



**Interoffice Memorandum**

**REAL ESTATE MANAGEMENT ITEM 2**

**DATE:** February 27, 2023

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

**THROUGH:** Mindy T. Cummings, Manager  
Real Estate Management Division *NTC*

**FROM:** Elizabeth Price Jackson, Senior Title Examiner *EPJ/NTC*  
Real Estate Management Division

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

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

**ACTION REQUESTED:** Approval of Special Warranty Deed and Drainage and Maintenance Easement by and between Columnar Partnership Holding I, LLC and Orange County; Special Warranty Deed, Drainage and Maintenance Easement, and Temporary Drainage and Maintenance Easement by and between K. Hovnanian Osprey Ranch, LLC and Orange County; Subordination of Encumbrances to Property Rights to Orange County from Valley National Bank; Special Warranty Deed and Drainage and Maintenance Easement by and between SP Commercial Investors, LLC and Orange County, and authorization for the Real Estate Management Division to record instruments and perform all actions necessary and incidental to closing.

**PROJECT:** Hartzog Road Realignment (RAC)

District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road improvements, as a requirement of a road agreement.

**ITEMS:**

Special Warranty Deed  
(Columnar Partnership Holding I, LLC)  
Cost: Donation  
Total size: 5.802 acres

Drainage and Maintenance Easement  
(Columnar Partnership Holding I, LLC)  
Cost: Donation  
Size: 43.56 square feet

Special Warranty Deed  
(K. Hovnanian Osprey Ranch, LLC)  
Cost: Donation  
Size: 1.596 acres

Drainage and Maintenance Easement  
(K. Hovnanian Osprey Ranch, LLC)  
Cost: Donation  
Size: 2,308.68 square feet

Temporary Drainage and Maintenance Easement  
(K. Hovnanian Osprey Ranch, LLC)  
Cost: Donation  
Size: 9.788

Subordination of Encumbrances to Property Rights to Orange County  
(Valley National Bank)

Special Warranty Deed  
(SP Commercial Investors, LLC)  
Cost: Donation  
Size: 2.565 acres

Drainage and Maintenance Easement  
(SP Commercial Investors, LLC)  
Cost: Donation  
Size: 36,590.40 square feet

**APPROVALS:**

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

**REMARKS:** These conveyances are requirements of the Hartzog Road Right-of-Way Agreement approved by the Board on June 3, 2008, as amended and supplemented.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**MAR 21 2023**

**Prepared by and return to:**

Shutts & Bowen LLP  
Attn: Daniel T. O'Keefe, Esq.  
300 S. Orange Ave.  
Suite 1600  
Orlando, FL 32801

THIS IS A DONATION

Project: Hartzog Road Realignment (RAC)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made as of the date signed below, by Columnar Partnership Holding I, LLC, an Indiana limited liability company, 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, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

**SEE ATTACHED EXHIBIT "A"**

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

**29-24-27-0000-00-027**  
**a portion of 29-24-27-0000-00-010**  
**a portion of 29-24-27-0000-00-003**  
**a portion of 29-24-27-0000-00-009**  
**a portion of 29-24-27-0000-00-008**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said GRANTOR; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, and other matters of record acceptable to GRANTEE, if any.

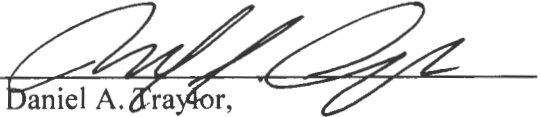
Project: Hartzog Road Realignment (RAC)

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

**"GRANTOR"**

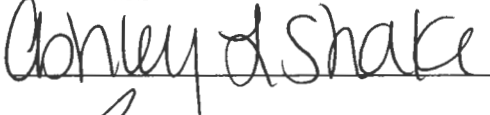
COLUMNAR PARTNERSHIP HOLDING I, LLC,  
an Indiana limited liability company

By: COLUMNAR HOLDINGS, LLC,  
an Indiana limited liability company,  
its Sole Manager

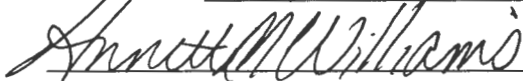
By:   
Daniel A. Traylor,  
President

Date: 01/27/2023

**WITNESSES:**



Print Name: Ashley L. Shake



Print Name: Annette M. Williams

**STATE OF INDIANA**  
**COUNTY OF VANDERBURGH**

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by physical presence (☒) or online notarization (☐) by Daniel A. Traylor, as President of Columnar Holdings, LLC, an Indiana limited liability company, as the sole Manager of Columnar Partnership Holding I, LLC, an Indiana limited liability company, who executed the foregoing, this 27th day of January, 2023. The individual (☒) is personally known to me or (☐) has produced \_\_\_\_\_ as identification and did take an oath.

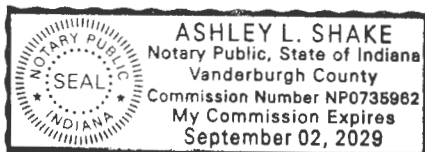
WITNESS my hand and official seal in the County and State last aforesaid this 27th day of January, 2023.

  
NOTARY PUBLIC

Print Name: Ashley L. Shake

My Commission Expires: 09/02/2029

Commission No: 735962



**EXHIBIT “A”**

*[see attached three (3) legals and sketches of description totaling six (6) pages]*

# SKETCH OF DESCRIPTION

COLUMNAR PARTNERSHIP HOLDING 1, LLC

## DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN S89°54'58"W ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 584.32 FEET; THENCE RUN N00°19'16"E, 57.85 FEET; THENCE RUN N89°42'17"E, 311.80 FEET TO A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 13°41'18", A RADIUS OF 2143.00 FEET, AN ARC LENGTH OF 511.98 FEET, A CHORD BEARING OF S83°27'04"E AND A CHORD DISTANCE OF 510.76 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S89°54'58"W ALONG SAID SOUTH LINE, 235.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.882 ACRES MORE OR LESS.

## LEGEND:

R RADIUS  
△ CENTRAL ANGLE  
L LENGTH  
CH CHORD  
CB CHORD BEARING  
NT NON-TANGENT  
(M) MEASURED  
(P) PLAT  
(C) CALCULATED  
(D) DESCRIPTION  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
O.R. OFFICIAL RECORDS BOOK  
PG. PAGE  
TYP. TYPICAL  
P.T. POINT OF TANGENCY  
P.C. POINT OF CURVATURE  
CL CENTERLINE  
LB LICENSED BUSINESS  
PSM PROFESSIONAL SURVEYOR & MAPPER  
PLS PROFESSIONAL LAND SURVEYOR

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING N89°54'58"E (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 2

7/26/2022 - REVISED AND UPDATED  
4/22/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 8/24/15  
FIELD BY: N/A  
FIELD BOOK: N/A  
PAGES: N/A  
FIELD FILE: N/A

DRAWING FILE: 04041-B4A.DWG

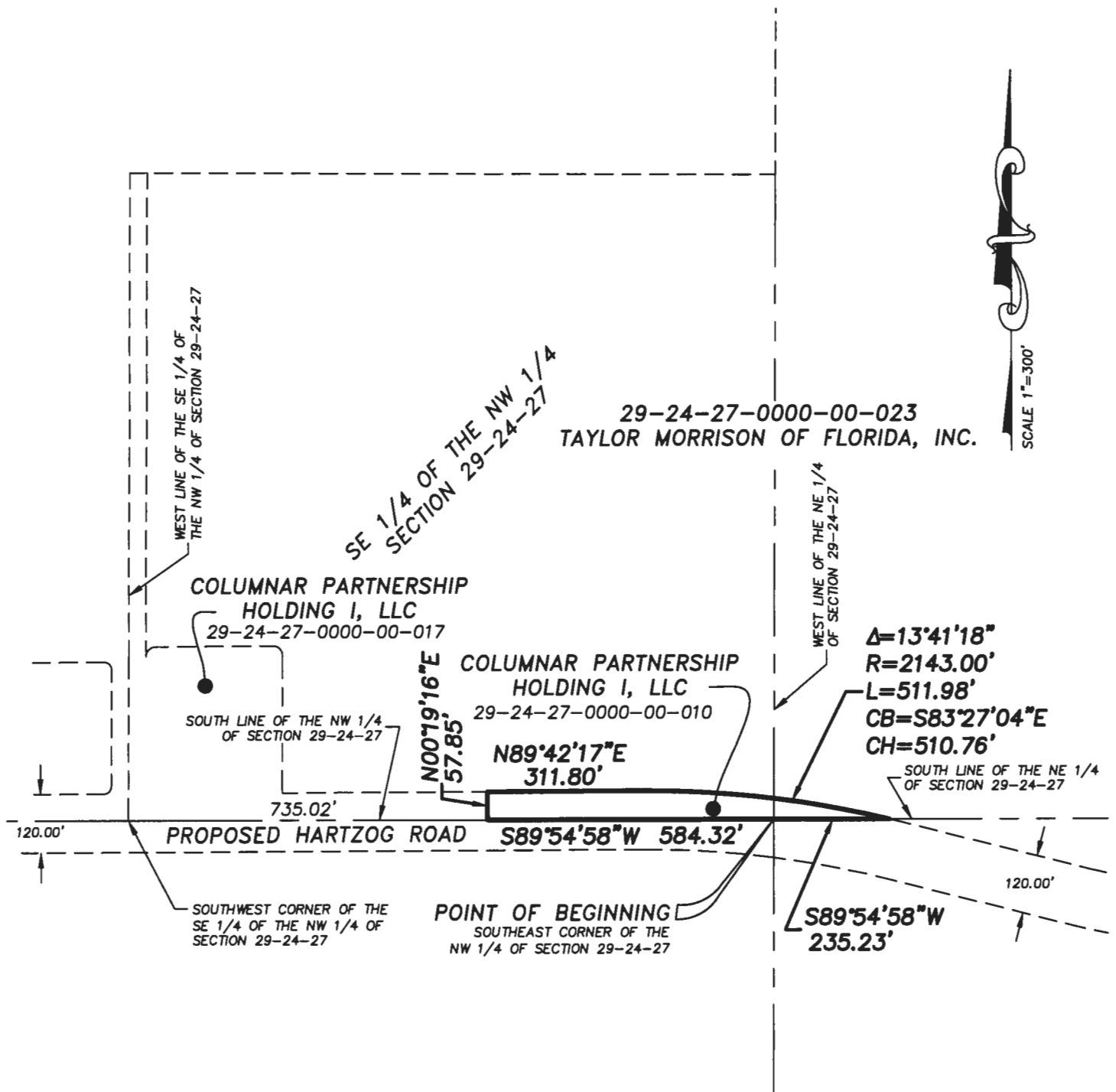


ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION



7/26/2022 - REVISED AND UPDATED  
4/22/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 8/24/15  
DRAWING FILE: 04041-84.DWG

SHEET 2 OF 2



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 108  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION

DESCRIPTION: COLUMNAR PARTNERSHIP HOLDING I, LLC

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N00°19'16"E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, 55.14 FEET; THENCE RUN N89°42'17"E, 735.04 FEET; THENCE RUN S00°19'16"W, 57.85 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN S89°54'58"W ALONG SAID SOUTH LINE, 735.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.953 ACRES MORE OR LESS.

