



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 16

DATE: August 17, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC/LM*
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and execution of Access Easement Agreement by and between the City of Tavares and Orange County, approval of Conservation Easement by American Orange County Investments 40 LLC and Orange County and authorization to record instruments.

PROJECT: Lake Roberts Reserve CAI-19-12-069

Lake County

PURPOSE: To provide for preservation of lands through a Conservation Easement to offset impacts associated with Conservation Area Impact Permit CAI-19-12-069.

ITEMS: Access Easement Agreement
Cost: None
Size: 26,061 square feet

Conservation Easement
Cost: Donation
Size: 55.15 acres

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

REMARKS: Conservation Area Impact Permit CAI-19-12-029 requires this Conservation Easement in connection with the Lake Roberts Reserve development.

The County is entering into the Access Easement Agreement with the City of Tavares to provide County access to the Conservation Easement area.

Grantor to pay all recording fees.

AUG 30 2022

PREPARED BY AND AFTER
RECORDING RETURN TO:

SHUTTS & BOWEN LLP
ATTN: DANIEL T. O'KEEFE, ESQ.
300 S. ORANGE AVE.
SUITE 1600
ORLANDO, FL 32801

Tax Parcel ID:
36-19-25-0004-000-02200
Project: Lake Roberts Reserve CAI-19-12-069

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "**Easement**") is made and entered into as of the last date signed below ("**Effective Date**"), by and between **THE CITY OF TAVARES**, a Florida Municipal Corporation, whose mailing address is P.O. Box 1068, Tavares, FL 32778 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida whose mailing address is P.O. Box 1393, Orlando, Florida 32802-1393 ("**Grantee**") (Grantor and Grantee are sometimes referred to herein as a "**Party**" or collectively as the "**Parties**").

RECITALS

1. Grantor is the owner of certain real property located in Lake County, Florida, being more particularly described on **Exhibit "A"** attached hereto and made a part hereof by this reference (the "**Property**").
2. Grantor agrees to convey to Grantee an access easement over a portion of the Property, being more particularly described on **Exhibit "B"** attached hereto and made a part hereof by this reference (the "**Easement Area**").

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) in hand paid, for the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, for and on behalf of themselves, their legal representatives, successors and assigns, do hereby covenant and agree as follows:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated herein by this reference.
2. **Grant of Easement.**
 - (a) Grantor hereby grants, bargains, sells and conveys to Grantee, its successors and assigns, a perpetual and non-exclusive easement across, through, under, over, in and on the Easement Area for vehicular and pedestrian ingress and egress.

(b) Grantee shall provide Grantor with three (3) days written notice of its intent to access the Easement Area. All notices and other communications given pursuant to this Easement shall be in writing and shall be sent to the following address by certified mail, a nationally recognized overnight receipted deliver services, or by E-Mail.

CITY OF TAVARES
P.O. Box 1068, Tavares, FL 32778
Attention: Public Works Director
Email: JDillon@tavares.org

3. **Construction.** No right granted herein shall permit or empower Grantee to construct, pave, excavate or otherwise develop the Easement Area (or any part thereof). Grantor agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures in the Easement Area that may interfere with the use of the Easement Area by Grantee for the purposes set forth in this Easement; provided, however, that at such time, if ever, that Grantee has alternative legal and practical access to Grantee's property at Woodlea Road, Tavares, Florida, 32788, which Grantee's property bears Lake County Property Appraiser's Parcel Number 36-19-25-0003-000-02300 as of the Effective Date and which Grantee's property abuts the northernmost 483.92 feet, more or less, of the western boundary of the Easement Area, the limitations placed on Grantor's use of the Easement Area by this sentence shall be null, void, and of no further force or effect.

4. **Indemnity.** Each party agrees to defend, indemnify, and hold harmless the other party, its officials and employees from all claims, actions, losses, suits, judgments, fines, liabilities, costs and expenses (including attorneys' fees) arising from the indemnifying party's own negligent acts or omissions, or those negligent acts or omissions of the indemnifying party's officials and employees acting within the scope of their employment, or arising out of or resulting from the indemnifying party's negligent performance under this Agreement. Each party's indemnification is expressly limited to the amounts set forth in Section 768.28(5), Florida Statutes as amended by the Florida State Legislature. Nothing contained herein shall constitute a waiver of sovereign immunity or the provisions of Section 768.28, Florida Statutes. The foregoing shall not constitute an agreement by either party to assume any liability of any kind for the acts, omissions, and/or negligence of the other party, its officers, officials, employees, agents, or contractors.

