N17°56'58"W	159.25'
L10	N51°28'58"W	29.48'
L11	S74°58'19"W	87.08'
L12	S63°35'41"E	27.98'
L13	S17°56'58"E	159.45'
L14	N58°14'43"W	7.61'



JOB #44225  
CF#OC42-149 LOT 2 XSAN (SOD) CLOSURE  
DATE: 2/26/2016  
SCALE: 1" = 30'  
DRAWN BY: JHB

THIS SKETCH IS NOT A BOUNDARY SURVEY.  
PREPARED FOR: Z DEVELOPMENT SERVICES  
BEARING STRUCTURE IS BASED ON THE MONUMENTED WEST LINE OF LOT 2,  
BEING: N00°06'34"W (PER PLAT).

SHEET 2 OF 2	
REVISIONS:	
#46014 - 5/21/2016	RECONFIGURED - YEB
12-4-16	ADDED PERMIT NUMBER GR
2/15/19	COMMENTS GR
2/18/19	COMMENTS GR

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 6, § 17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 172.027 OF THE FLORIDA STATUTES.

**RONALD K. SMITH PSM 5797**

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



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LEGEND			
C	- CENTERLINE	MS	- METAL SHED
CLC	- CALCULATED	N&D	- NAIL & DRINK
CBW	- CONCRETE BLOCK WALL	NT	- NON-TANGENT
CLF	- CHAIN LINK FENCE	ORB	- OFFICIAL RECORDS BOOK
CN	- CONCRETE MONUMENT	P&M	- PLAT & MEASURED
CP	- CONCRETE PAD	PB	- PLAT BOOK
CONC	- CONCRETE	PC	- POINT OF CURVATURE
COVD	- COVERED	PCC	- POINT OF COMPOUND CURVATURE
CW	- CONCRETE WALKWAY	PRC	- POINT OF REVERSE CURVATURE
D	- CENTRAL ANGLE	PG	- PAGE
DB	- DEED BOOK	POB	- POINT OF BEGINNING
DE	- DRAINAGE EASEMENT	POC	- POINT OF COMMENCEMENT
DW	- DRIVEWAY	R/W	- RIGHT OF WAY
ESMT	- EASEMENT	R	- RADIUS
FFE	- FINISHED FLOOR ELEVATION	TYP	- TYPICAL
FND	- FOUND	UE	- UTILITY EASEMENT
L	- ARC LENGTH		
MEAS	- MEASURED		