## LEGEND:

R RADIUS  
△ CENTRAL ANGLE  
L LENGTH  
CH CHORD  
CB CHORD BEARING  
NT NON-TANGENT  
(M) MEASURED  
(P) PLAT  
(C) CALCULATED  
(D) DESCRIPTION  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
O.R. OFFICIAL RECORDS BOOK  
PG. PAGE  
TYP. TYPICAL  
P.T. POINT OF TANGENCY  
P.C. POINT OF CURVATURE  
CL CENTERLINE  
LB LICENSED BUSINESS  
PSM PROFESSIONAL SURVEYOR & MAPPER  
PLS PROFESSIONAL LAND SURVEYOR

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING N89°54'58"E (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 2 2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 8/24/15  
FIELD BY: N/A  
FIELD BOOK: N/A  
PAGES: N/A  
FIELD FILE: N/A

DRAWING FILE: 04041-84A.DWG

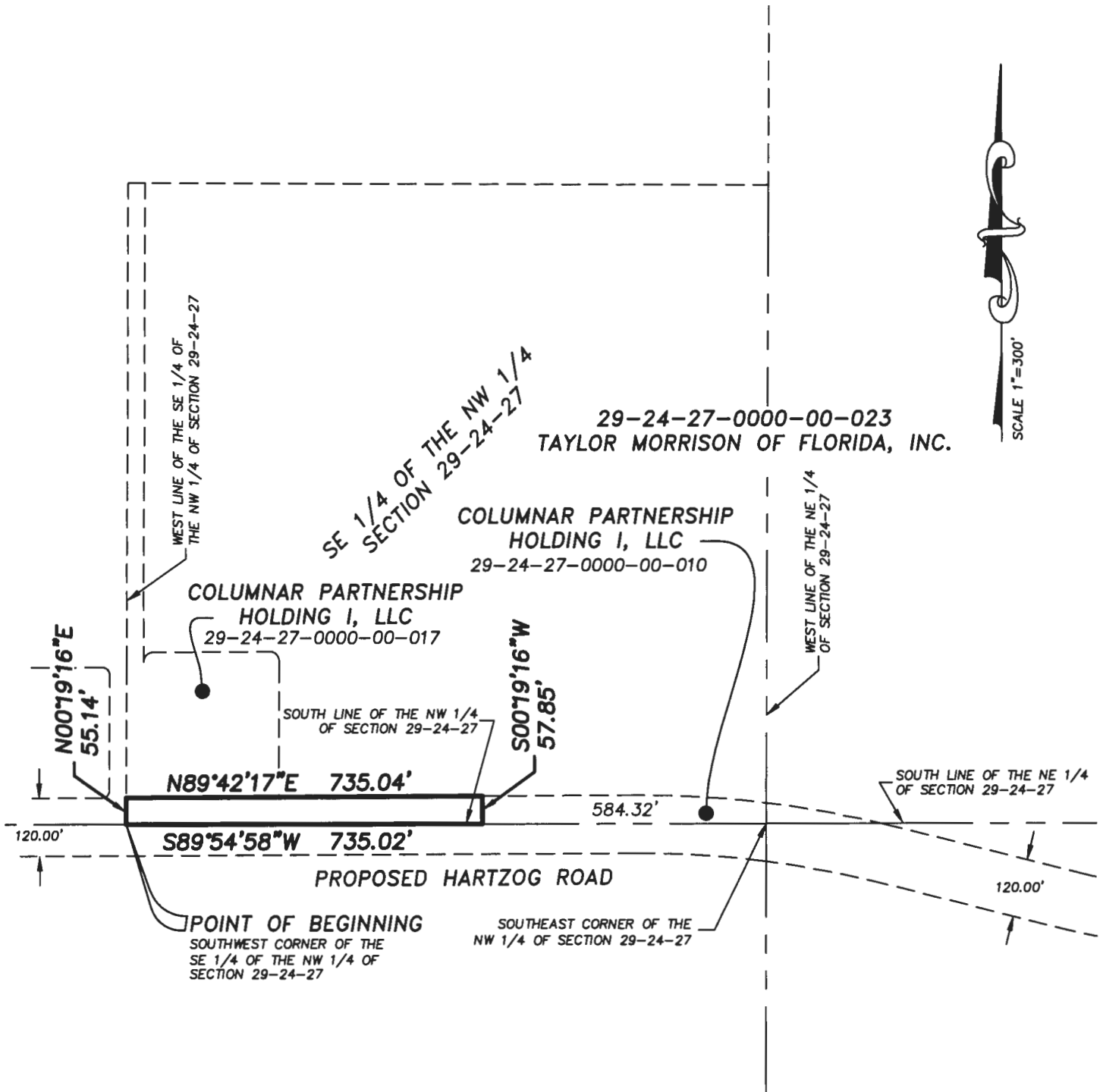


ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION



7/26/2022 - REVISED AND UPDATED  
2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 8/24/15  
DRAWING FILE: 04041-84.DWG

SHEET 2 OF 2



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION

COLUMNAR PARTNERSHIP HOLDING I, LLC  
DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N89°54'58"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 2638.68 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE RUN S00°18'04"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 78.25 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 7°42'03", A RADIUS OF 2023.00 FEET, AN ARC LENGTH OF 271.90 FEET, A CHORD BEARING OF N86°26'41"W AND A CHORD DISTANCE OF 271.70 FEET; THENCE RUN S89°42'17"W, 2367.53 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE RUN N00°19'45"E ALONG SAID WEST LINE, 69.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.967 ACRES MORE OR LESS.

## LEGEND:

R	RADIUS
△	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
NT	NON-TANGENT
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
(D)	DESCRIPTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
TYP.	TYPICAL
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
℄	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
PLS	PROFESSIONAL LAND SURVEYOR

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING N89°54'58"E (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 2 2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE:	1/28/15
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 04041-B4A.DWG

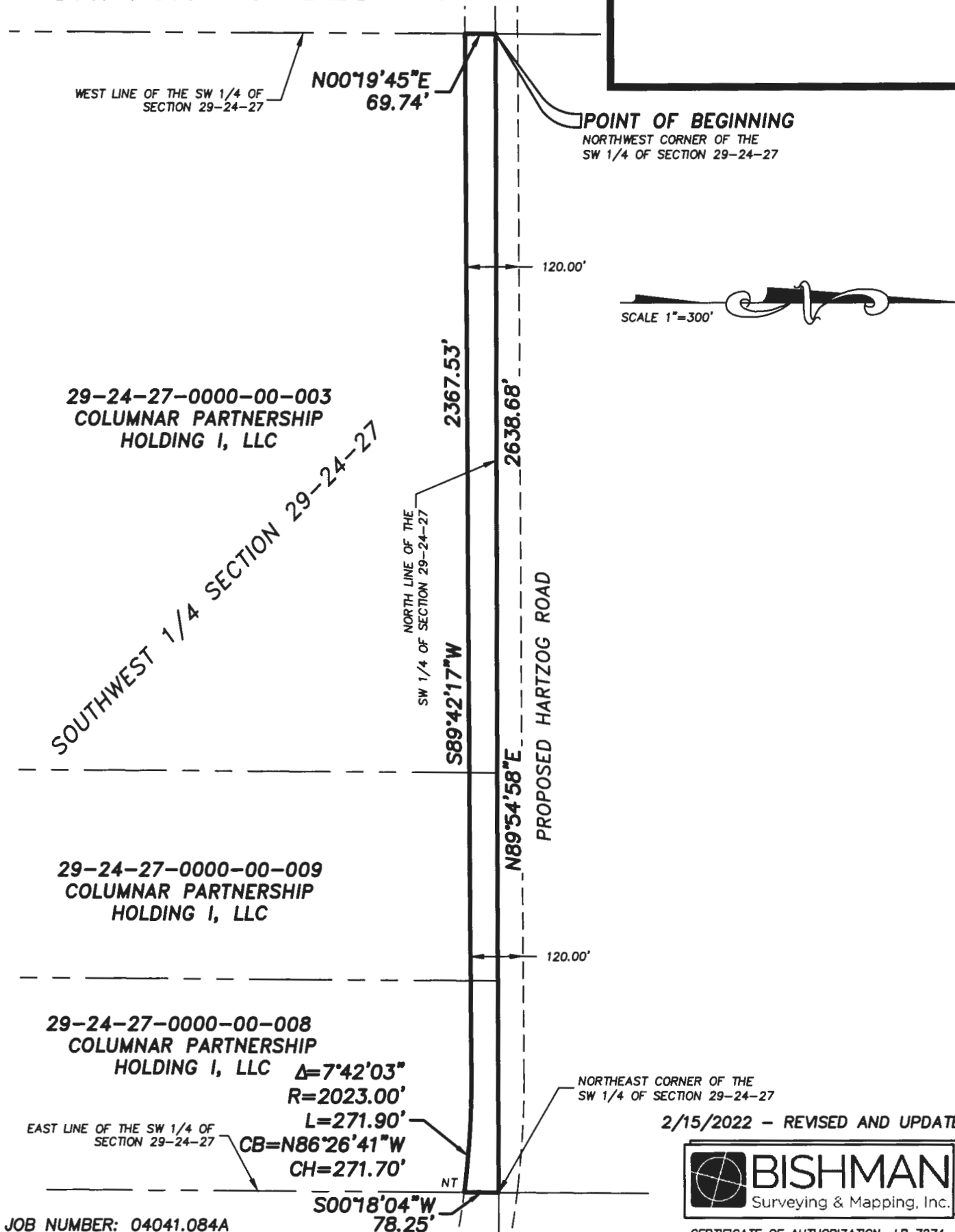


ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION



JOB NUMBER: 04041.084A

SURVEY DATE: 1/28/15  
DRAWING FILE: 04041-84A.DWG

**SHEET 2 OF 2**

2/15/2022 - REVISED AND UPDATED



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

MAR 21 2023

Prepared by and return to:

Shutts & Bowen LLP  
Attn: Daniel T. O'Keefe, Esq.  
300 S. Orange Ave.  
Suite 1600  
Orlando, FL 32801

THIS IS A DONATION

Project: Hartzog Road Realignment (RAC)

### **DRAINAGE AND MAINTENANCE EASEMENT**

THIS INDENTURE, made as of the date signed below, between Columnar Partnership Holding I, LLC, an Indiana limited liability company, whose address is 835 North Congress Avenue, Evansville, Indiana 47715-2484, 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 GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by GRANTEE, the receipt and sufficiency of which are hereby acknowledged, does hereby give and grant to GRANTEE and its assigns, over, under, on, upon, through, and across the following described lands situate in Orange County aforesaid to-wit:

#### **SEE ATTACHED EXHIBIT "A" (the "Easement Area")**

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

**a portion of 29-24-27-0000-00-008**

a permanent non-exclusive easement for drainage purposes (the "**Drainage Easement**"), with full authority to enter upon, inspect, construct, install, repair, replace, operate, use, maintain, and service, as GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility, and appurtenant facilities (collectively, the "**Drainage Facilities**").

TO HAVE AND TO HOLD said Drainage Easement unto said GRANTEE and its successors and assigns forever; provided, however, that said Drainage Easement shall terminate, in whole or in part, without the necessity of GRANTOR undertaking vacation proceedings or obtaining any release from GRANTEE, as to all or any portion of the Easement Area that is hereafter conveyed to GRANTEE in fee simple or that is hereafter dedicated as right-of-way to the perpetual use of the public.

GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of the Easement Area in fee simple; that GRANTOR has good right and lawful authority to grant the Drainage Easement and shall take no action to interfere with GRANTEE's lawful use of said

Drainage Easement; and that GRANTOR hereby fully warrants the Drainage Easement being granted and will defend the same against the lawful claims of all persons whomsoever.