5. **Lien Free Condition.** Grantee covenants and agrees it shall not permit any lien to be filed against the Easement Area or the Property for any labor or materials in connection with work of any character performed or claimed to have been performed on the Easement Area or the Property at the direction or sufferance of Grantee. If any such lien is filed against the Easement Area or the Property, Grantor has the right (but not the obligation) to cause such lien to be released. Grantee shall pay on demand, and receipt of a detailed invoice, all of Grantor's actual and reasonable costs in connection therewith.

6. **Reservation of Rights.** The easement rights granted in this Easement are non-exclusive in nature and are subject to all covenants, restrictions, easements and other encumbrances and matters of record. The owner of the Easement Area shall have the right to use the Easement Area for any purpose not inconsistent with the full use and enjoyment of the rights granted herein.

7. **Covenants Running with the Land.** All rights, privileges, benefits and burdens created herein are covenants and agreements running with title to the Property and shall be binding upon and inuring to the benefit of Grantor and its successors in title. Nothing contained herein shall be deemed to be a gift or dedication of any portion of the Easement Area to the general public or for any public use or purpose whatsoever.

8. **Miscellaneous.**

(a) This Easement shall not be modified or amended in any respect except by written instrument executed by or on behalf of the Parties in the same manner as this Easement is executed, and specifically referencing such a modification or amendment.

(b) No delay or omission of any Party hereto in the exercise of any right accruing upon any breach or default of the other Party shall impair such right or be construed to be a waiver thereof, and each such right may be exercised at any time during the continuance of such a breach or default. A waiver by any Party hereto of a breach of, or default in, any provision of this Easement by the other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Easement.

(c) No breach of or default in the provisions of this Easement shall entitle any Party to cancel, rescind or otherwise terminate this Easement or any of the rights and obligations declared hereunder, but such limitation shall not affect, in any manner, any of the other rights or remedies which any Party may have hereunder and/or at law or in equity by reason of any breach of or default in the provisions of this Agreement.

(d) If any provision of this Easement, or a portion thereof, or the application thereof to any person or circumstance, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Easement, or the application of such provision or portion thereof to any persons or circumstances, shall not be affected thereby. Each provision of this Easement shall be valid and enforceable to the fullest extent permitted by law.

(e) This Easement shall be governed by, construed, and enforced in accordance with the laws of the State of Florida.

(f) The section and other headings in this Easement are for convenience only, shall in no way define or limit the scope or content of this Easement and shall not be considered in any construction or interpretation of this Easement, or any part hereof.

(g) This Easement may be executed in counterparts, each of which shall be deemed an original, and all of which shall constitute one agreement.

(h) All references to paragraphs or subparagraphs shall be deemed to refer to the appropriate paragraph or subparagraph of this Easement. Unless otherwise specified in this Easement, the terms "herein," "hereof," "hereinafter," "hereunder" and other terms of like or similar import, shall be deemed to refer to this Easement as a whole, and not to any particular paragraph or subparagraph hereof.

(i) Each of the rights and benefits granted herein shall include all those additional rights and benefits that are necessary for the full enjoyment thereof and are customarily incidental thereto.

(j) Except as may be expressly limited by the terms of this Easement, all rights, powers and privileges conferred hereunder shall be cumulative and not restrictive of those provided at law or in equity.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have caused these presents to be executed as of the date written below.

GRANTOR:

Witnessed by:

Lindsay I Holt
Witness Signature

Lindsay Holt
Witness Name (print/type)

Susie Novack
Witness Signature

Susie Novack
Witness Name (print/type)

THE CITY OF TAVARES, a Florida
Municipal Corporation

By: Lori A Pfister
Print Name: Lori Pfister
Title: Mayor

STATE OF FLORIDA)
)
COUNTY OF Lake)

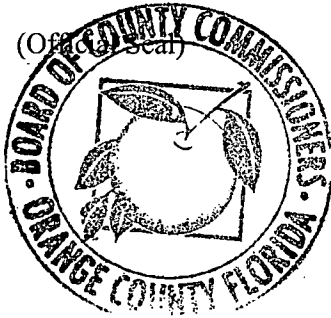
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, ~~2021~~²⁰²², by Lori A. Pfister as Mayor of The City of Tavares, a Florida Municipal Corporation, who ☒ is personally known to me or ☐ has produced _____ as identification.