GRANTEE, its successors, and its assigns shall have the right to clear and keep clear, out of and away from the herein granted Easement Area, all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of the Easement Area (and/or any Drainage Facilities therein), and/or GRANTEE's use of the herein granted Drainage Easement. No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, its heirs, successors, and assigns, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of the Easement Area (and/or any Drainage Facilities therein), and/or GRANTEE's use of the herein granted Drainage Easement.

GRANTEE may at any time increase its use of the Drainage Easement, change the location of all or any part of the Drainage Facilities within the Easement Area, and/or modify the size of existing Drainage Facilities 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 Drainage Easement beyond the Easement Area.

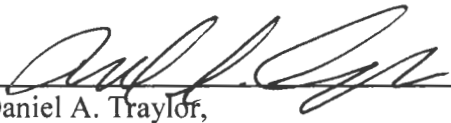
*[signature page and exhibit follow]*

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

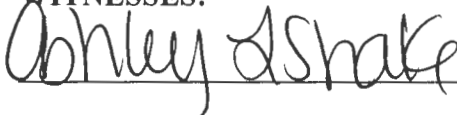
**"GRANTOR"**

COLUMNAR PARTNERSHIP HOLDING I, LLC,  
an Indiana limited liability company

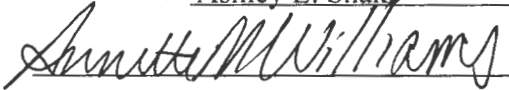
By: COLUMNAR HOLDINGS, LLC,  
an Indiana limited liability company,  
its Sole Manager

By:   
Daniel A. Traylor,  
President  
Date: 01/27/2023

**WITNESSES:**



Print Name: Ashley L. Shake




Print Name: Annette M. Williams

**STATE OF INDIANA**  
**COUNTY OF VANDERBURGH**

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by physical presence (☒) or online notarization (☐) by Daniel A. Traylor, as President of Columnar Holdings, LLC, an Indiana limited liability company, as the sole Manager of Columnar Partnership Holding I, LLC, an Indiana limited liability company, who executed the foregoing, this 27th day of January, 2023. The individual (☒) is personally known to me or (☐) has produced \_\_\_\_\_ as identification and did take an oath.

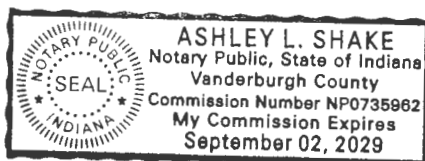
WITNESS my hand and official seal in the County and State last aforesaid this 27th day of January, 2023.

  
NOTARY PUBLIC

Print Name: Ashley L. Shake

My Commission Expires: 09/02/2029

Commission NO: 735962



**EXHIBIT “A”**

*[see attached one (1) legal and sketch of description totaling two (2) pages]*

# SKETCH OF DESCRIPTION

COLUMNAR PARTNERSHIP HOLDING I, LLC

## DESCRIPTION:

THAT PORTION OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE RUN S00°18'04"W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, 78.25 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HARTZOG ROAD (REALIGNMENT) BEING A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 04°21'10", A RADIUS OF 2023.00 FEET, AN ARC LENGTH OF 153.68 FEET, A CHORD BEARING OF N84°46'15"W AND A CHORD DISTANCE OF 153.65 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE TO THE SOUTHWEST; RUN NORTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 00°12'12", A RADIUS OF 2023.00 FEET, AN ARC LENGTH OF 7.18 FEET, A CHORD BEARING OF N87°02'56"W AND A CHORD DISTANCE OF 7.18 FEET; THENCE RUN S41°43'50"E NON-TANGENT TO LAST CURVE, 10.71 FEET; THENCE RUN N00°18'04"E, 7.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.001 ACRES MORE OR LESS.

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING S00°18'04"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

## LEGEND:

R	RADIUS
△	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
NT	NON-TANGENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
TYP.	TYPICAL
N.T.	NOT TANGENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
Ⓢ	CENTERLINE

SHEET 1 OF 2

JOB NUMBER: 04041.104

SURVEY DATE:	11/10/2021
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 04041-HICV.DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

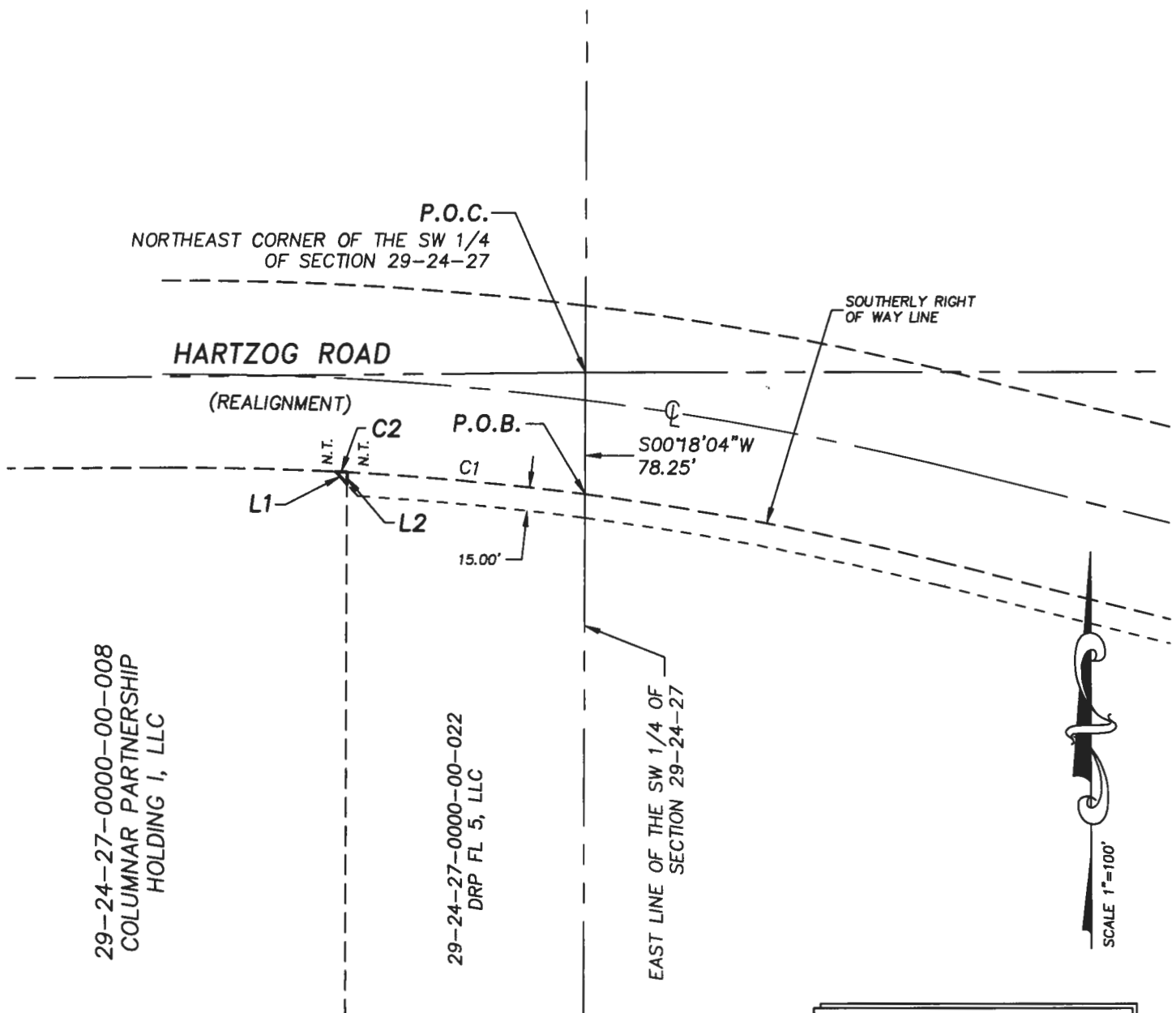


CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB STREET, SUITE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	04°21'10"	2023.00'	153.68'	N84°46'15"W	153.65'
C2	00°12'12"	2023.00'	7.18'	N87°02'56"W	7.18'

Line Table		
LINE #	DIRECTION	LENGTH
L1	S41°43'38"E	10.71'
L2	N00°18'04"E	7.62'



29-24-27-0000-00-008  
COLUMNAR PARTNERSHIP  
HOLDING I, LLC

29-24-27-0000-00-022  
DRP FL 5, LLC

JOB NUMBER: 04041.104

SURVEY DATE: 11/10/2021  
DRAWING FILE: 04041-HICV.DWG

SHEET 2 OF 2



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB STREET, SUITE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

MAR 21 2023

**Prepared by and return to:**

Shutts & Bowen LLP  
Attn: Daniel T. O'Keefe, Esq.  
300 S. Orange Ave.  
Suite 1600  
Orlando, FL 32801

THIS IS A DONATION

Project: Hartzog Road Realignment (RAC)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made as of the date signed below, by K. Hovnanian Osprey Ranch, LLC, a Florida limited liability company, 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, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

**SEE ATTACHED EXHIBIT "A"**

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

**a portion of 29-24-27-0000-00-024**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said GRANTOR; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, and other matters of record acceptable to GRANTEE, if any.

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

**"GRANTOR"**

K. HOVNANIAN OSPREY RANCH, LLC,  
a Florida limited liability company

By: [Signature]  
Print Name: RICHARD SELIKOFF  
Title: DIVISIONAL PRESIDENT  
Date: 1/4/23

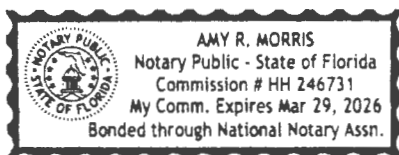
**WITNESSES:**

[Signature]  
Print Name: Charles Devous  
[Signature]  
Print Name: Nicole Burns

**STATE OF FLORIDA**  
**COUNTY OF** orange

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by physical presence (☒) or online notarization (☐) by Richard Selikoff as DIV. President of K. Hovnanian Osprey Ranch, LLC, a Florida limited liability company, who executed the foregoing, this 4 day of January, 2023. The individual (☒) is personally known to me or (☐) has produced \_\_\_\_\_ as identification and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 4 day of January, 2023.



[Signature]  
NOTARY PUBLIC  
Print Name: Amy R. Morris  
My Commission Expires: 3-29-2026

**EXHIBIT “A”**

*[see attached one (1) legal and sketch of description totaling two (2) pages]*

# SKETCH OF DESCRIPTION

K HOVNANIAN OSPREY RANCH, LLC

## DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N00°20'28"E ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 50.27 FEET; THENCE RUN N89°42'17"E, 1319.37 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S00°19'16"W ALONG SAID EAST LINE, 55.14 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S89°54'58"W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 1319.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.596 ACRES MORE OR LESS.