JILLIAN ROBERTS
Notary Public
State of Florida
Comm# HH207680
Expires 12/14/2025

Jillian Roberts
Notary Public, State of Florida
Jillian Roberts
Type or print name of Notary
12.14.2025
Commission Expiration Date

[GRANTEE'S SIGNATURE PAGE FOLLOWS]



GRANTEE:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY: Bryan W. Demings
for Jerry L. Demings
Orange County Mayor

DATE: 1 September 2022

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

BY: Jessica Vaupel
for Deputy Clerk
Jessica Vaupel
Printed Name

EXHIBIT "A"

Property

The North 1/2 of Government Lot 8 in Section 36, Township 19 South, Range 25 East, lying and being in Lake County, Florida.

EXHIBIT "A"LEGAL DESCRIPTION: (20' ACCESS EASEMENT)

THE WEST 20 FEET OF THE NORTH 1/2 OF GOVERNMENT LOT 8, LYING NORTH OF THE PUBLIC ROAD COMMONLY KNOWN AS WOODLEA ROAD (COUNTY ROAD NO. 3-3840) IN SECTION 36, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 7, RUN THENCE NORTH 00°22'27" EAST, ALONG THE EAST LINE OF GOVERNMENT LOT 7, 1335.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WOODLEA ROAD PER THE COUNTY ROAD NO. 3-3840 MAINTENANCE RIGHT-OF-WAY MAP FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°22'27" EAST, 1303.03 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 7, THENCE RUN SOUTH 89°23'46" EAST, ALONG THE NORTH LINE OF GOVERNMENT LOT 8, 20.00 FEET; THENCE SOUTH 00°22'27" WEST, 1303.11 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WOODLEA ROAD; THENCE NORTH 89°09'26" WEST, ALONG THE NORTH RIGHT-OF-WAY OF WOODLEA ROAD, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,061 SQ. FT. OR 0.598 ACRES±.

SURVEYOR'S NOTES:

1. BEARINGS HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF GOVERNMENT LOT 7, BEING NORTH 00°22'27" EAST.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS "SKETCH OF LAND FOR DESCRIPTION ONLY" IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES.
4. THIS IS NOT A BOUNDARY SURVEY.

THIS SURVEY AND THE COPIES THEREOF ARE NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL



L. Fulford
LUKE P. FULFORD, P.S.M. #6954
CANVAS LAND SURVEYING, LB# 8320

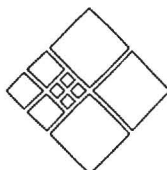
SKETCH OF DESCRIPTION
-OF-
20' ACCESS EASEMENT

LYING IN
SEC 36, TWP 19S, RGE 25E,
LAKE COUNTY, FLORIDA.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

PREPARED FOR:

ORANGE COUNTY;
CITY OF TAVARES;
BIO-TECH CONSULTING INC.



CANVAS
LAND SURVEYING
1650 OAK VALLEY DRIVE
LONGWOOD, FL 32750
321.689.5330

SHEET
1 OF 2

LEGAL DESCRIPTION
SURVEY NOTES

1/27/2022

AUG 30 2022

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

Project: Lake Roberts Reserve CAI-19-12-069

Parcel Identification Number
a portion of: 36-19-25-0003-000-02300 (Lake County)

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made as of the date signed below by American Orange County Investments 40 LLC, a Florida limited liability company, whose address is 964 Cypress Drive, Delray Beach, Florida 33483 ("GRANTOR"), in favor of Orange County, a charter county and political subdivision of the state of Florida, whose address is Post Office Box 1393, Orlando, Florida 32802-1393 ("GRANTEE").