## LEGEND:

R	RADIUS
△	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
NT	NON-TANGENT
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
(D)	DESCRIPTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
TYP.	TYPICAL
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
CL	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
PLS	PROFESSIONAL LAND SURVEYOR

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING S89°54'58"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 2 2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 1/28/15  
FIELD BY: N/A  
FIELD BOOK: N/A  
PAGES: N/A  
FIELD FILE: N/A

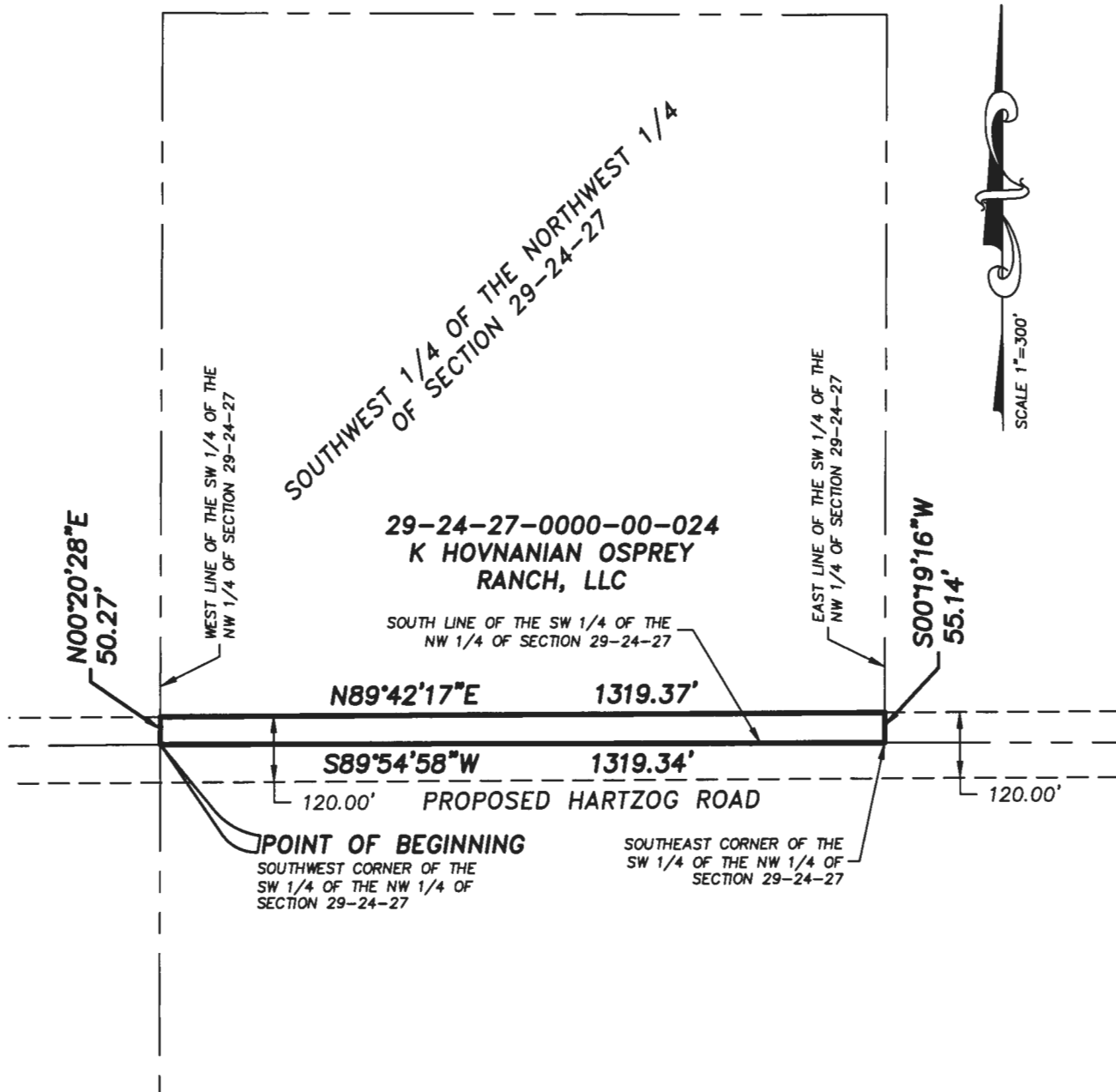
DRAWING FILE: 04041-84A.DWG

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION



2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 1/28/15  
DRAWING FILE: 04041-84A.DWG

**SHEET 2 OF 2**



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

MAR 21 2023

**Prepared by and return to:**

Shutts & Bowen LLP  
Attn: Daniel T. O'Keefe, Esq.  
300 S. Orange Ave.  
Suite 1600  
Orlando, FL 32801

THIS IS A DONATION

Project: Hartzog Road Realignment (RAC)

**DRAINAGE AND MAINTENANCE EASEMENT**

THIS INDENTURE, made as of the date signed below, between K. Hovnanian Osprey Ranch, LLC, a Florida limited liability company, whose address is 157 Southhall Lane, Suite 120, Maitland, Florida 32751, 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 GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by GRANTEE, the receipt and sufficiency of which are hereby acknowledged, does hereby give and grant to GRANTEE and its assigns, over, under, on, upon, through, and across the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A" (the "Easement Area")**

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

**a portion of 29-24-27-0000-00-024**

a permanent non-exclusive easement for drainage purposes (the "**Drainage Easement**"), with full authority to enter upon, inspect, construct, install, repair, replace, operate, use, maintain, and service, as GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility, and appurtenant facilities (collectively, the "**Drainage Facilities**").

TO HAVE AND TO HOLD said Drainage Easement unto said GRANTEE and its successors and assigns forever; provided, however, that said Drainage Easement shall terminate, in whole or in part, without the necessity of GRANTOR undertaking vacation proceedings or obtaining any release from GRANTEE, as to all or any portion of the Easement Area that is hereafter conveyed to GRANTEE in fee simple or that is hereafter dedicated as right-of-way to the perpetual use of the public.

GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of the Easement Area in fee simple; that GRANTOR has good right and lawful authority to grant the Drainage Easement and shall take no action to interfere with GRANTEE's lawful use of said

Drainage Easement; and that GRANTOR hereby fully warrants the Drainage Easement being granted and will defend the same against the lawful claims of all persons whomsoever.

GRANTEE, its successors, and its assigns shall have the right to clear and keep clear, out of and away from the herein granted Easement Area, all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of the Easement Area (and/or any Drainage Facilities therein), and/or GRANTEE's use of the herein granted Drainage Easement. No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, its heirs, successors, and assigns, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of the Easement Area (and/or any Drainage Facilities therein), and/or GRANTEE's use of the herein granted Drainage Easement.

GRANTEE may at any time increase its use of the Drainage Easement, change the location of all or any part of the Drainage Facilities within the Easement Area, and/or modify the size of existing Drainage Facilities 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 Drainage Easement beyond the Easement Area.

*[signature page and exhibit follow]*

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

**"GRANTOR"**

K. HOVNANIAN OSPREY RANCH, LLC,  
a Florida limited liability company

By: [Signature]

Print Name: Richard Selikoff

Title: DIVISION PRESIDENT

Date: 1/4/23

**WITNESSES:**

[Signature]

Print Name: Charles Dennis

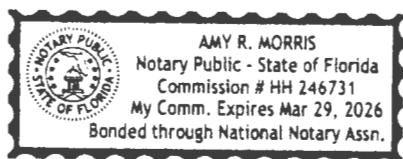
[Signature]

Print Name: Nicole Burns

**STATE OF FLORIDA**  
**COUNTY OF** orange

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by physical presence (☒) or online notarization (☐) by Richard Selikoff as DIV. President of K. Hovnanian Osprey Ranch, LLC, a Florida limited liability company, who executed the foregoing. this 4 day of January, 2023. The individual (☒) is personally known to me or (☐) has produced \_\_\_\_\_ as identification and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 4 day of January, 2023.



[Signature]  
NOTARY PUBLIC

Print Name: Amy R. Morris

My Commission Expires: 3-29-2026

**EXHIBIT “A”**

*[see attached one (1) legal and sketch of description totaling two (2) pages]*

# SKETCH OF DESCRIPTION

K. HOWNANIAN OSPREY RANCH, LLC

## DESCRIPTION:

THAT PORTION OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN N00°20'28"E ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 50.27 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HARTZOG ROAD (REALIGNMENT) FOR THE POINT OF BEGINNING; THENCE RUN N89°42'17"E ALONG SAID NORTHERLY RIGHT OF WAY LINE, 160.93 FEET; THENCE RUN N45°17'43"W, 21.21 FEET TO A LINE 15.00 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO AND PARALLEL WITH SAID NORTHERLY RIGHT OF WAY LINE; THENCE RUN S89°42'17"W PARALLEL WITH SAID NORTHERLY RIGHT OF WAY LINE, 145.76 FEET TO THE AFORESAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30; THENCE RUN S00°20'28"W ALONG SAID EAST LINE, 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.053 ACRES MORE OR LESS.

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING N00°20'28"E (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

## LEGEND:

R	RADIUS
△	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
NT	NON-TANGENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
TYP.	TYPICAL
N.T.	NOT TANGENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
CL	CENTERLINE

SHEET 1 OF 2

JOB NUMBER: 04041.104

SURVEY DATE:	11/10/2021
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 04041-HICV.DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET Phone No. 407.905.8877  
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

# SKETCH OF DESCRIPTION



30-24-27-0000-00-016  
BLR-545, LLC

29-24-27-0000-00-024  
K. HOVNANIAN OSPREY RANCH, LLC

WEST LINE OF THE NW 1/4 OF  
SECTION 29-24-27

P.O.B.

P.O.C.

SOUTHWEST CORNER OF THE  
NW 1/4 OF SECTION 29-24-27

NORTHERLY RIGHT  
OF WAY LINE

HARTZOG ROAD

(REALIGNMENT)

15.00'

120.00'

Line Table		
LINE #	DIRECTION	LENGTH
L1	N00°20'28"E	50.27'
L2	N89°42'17"E	160.93'
L3	N45°17'43"W	21.21'
L4	S89°42'17"W	145.76'
L5	S00°20'28"W	15.00'



CERTIFICATE OF AUTHORIZATION LB 7274

JOB NUMBER: 04041.104

SURVEY DATE: 11/10/2021  
DRAWING FILE: 04041-HICV.DWG

SHEET 2 OF 2

32 W. PLANT STREET Phone No. 407.905.8877  
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**MAR 21 2023**

**Prepared by and return to:**

Shutts & Bowen LLP  
Attn: Daniel T. O'Keefe, Esq.  
300 S. Orange Ave.  
Suite 1600  
Orlando, FL 32801

THIS IS A DONATION

Project: Hartzog Road Realignment (RAC)

**TEMPORARY DRAINAGE AND MAINTENANCE EASEMENT**

THIS INDENTURE, made as of the date signed below, between K. Hovnanian Osprey Ranch, LLC, a Florida limited liability company, whose address is 157 Southhall Lane, Suite 120, Maitland, Florida 32751, 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 GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by GRANTEE, the receipt and sufficiency of which are hereby acknowledged, does hereby give and grant to GRANTEE and its assigns, over, under, on, upon, through, and across the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A" (the "Easement Area")**

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

**a portion of 29-24-27-0000-00-024**

a temporary non-exclusive easement for drainage purposes (the "**Drainage Easement**"), with full authority to enter upon, inspect, construct, install, repair, replace, operate, use, maintain, and service, as GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility, and appurtenant facilities (collectively, the "**Drainage Facilities**").

TO HAVE AND TO HOLD said Drainage Easement unto said GRANTEE and its successors and assigns; provided, however, that said Drainage Easement shall terminate, in whole or in part, without the necessity of GRANTOR undertaking vacation proceedings or obtaining any release from GRANTEE, as to all or any portion of the Easement Area: (i) that is hereafter conveyed to GRANTEE in fee simple; (ii) that is hereafter dedicated as right-of-way to the perpetual use of the public; and/or (iii) that is hereafter included in a subdivision plat recorded among the public records of Orange County, Florida.

GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of the Easement Area in fee simple; that GRANTOR has good right and lawful authority to grant the

Drainage Easement and shall take no action to interfere with GRANTEE's lawful use of said Drainage Easement; and that GRANTOR hereby fully warrants the Drainage Easement being granted and will defend the same against the lawful claims of all persons whomsoever.

GRANTEE, its successors, and its assigns shall have the right to clear and keep clear, out of and away from the herein granted Easement Area, all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of the Easement Area (and/or any Drainage Facilities therein), and/or GRANTEE's use of the herein granted Drainage Easement. No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, its heirs, successors, and assigns, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of the Easement Area (and/or any Drainage Facilities therein), and/or GRANTEE's use of the herein granted Drainage Easement.

GRANTEE may at any time increase its use of the Drainage Easement, change the location of all or any part of the Drainage Facilities within the Easement Area, and/or modify the size of existing Drainage Facilities 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 Drainage Easement beyond the Easement Area.

*[signature page and exhibit follow]*

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

**"GRANTOR"**

K. HOVNANIAN OSPREY RANCH, LLC,  
a Florida limited liability company

By: [Signature]  
Print Name: RICHARD SELIKOFF  
Title: DIVISION PRESIDENT  
Date: 1/4/23

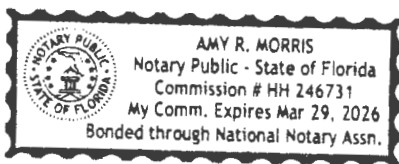
**WITNESSES:**

[Signature]  
Print Name: Charles Dennis  
[Signature]  
Print Name: Wicke Burns

**STATE OF FLORIDA**  
**COUNTY OF** Orange

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by physical presence (☒) or online notarization (☐) by Richard Selikoff as Div. President of K. Hovnanian Osprey Ranch, LLC, a Florida limited liability company, who executed the foregoing, this 4 day of January, 2023. The individual (☒) is personally known to me or (☐) has produced \_\_\_\_\_ as identification and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 4 day of January, 2023.



[Signature]  
NOTARY PUBLIC  
Print Name: Amy R. Morris  
My Commission Expires: 3-29-2026

**EXHIBIT “A”**

*[see attached one (1) legal and sketch of description totaling three (3) pages]*

# SKETCH OF DESCRIPTION

## SHEET 1 OF 3

K HOVNANIAN OSPREY RANCH, LLC

### DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N00°20'28"E ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 517.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°20'28"E ALONG SAID WEST LINE, 400.99 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 1°42'28", A RADIUS OF 1585.47 FEET, AN ARC LENGTH OF 47.26 FEET, A CHORD BEARING OF S80°17'19"E AND A CHORD DISTANCE OF 47.26 FEET TO A REVERSE CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 11°01'24", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 19.24 FEET, A CHORD BEARING OF S84°56'46"E AND A CHORD DISTANCE OF 19.21 FEET TO A COMPOUND CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 59°53'21", A RADIUS OF 241.60 FEET, AN ARC LENGTH OF 252.54 FEET, A CHORD BEARING OF N59°35'51"E AND A CHORD DISTANCE OF 241.20 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 82°30'22", A RADIUS OF 131.90 FEET, AN ARC LENGTH OF 189.94 FEET, A CHORD BEARING OF N70°54'22"E AND A CHORD DISTANCE OF 173.95 FEET TO A REVERSE CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 15°55'07", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 27.78 FEET, A CHORD BEARING OF S 75°48'1" E AND A CHORD DISTANCE OF 27.69 FEET; THENCE RUN S83°45'35"E, 90.50 FEET; THENCE RUN S80°27'14"E, 88.62 FEET TO A CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 14°51'40", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 25.94 FEET, A CHORD BEARING OF S87°53'04"E AND A CHORD DISTANCE OF 25.86 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 107°27'44", A RADIUS OF 49.19 FEET, AN ARC LENGTH OF 92.27 FEET, A CHORD BEARING OF S41°35'02"E AND A CHORD DISTANCE OF 79.32 FEET TO A REVERSE CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°39'54", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 39.56 FEET, A CHORD BEARING OF S00°48'53"W AND A CHORD DISTANCE OF 39.30 FEET; THENCE RUN S10°31'04"E, 52.94 FEET; THENCE RUN S02°24'10"W, 330.29 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 104°15'27", A RADIUS OF 84.87 FEET, AN ARC LENGTH OF 154.43 FEET, A CHORD BEARING OF S54°31'54"W AND A CHORD DISTANCE OF 133.99 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTH; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 14°23'33", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 25.12 FEET, A CHORD BEARING OF N80°32'10"W AND A CHORD DISTANCE OF 25.05 FEET; THENCE RUN N87°43'57"W, 26.33 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE N87°43'57"W, 57.93 FEET; THENCE RUN N84°25'30"W, 107.83 FEET; THENCE RUN N86°04'40"W, 212.94 FEET; THENCE RUN S87°11'27"W, 105.11 FEET; THENCE RUN S84°46'57"W, 76.02 FEET TO THE POINT OF BEGINNING.

BEGIN AT AFORESAID POINT "A"; THENCE RUN S00°17'43"E, 449.08 FEET TO THE NORTH RIGHT OF WAY LINE OF HARTZOG ROAD REALIGNMENT; THENCE RUN S89°42'17"W ALONG SAID NORTH RIGHT OF WAY LINE, 135.00 FEET; THENCE RUN N00°17'43"W, 459.60 FEET; THENCE RUN S84°25'30"E, 77.54 FEET; THENCE RUN S87°43'57"E, 57.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.788 ACRES MORE OR LESS.

7/26/2022 - REVISED AND UPDATED  
2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE:	7/10/15
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 04041-B4A.DWG



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION

LINE TABLE		
LINE	BEARING	LENTH
L1	N00°20'28"E	400.99'
L2	S83°45'35"E	90.50'
L3	S80°27'14"E	88.62'
L4	S10°31'04"E	52.94'
L5	S02°24'10"W	330.29'
L6	N87°43'57"W	26.33'
L7	N87°43'57"W	57.93'
L8	N84°25'30"W	107.83'
L9	N86°04'40"W	212.94'
L10	S87°11'27"W	105.11'
L11	S84°46'57"W	76.02'
L12	S00°17'43"E	449.08'
L13	S89°42'17"W	135.00'
L14	N00°17'43"W	459.60'
L15	S84°25'30"E	77.54'
L16	S87°43'57"E	57.93'

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	1°42'28"	1585.47'	47.26'	47.26	S80°17'19"E
C2	11°01'24"	100.00'	19.24'	19.21	S84°56'46"E
C3	59°53'21"	241.60'	252.54'	241.20	N59°35'51"E
C4	82°30'22"	131.90'	189.94'	173.95	N70°54'22"E
C5	15°55'07"	100.00'	27.78'	27.69	S75°48'01"E
C6	14°51'40"	100.00'	25.94'	25.86	S87°53'04"E
C7	107°27'44"	49.19'	92.27'	79.32	S41°35'02"E
C8	22°39'54"	100.00'	39.56'	39.30	S00°48'53"W
C9	104°15'27"	84.87'	154.43'	133.99	S54°31'54"W
C10	14°23'33"	100.00'	25.12'	25.05	N80°32'10"W

## LEGEND:

R	RADIUS
△	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
NT	NON-TANGENT
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
(D)	DESCRIPTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
TYP.	TYPICAL
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
℄	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
PLS	PROFESSIONAL LAND SURVEYOR

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING S89°54'58"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

7/26/2022 - REVISED AND UPDATED  
2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 7/10/15  
DRAWING FILE: 04041-84A.DWG

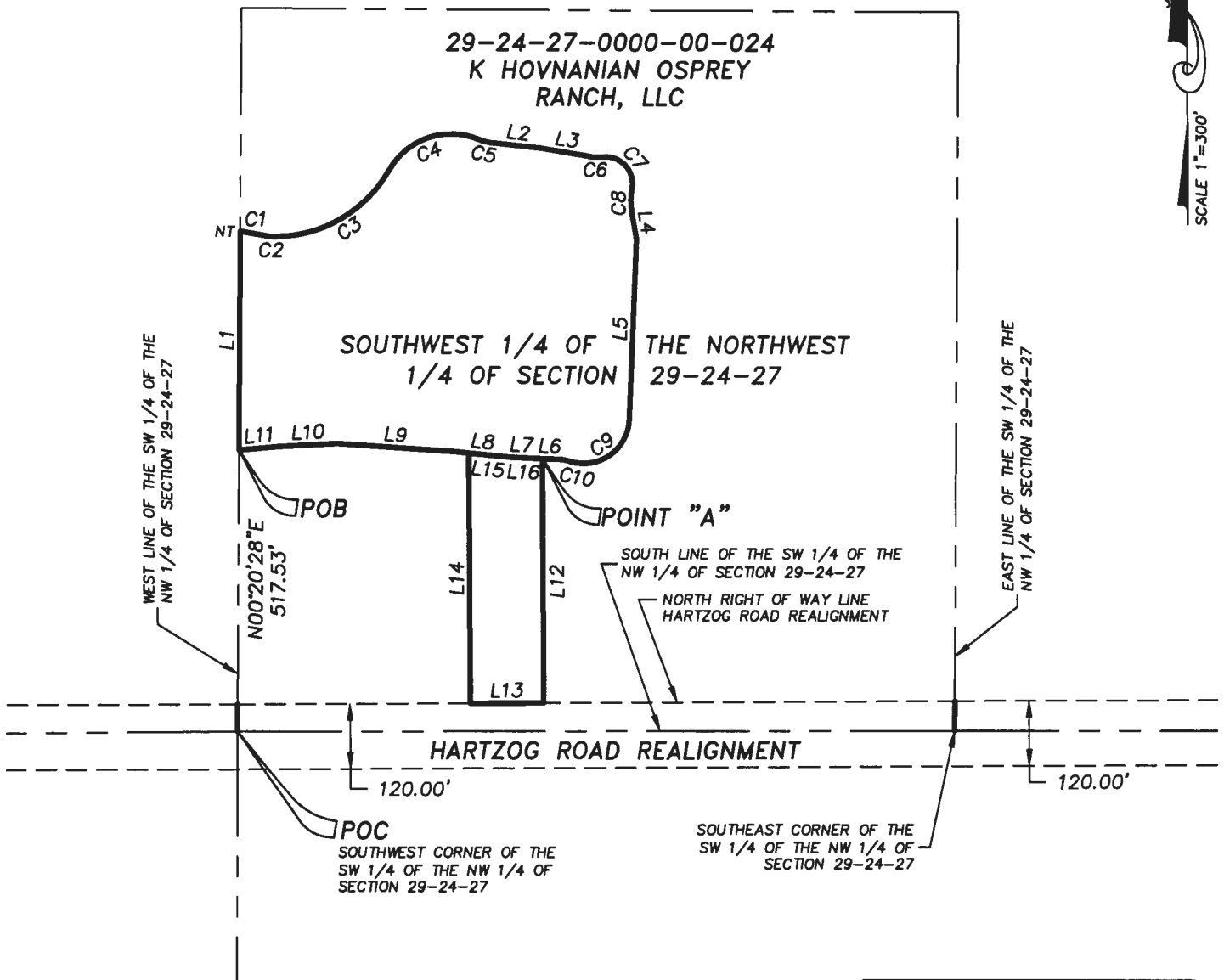
# SHEET 2 OF 3



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

## SKETCH OF DESCRIPTION

SEE SHEET 2 OF 3  
FOR LINE AND CURVE TABLE



7/26/2022 - REVISED AND UPDATED  
2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 7/10/15  
DRAWING FILE: 04041-84A.DWG

*SHEET 3 OF 3*



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

**THIS INSTRUMENT 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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAR 21 2023

Project: Hartzog Road Realignment (RAC)

**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 road right-of-way 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 they have 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:

Valley National Bank  
FROM: K. Hovnanian Osprey Ranch, LLC  
TO: Valley National Bank  
Mortgage and Security Agreement filed August 25, 2021  
Recorded as Document No. 20210520602  
Absolute Assignment of Rents and Leases filed August 25, 2021  
Recorded as Document No. 20210520603  
All in the Public Records of Orange County, Florida.


PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affect the rights and privileges of Orange County, in its use of the land specifically above described for road right-of-way 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 road right-of-way 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.


*[signature page and exhibit follow]*

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument as of the date written below.

Signed, sealed, and delivered  
in the presence of:

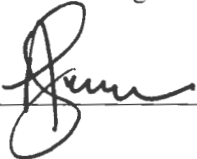
  
\_\_\_\_\_  
Witness

Yvonne Tuitt

  
\_\_\_\_\_  
Witness

Celmira Nasuto

Valley National Bank,  
a national banking association

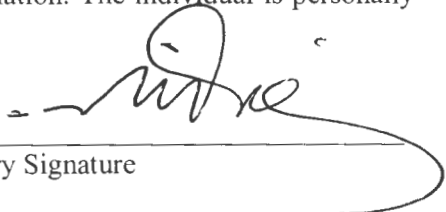
BY:   
\_\_\_\_\_

Alfred Sorrentino, Jr.  
First Senior Vice President

**STATE OF NEW JERSEY  
COUNTY OF PASSAIC**

The foregoing instrument was acknowledged before me, by means of physical presence notarization, this 3<sup>rd</sup> of January, 2023, by Alfred Sorrentino, Jr., as First Senior Vice President of Valley National Bank, a national banking association, on behalf of the association. The individual is personally known to me.

(Notary Seal)

  
\_\_\_\_\_  
Notary Signature

Maria Nicosia

Notary Public in and for *New Jersey, Passaic*  
the County and State aforesaid

My Commission Expires:

**MARIA NICOSIA  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES APRIL 13 2026**

# SKETCH OF DESCRIPTION

## SHEET 1 OF 3

K HOVNANIAN OSPREY RANCH, LLC

### DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N00°20'28"E ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 517.53 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE N00°20'28"E ALONG SAID WEST LINE, 400.99 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 1°42'28", A RADIUS OF 1585.47 FEET, AN ARC LENGTH OF 47.26 FEET, A CHORD BEARING OF S80°17'19"E AND A CHORD DISTANCE OF 47.26 FEET TO A REVERSE CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 11°01'24", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 19.24 FEET, A CHORD BEARING OF S84°56'46"E AND A CHORD DISTANCE OF 19.21 FEET TO A COMPOUND CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 59°53'21", A RADIUS OF 241.60 FEET, AN ARC LENGTH OF 252.54 FEET, A CHORD BEARING OF N59°35'51"E AND A CHORD DISTANCE OF 241.20 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 82°30'22", A RADIUS OF 131.90 FEET, AN ARC LENGTH OF 189.94 FEET, A CHORD BEARING OF N70°54'22"E AND A CHORD DISTANCE OF 173.95 FEET TO A REVERSE CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 15°55'07", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 27.78 FEET, A CHORD BEARING OF S 75°48'1" E AND A CHORD DISTANCE OF 27.69 FEET; THENCE RUN S83°45'35"E, 90.50 FEET; THENCE RUN S80°27'14"E, 88.62 FEET TO A CURVE CONCAVE TO THE NORTH; THENCE RUN EASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 14°51'40", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 25.94 FEET, A CHORD BEARING OF S87°53'04"E AND A CHORD DISTANCE OF 25.86 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 107°27'44", A RADIUS OF 49.19 FEET, AN ARC LENGTH OF 92.27 FEET, A CHORD BEARING OF S41°35'02"E AND A CHORD DISTANCE OF 79.32 FEET TO A REVERSE CURVE CONCAVE TO THE EAST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°39'54", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 39.56 FEET, A CHORD BEARING OF S00°48'53"W AND A CHORD DISTANCE OF 39.30 FEET; THENCE RUN S10°31'04"E, 52.94 FEET; THENCE RUN S02°24'10"W, 330.29 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 104°15'27", A RADIUS OF 84.87 FEET, AN ARC LENGTH OF 154.43 FEET, A CHORD BEARING OF S54°31'54"W AND A CHORD DISTANCE OF 133.99 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTH; THENCE RUN WESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 14°23'33", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 25.12 FEET, A CHORD BEARING OF N80°32'10"W AND A CHORD DISTANCE OF 25.05 FEET; THENCE RUN N87°43'57"W, 26.33 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE N87°43'57"W, 57.93 FEET; THENCE RUN N84°25'30"W, 107.83 FEET; THENCE RUN N86°04'40"W, 212.94 FEET; THENCE RUN S87°11'27"W, 105.11 FEET; THENCE RUN S84°46'57"W, 76.02 FEET TO THE POINT OF BEGINNING.

BEGIN AT AFORESAID POINT "A"; THENCE RUN S00°17'43"E, 449.08 FEET TO THE NORTH RIGHT OF WAY LINE OF HARTZOG ROAD REALIGNMENT; THENCE RUN S89°42'17"W ALONG SAID NORTH RIGHT OF WAY LINE, 135.00 FEET; THENCE RUN N00°17'43"W, 459.60 FEET; THENCE RUN S84°25'30"E, 77.54 FEET; THENCE RUN S87°43'57"E, 57.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.788 ACRES MORE OR LESS.

7/26/2022 - REVISED AND UPDATED  
2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE:	7/10/15
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 04041-84A.DWG

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION

LINE TABLE		
LINE	BEARING	LENTH
L1	N00°20'28"E	400.99'
L2	S83°45'35"E	90.50'
L3	S80°27'14"E	88.62'
L4	S10°31'04"E	52.94'
L5	S02°24'10"W	330.29'
L6	N87°43'57"W	26.33'
L7	N87°43'57"W	57.93'
L8	N84°25'30"W	107.83'
L9	N86°04'40"W	212.94'
L10	S87°11'27"W	105.11'
L11	S84°46'57"W	76.02'
L12	S00°17'43"E	449.08'
L13	S89°42'17"W	135.00'
L14	N00°17'43"W	459.60'
L15	S84°25'30"E	77.54'
L16	S87°43'57"E	57.93'

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	CH. BEARING
C1	1°42'28"	1585.47'	47.26'	47.26	S80°17'19"E
C2	11°01'24"	100.00'	19.24'	19.21	S84°56'46"E
C3	59°53'21"	241.60'	252.54'	241.20	N59°35'51"E
C4	82°30'22"	131.90'	189.94'	173.95	N70°54'22"E
C5	15°55'07"	100.00'	27.78'	27.69	S75°48'01"E
C6	14°51'40"	100.00'	25.94'	25.86	S87°53'04"E
C7	107°27'44"	49.19'	92.27'	79.32	S41°35'02"E
C8	22°39'54"	100.00'	39.56'	39.30	S00°48'53"W
C9	104°15'27"	84.87'	154.43'	133.99	S54°31'54"W
C10	14°23'33"	100.00'	25.12'	25.05	N80°32'10"W

## LEGEND:

R RADIUS  
 Δ CENTRAL ANGLE  
 L LENGTH  
 CH CHORD  
 CB CHORD BEARING  
 NT NON-TANGENT  
 (M) MEASURED  
 (P) PLAT  
 (C) CALCULATED  
 (D) DESCRIPTION  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 O.R. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 TYP. TYPICAL  
 P.T. POINT OF TANGENCY  
 P.C. POINT OF CURVATURE  
 CL CENTERLINE  
 LB LICENSED BUSINESS  
 PSM PROFESSIONAL SURVEYOR & MAPPER  
 PLS PROFESSIONAL LAND SURVEYOR

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING S89°54'58"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

7/26/2022 - REVISED AND UPDATED  
 2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 7/10/15  
 DRAWING FILE: 04041-84A.DWG

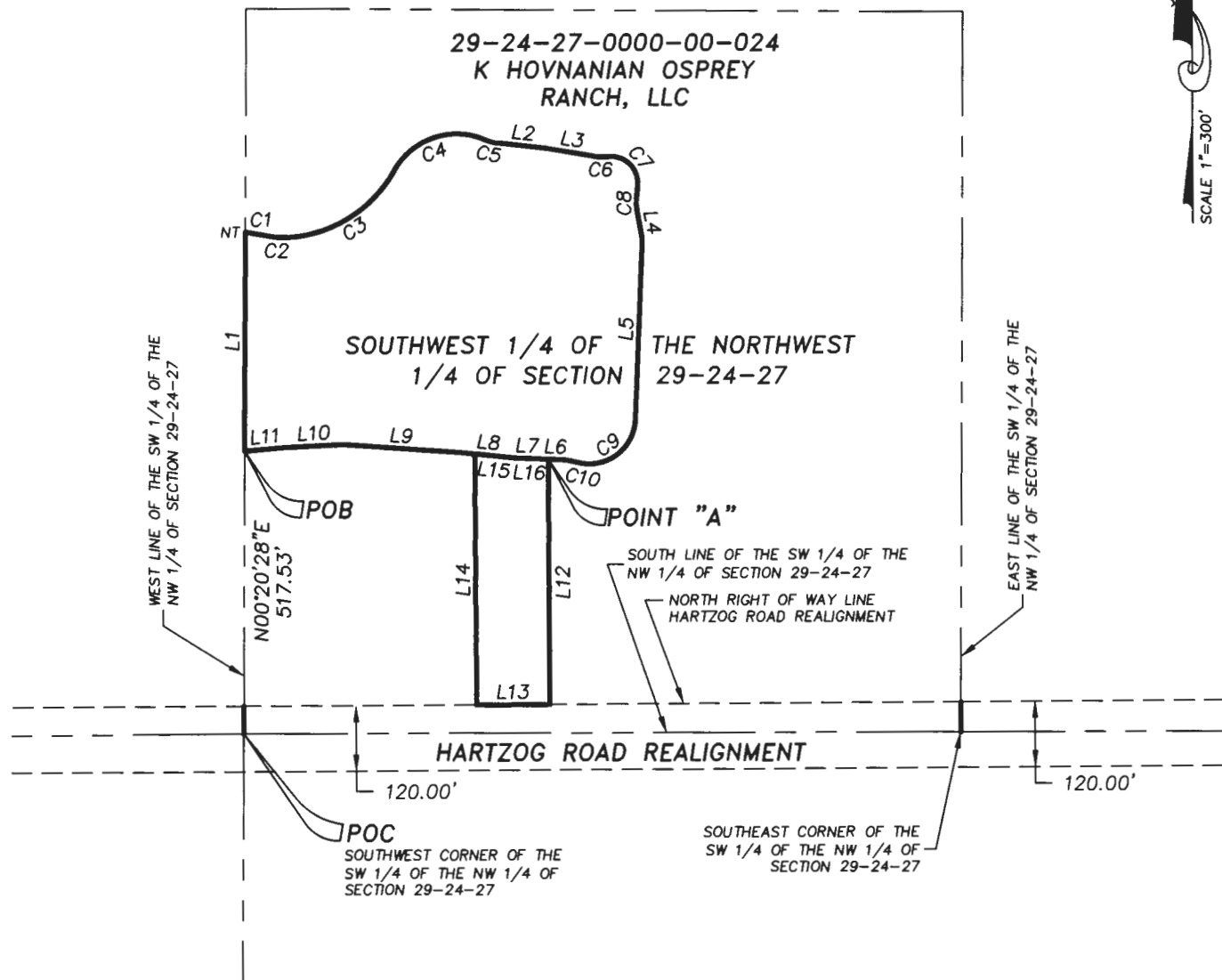
SHEET 2 OF 3



CERTIFICATE OF AUTHORIZATION LB 7274  
 301 N. TUBB ST., STE 106  
 OAKLAND, FL 34760  
 Phone No. 407.905.8877

# SKETCH OF DESCRIPTION

SEE SHEET 2 OF 3  
FOR LINE AND CURVE TABLE



7/26/2022 - REVISED AND UPDATED  
2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 7/10/15  
DRAWING FILE: 04041-84A.DWG