WITNESSETH:

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

WHEREAS, GRANTOR desires to construct Lake Roberts Reserve (the "PROJECT") at a site in Orange County, which is subject to the regulatory jurisdiction of Orange County; and

WHEREAS, Conservation Area Impact Permit No. CAI-19-12-069 (the “PERMIT”) authorizes certain activities that affect waters and wetlands of the County and the State of Florida; and

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

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

NOW, THEREFORE, in consideration of TEN DOLLARS in hand paid by GRANTEE to GRANTOR, and of the above and the mutual covenants, terms, conditions and restrictions contained herein, the receipt and sufficiency of which are hereby acknowledged, and consistent with the provisions of Section 704.06, Florida Statutes (2021), as it may be amended, GRANTOR hereby voluntarily grants and conveys to GRANTEE a conservation easement in perpetuity over the PROPERTY of the nature and character and to the extent hereinafter set forth (the “CONSERVATION EASEMENT”). GRANTOR fully warrants title to said PROPERTY and will warrant and defend the same against the lawful claims of all persons whomsoever.

1. **Purpose.** The purpose of this CONSERVATION EASEMENT is to assure that the PROPERTY will be retained forever in its natural condition, as that may be altered in accordance with the PERMIT, and to prevent any use of the PROPERTY that might impair or interfere with the environmental value of the PROPERTY. Those wetland and upland areas included in the CONSERVATION EASEMENT that are to be enhanced, restored, or created pursuant to the PERMIT shall be retained and maintained in the enhanced, restored, or created conditions required by the PERMIT.

2. **Prohibited Uses.** Except for restoration, creation, enhancement, maintenance and

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

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

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

and are not inconsistent with the PERMIT or the purpose of this CONSERVATION EASEMENT.

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

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

(a) To enter upon and inspect the PROPERTY in a reasonable manner and at reasonable times to determine if activities and uses thereon are in compliance with this CONSERVATION EASEMENT, and/or to perform, or require to be performed, any restoration, creation, enhancement, maintenance and monitoring activities, or surface water improvements which are specifically authorized or required by the PERMIT.

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

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

as a waiver. GRANTEE shall not be obligated to GRANTOR, or to any other person or entity, to enforce the provisions of this CONSERVATION EASEMENT.

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

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

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

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

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

Signed, sealed, and delivered
in the presence of:

American Orange County Investments 40 LLC,
a Florida limited liability company

[Signature]
Witness

BY: [Signature]
Robert Zlatkiss
Authorized Member

[Signature]
Printed Name

[Signature]
Witness

[Signature]
Printed Name

(Signature of **TWO** Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of April, 2022, by Robert Zlatkiss, as Authorized Member, of American Orange County Investments 40 LLC, a Florida limited liability company, on behalf of the company. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



ALEX PARUS
Commission # GG 221785
Expires September 24, 2022
Bonded Thru Budget Notary Services

[Signature]
Notary Signature

Alex Parus
Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires: 09/24/2022

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

FROM THE SOUTHEAST CORNER OF GOVERNMENT LOT 7, RUN THENCE NORTH 00°22'27" EAST, A DISTANCE OF 2154.13 FEET FOR POINT OF BEGINNING; THENCE CONTINUE NORTH 00°22'27" EAST FOR A DISTANCE OF 483.92 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 7 AND POINT A, RETURN TO POINT OF BEGINNING, THENCE RUN SOUTH 55°00'00" WEST, A DISTANCE OF 1845.43 FEET; THENCE RUN NORTH 89°46'10" WEST, A DISTANCE OF 149.27 FEET; THENCE RUN NORTH 45°00'00" WEST, A DISTANCE OF 673.05 FEET; THENCE RUN NORTH 00°27'36" EAST, A DISTANCE OF 1088.39 FEET TO THE NORTH LINE OF GOVERNMENT LOT 6; THENCE RUN SOUTH 89°23'46" EAST FOR A DISTANCE OF 2131.42 FEET TO SAID POINT A. SECTION 36, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

CONTAINING: 55.15 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH
rev 12/15/2021



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF GOVERNMENT LOT 7 BEING NORTH 00°22'27" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY)
4. THE ADJACENT PARCEL INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE PER OFFICIAL RECORDS BOOK 5087, PAGE 2218.