SHEET 3 OF 3



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION

K. HOVNIANIAN OSPREY RANCH, LLC

## DESCRIPTION:

THAT PORTION OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE RUN N00°20'28"E ALONG THE EAST LINE OF SAID NORTHEAST 1/4, 50.27 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HARTZOG ROAD (REALIGNMENT) FOR THE POINT OF BEGINNING; THENCE RUN N89°42'17"E ALONG SAID NORTHERLY RIGHT OF WAY LINE, 160.93 FEET; THENCE RUN N45°17'43"W, 21.21 FEET TO A LINE 15.00 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO AND PARALLEL WITH SAID NORTHERLY RIGHT OF WAY LINE; THENCE RUN S89°42'17"W PARALLEL WITH SAID NORTHERLY RIGHT OF WAY LINE, 145.76 FEET TO THE AFORESAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30; THENCE RUN S00°20'28"W ALONG SAID EAST LINE, 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.053 ACRES MORE OR LESS.

## LEGEND:

R	RADIUS
△	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
NT	NON-TANGENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
TYP.	TYPICAL
N.T.	NOT TANGENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
CL	CENTERLINE

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING N00°20'28"E (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 2

JOB NUMBER: 04041.104

SURVEY DATE: 11/10/2021  
FIELD BY: N/A  
FIELD BOOK: N/A  
PAGES: N/A  
FIELD FILE: N/A

DRAWING FILE: 04041-HICV.DWG

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET Phone No. 407.905.8877  
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

# SKETCH OF DESCRIPTION



30-24-27-0000-00-016  
BLR-545, LLC

29-24-27-0000-00-024  
K. HOVNANIAN OSPREY RANCH, LLC

WEST LINE OF THE NW 1/4 OF  
SECTION 29-24-27

P.O.B.

P.O.C.

SOUTHWEST CORNER OF THE  
NW 1/4 OF SECTION 29-24-27

NORTHERLY RIGHT  
OF WAY LINE

HARTZOG ROAD

(REALIGNMENT)

15.00'

120.00'

Line Table		
LINE #	DIRECTION	LENGTH
L1	N00°20'28"E	50.27'
L2	N89°42'17"E	160.93'
L3	N45°17'43"W	21.21'
L4	S89°42'17"W	145.76'
L5	S00°20'28"W	15.00'



CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET Phone No. 407.905.8877  
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

JOB NUMBER: 04041.104

SURVEY DATE: 11/10/2021  
DRAWING FILE: 04041-HICV.DWG

SHEET 2 OF 2

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

MAR 21 2023

Prepared by and return to:

Shutts & Bowen LLP  
Attn: Daniel T. O'Keefe, Esq.  
300 S. Orange Ave.  
Suite 1600  
Orlando, FL 32801

THIS IS A DONATION

Project: Hartzog Road Realignment (RAC)

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made as of the date signed below, by SP Commercial Investors, LLC, a Florida limited liability company, 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, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

### **SEE ATTACHED EXHIBIT "A"**

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

**a portion of 30-24-27-0000-00-021**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

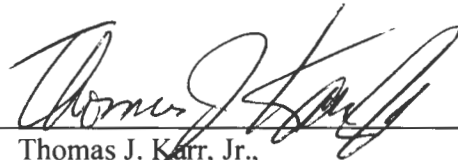
AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said GRANTOR; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, and other matters of record acceptable to GRANTEE, if any.

Project: Hartzog Road Realignment (RAC)

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

**"GRANTOR"**

SP COMMERCIAL INVESTORS, LLC,  
a Florida limited liability company

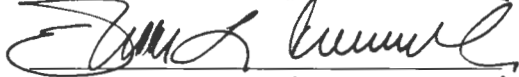
By:   
Thomas J. Karr, Jr.,  
Managing Member

Date: Jan. 10, 2023

**WITNESSES:**



Print Name: Paul B. Slader

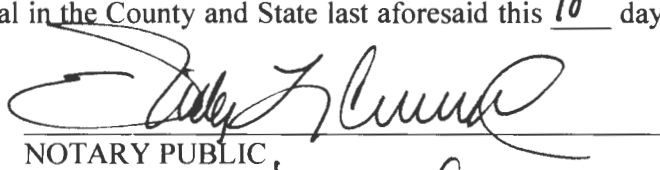


Print Name: Vicki L. Cummins

STATE OF FLORIDA  
COUNTY OF Orange

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by physical presence (☒) or online notarization (☐) by Thomas J. Karr, Jr. as a Managing Member of SP Commercial Investors, LLC, a Florida limited liability company, who executed the foregoing, this 10<sup>th</sup> day of January, 2023. The individual (☒) is personally known to me or (☐) has produced \_\_\_\_\_ as identification and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of January, 2023.



NOTARY PUBLIC,

Print Name: Vicki L. Cummins

My Commission Expires: \_\_\_\_\_



VICKI L. CUMMINS  
Commission # HH 111844  
Expires June 27, 2025  
Bonded Thru Budget Notary Services

**EXHIBIT “A”**

*[see attached one (1) legal and sketch of description totaling two (2) pages]*

# SKETCH OF DESCRIPTION

SP COMMERCIAL INVESTORS, LLC

## DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE RUN S00°19'45"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 69.74 FEET; THENCE RUN S89°42'17"W, 1725.22 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 545, ALSO KNOWN AS AVALON ROAD; THENCE RUN N05°02'41"E ALONG SAID WEST RIGHT OF WAY LINE, 60.27 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE RUN N89°22'51"E ALONG SAID NORTH LINE, 1720.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.565 ACRES MORE OR LESS.

## LEGEND:

R RADIUS  
△ CENTRAL ANGLE  
L LENGTH  
CH CHORD  
CB CHORD BEARING  
NT NON-TANGENT  
(M) MEASURED  
(P) PLAT  
(C) CALCULATED  
(D) DESCRIPTION  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
O.R. OFFICIAL RECORDS BOOK  
PG. PAGE  
TYP. TYPICAL  
P.T. POINT OF TANGENCY  
P.C. POINT OF CURVATURE  
CL CENTERLINE  
LB LICENSED BUSINESS  
PSM PROFESSIONAL SURVEYOR & MAPPER  
PLS PROFESSIONAL LAND SURVEYOR

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING S89°22'51"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 2 2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 1/28/15  
FIELD BY: N/A  
FIELD BOOK: N/A  
PAGES: N/A  
FIELD FILE: N/A

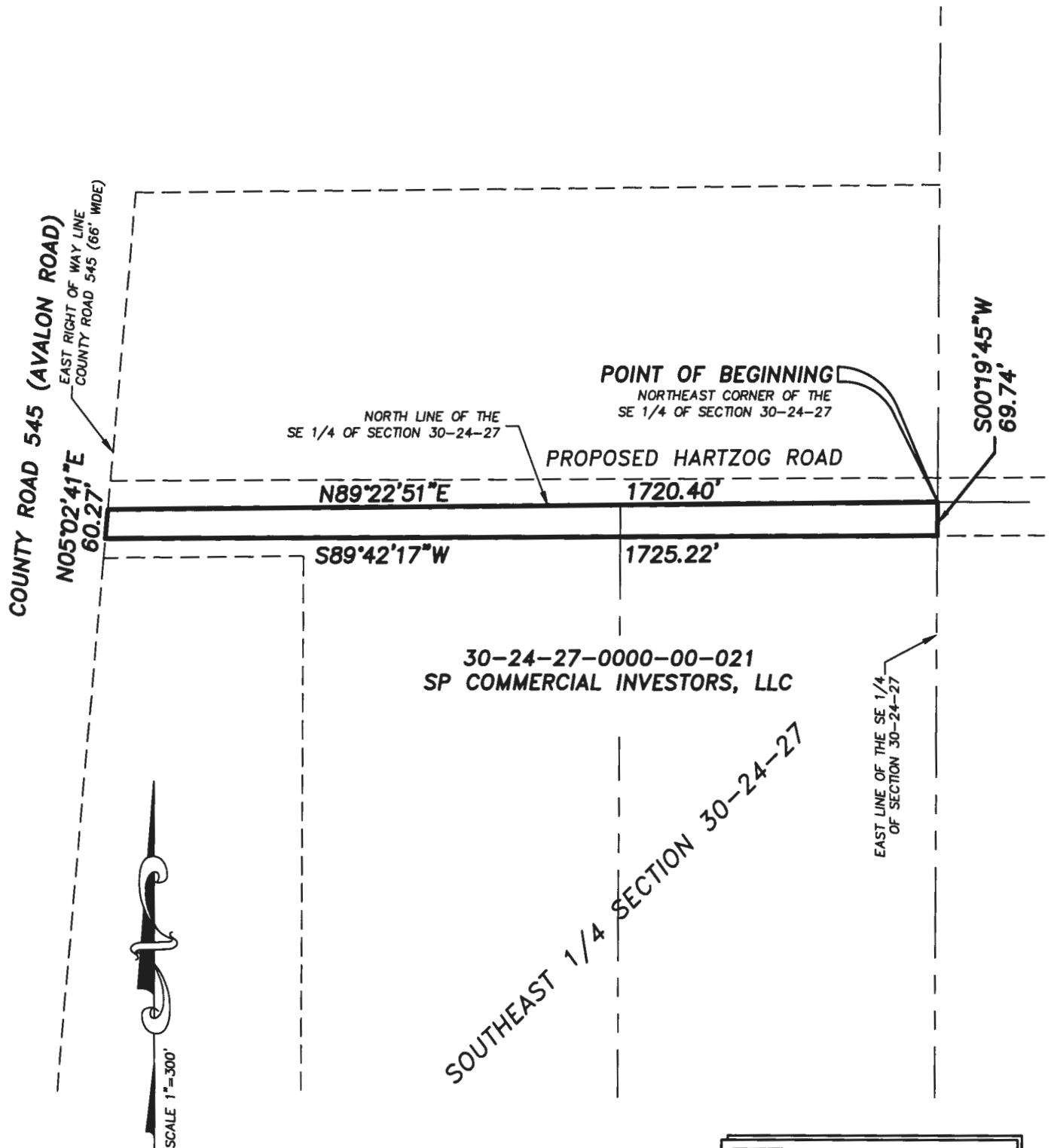
DRAWING FILE: 04041-84A.DWG

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION



2/15/2022 - REVISED AND UPDATED

JOB NUMBER: 04041.084A

SURVEY DATE: 1/28/15  
DRAWING FILE: 04041-84A.DWG

SHEET 2 OF 2



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB ST., STE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

MAR 21 2023

Prepared by and return to:

Shutts & Bowen LLP  
Attn: Daniel T. O'Keefe, Esq.  
300 S. Orange Ave.  
Suite 1600  
Orlando, FL 32801

THIS IS A DONATION

Project: Hartzog Road Realignment (RAC)

### **DRAINAGE AND MAINTENANCE EASEMENT**

THIS INDENTURE, made as of the date signed below, between SP Commercial Investors, LLC, a Florida limited liability company, whose address is 527 Main Street, Windermere, Florida 34786, 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 GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by GRANTEE, the receipt and sufficiency of which are hereby acknowledged, does hereby give and grant to GRANTEE and its assigns, over, under, on, upon, through, and across the following described lands situate in Orange County aforesaid to-wit:

#### **SEE ATTACHED EXHIBIT "A" (the "Easement Area")**

#### **Property Appraiser's Parcel Identification Numbers:**

**a portion of 30-24-27-0000-00-012**

**a portion of 30-24-27-0000-00-021**

a permanent non-exclusive easement for drainage purposes (the "**Drainage Easement**"), with full authority to enter upon, inspect, construct, install, repair, replace, operate, use, maintain, and service, as GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility, and appurtenant facilities (collectively, the "**Drainage Facilities**").