JOB NO. 20200623

DATE: 10/8/2020

SCALE: NA

CALCULATED BY: SMO

DRAWN BY: SMO

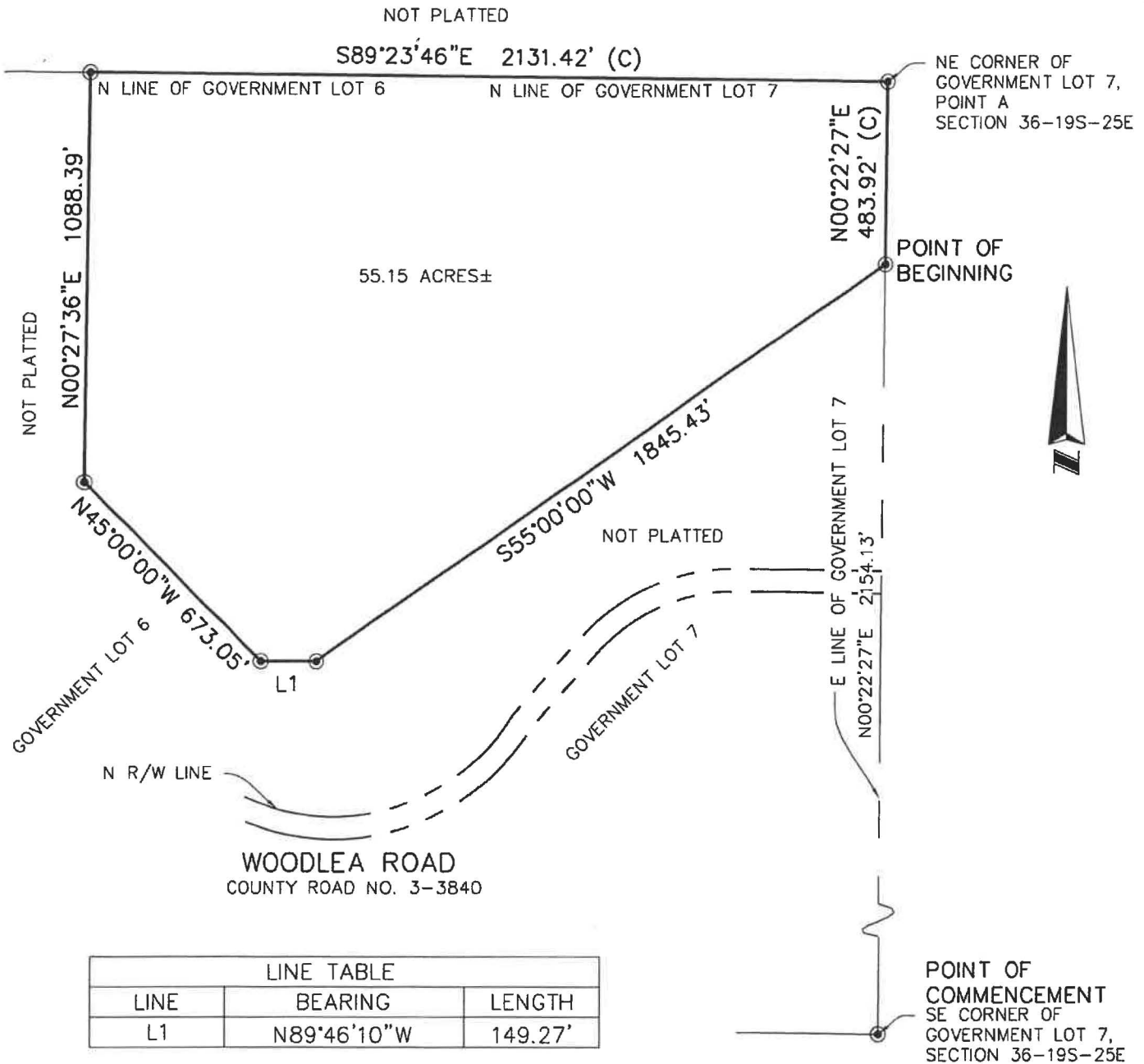
CHECKED BY: JLR

FOR THE LICENSED BUSINESS #6723 BY:

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

12/20/21 EAJ

SKETCH OF DESCRIPTION



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND:

- CHANGE IN DIRECTION
- (C) CALCULATED
- NT NON-TANGENT

SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION

rev 12/15/2021

JOB NO. 20200623

DATE: 10/8/2020

SCALE: 1"=400'

CALCULATED BY: SMO

DRAWN BY: SMO

CHECKED BY: JLR

12/20/21 2021