TO HAVE AND TO HOLD said Drainage Easement unto said GRANTEE and its successors and assigns forever; provided, however, that said Drainage Easement shall terminate, in whole or in part, without the necessity of GRANTOR undertaking vacation proceedings or obtaining any release from GRANTEE, as to all or any portion of the Easement Area that is hereafter conveyed to GRANTEE in fee simple or that is hereafter dedicated as right-of-way to the perpetual use of the public.

GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of the Easement Area in fee simple; that GRANTOR has good right and lawful authority to grant the Drainage Easement and shall take no action to interfere with GRANTEE's lawful use of said

Drainage Easement; and that GRANTOR hereby fully warrants the Drainage Easement being granted and will defend the same against the lawful claims of all persons whomsoever.

GRANTEE, its successors, and its assigns shall have the right to clear and keep clear, out of and away from the herein granted Easement Area, all trees, undergrowth, buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, and other impediments, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of the Easement Area (and/or any Drainage Facilities therein), and/or GRANTEE's use of the herein granted Drainage Easement. No buildings, utilities, structures, obstructions, obstacles, driveways, crops, landscaping other than sod or similar type of ground cover, or impediments shall be located, constructed, excavated, or created within the Easement Area by GRANTOR, its heirs, successors, and assigns, which, in the opinion of GRANTEE, may endanger or interfere with the safe and efficient inspection, construction, repair, replacement, operation, maintenance, or service of the Easement Area (and/or any Drainage Facilities therein), and/or GRANTEE's use of the herein granted Drainage Easement.

GRANTEE may at any time increase its use of the Drainage Easement, change the location of all or any part of the Drainage Facilities within the Easement Area, and/or modify the size of existing Drainage Facilities 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 Drainage Easement beyond the Easement Area.

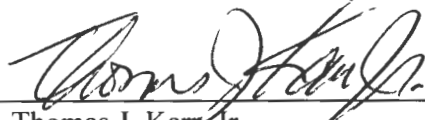
*[signature page and exhibit follow]*

Project: Hartzog Road Realignment (RAC)

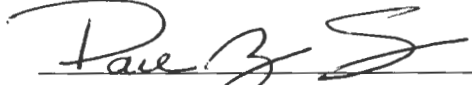
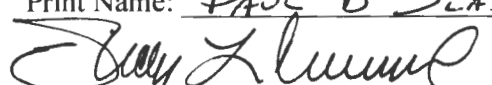
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

**"GRANTOR"**

SP COMMERCIAL INVESTORS, LLC,  
a Florida limited liability company

By:   
Thomas J. Karr, Jr.,  
Managing Member  
Date: Jan. 10, 2023

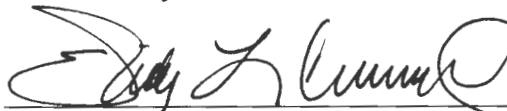
**WITNESSES:**

  
Print Name: Dave B. SLADEK  
  
Print Name: Vicki L. Cummins

**STATE OF FLORIDA**  
**COUNTY OF** Orange

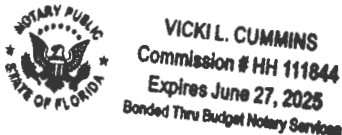
SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by physical presence (☒) or online notarization (☐) by Thomas J. Karr, Jr. as a Managing Member of SP Commercial Investors, LLC, a Florida limited liability company, who executed the foregoing, this 10<sup>th</sup> day of January, 2023. The individual (☒) is personally known to me or (☐) has produced \_\_\_\_\_ as identification and did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of January, 2023.

  
NOTARY PUBLIC

Print Name: Vicki L. Cummins

My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

*[see attached one (1) legal and sketch of description totaling two (2) pages]*

# SKETCH OF DESCRIPTION

SP COMMERCIAL INVESTORS, LLC

## DESCRIPTION:

THAT PORTION OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE RUN S00°19'45"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 69.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HARTZOG ROAD (REALIGNMENT) FOR THE POINT OF BEGINNING; THENCE RUN S89°42'17"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 1725.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AVALON ROAD; THENCE RUN S05°02'41"W ALONG SAID EASTERLY RIGHT OF WAY LINE, 338.00 FEET; THENCE RUN N50°02'41"E, 42.43 FEET TO A LINE 30.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULAR TO AND PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE; THENCE RUN N05°02'41"E PARALLEL WITH SOUTH EASTERLY RIGHT OF WAY LINE, 295.74 FEET TO A LINE 15.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULAR TO AND PARALLEL WITH AFORESAID SOUTHERLY RIGHT OF WAY LINE; THENCE RUN N89°42'17"E PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY LINE, 1593.74 FEET; THENCE RUN S45°17'43"E, 21.21 FEET TO A LINE 30.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULAR TO AND PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY LINE; THENCE RUN N89°42'17"E PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY LINE, 87.43 FEET TO THE AFORESAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE RUN N00°19'45"E ALONG SAID EAST LINE, 30.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.840 ACRES MORE OR LESS.

## SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 27 EAST, AS BEING S00°19'45"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. THIS IS NOT A BOUNDARY SURVEY.

## LEGEND:

R	RADIUS
△	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
NT	NON-TANGENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
TYP.	TYPICAL
N.T.	NOT TANGENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
℄	CENTERLINE

SHEET 1 OF 2

JOB NUMBER: 04041.104

SURVEY DATE:	11/10/2021
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 04041-HICV.DWG



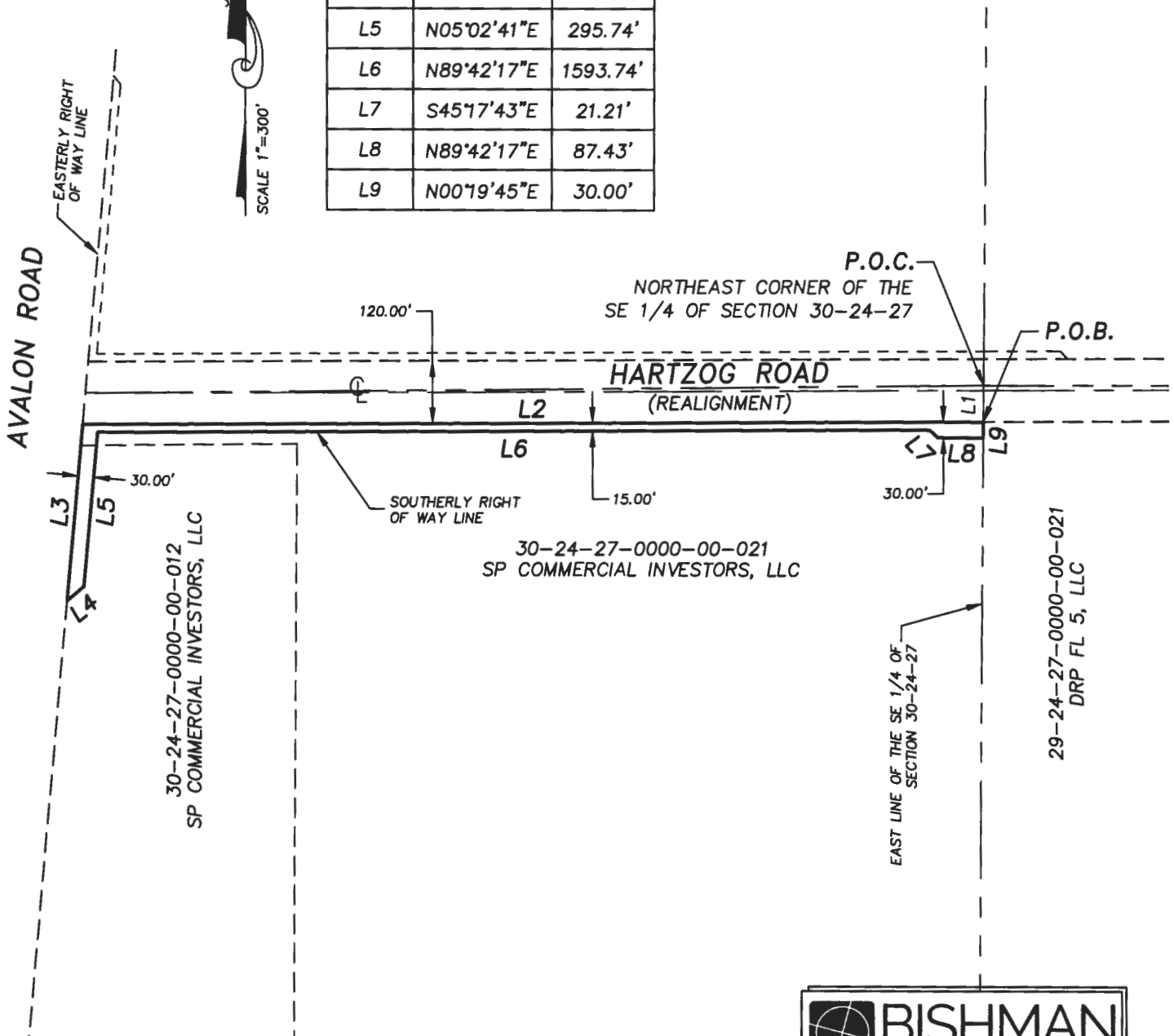
ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB STREET, SUITE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877

# SKETCH OF DESCRIPTION

Line Table		
LINE #	DIRECTION	LENGTH
L1	S00°19'45"W	69.74'
L2	S89°42'17"W	1725.22'
L3	S05°02'41"W	338.00'
L4	N50°02'41"E	42.43'
L5	N05°02'41"E	295.74'
L6	N89°42'17"E	1593.74'
L7	S45°17'43"E	21.21'
L8	N89°42'17"E	87.43'
L9	N00°19'45"E	30.00'



JOB NUMBER: 04041.104

SURVEY DATE: 11/10/2021  
DRAWING FILE: 04041-HICV.DWG

SHEET 2 OF 2



CERTIFICATE OF AUTHORIZATION LB 7274  
301 N. TUBB STREET, SUITE 106  
OAKLAND, FL 34760  
Phone No. 407.905.8877