



Interoffice Memorandum


APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS


BCC Mtg. Date: October 4, 2016

REAL ESTATE MANAGEMENT ITEM 6

DATE: September 16, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

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

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7082

ACTION REQUESTED: APPROVAL OF CONSERVATION EASEMENT BETWEEN
WATERFORD TRAILS PARTNERSHIP, LLP AND ORANGE
COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Waterford Trails Commercial #CAI-14-03-006

District 4

PURPOSE: To provide for conservation of wetlands and uplands as a requirement of
development.

ITEM: Conservation Easement
Cost: Donation
Total size: 16.906 acres

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

REMARKS:

Conservation Area Impact Permit No. CAI-14-03-006 issued by Orange County Environmental Protection Division requires a Conservation Easement on a portion of the site being developed. This Conservation Easement will protect and preserve the property forever in its existing natural condition and prevent any use that will 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.

Access to the Conservation Easement is from Avalon Park Boulevard through an existing Conservation Easement area.

Grantor to pay all recording fees.

A file labeled "BCC Agenda Backup" containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson's office.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 04 2016

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: Waterford Trails Commercial #CAI-14-03-006

Parcel ID No.

a portion of: 24-22-31-8971-00-004 and 24-22-31-0000-00-077

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this 1st day of
September, 2016 by Waterford Trails Partnership, LLP, a Florida limited liability partnership,
whose address is 529 Versailles Dr., #200, Maitland, FL 32751 ("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 Orange
County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by
this reference (the "PROPERTY"); and

WHEREAS, GRANTOR desires to construct Waterford Trails (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-14-03-006 (the "PERMIT")
authorizes certain activities that affect waters and wetlands of the County and the State of
Florida; and

00EPD SEP12018W4147

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; and

WHEREAS, predecessors in title to GRANTOR granted that certain Easement dated April 21, 1952, and recorded in Deed Book 900, at Page 146, of the Public Records of Orange County, Florida; and

NOW, THEREFORE, in consideration 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 is hereby acknowledged, and consistent with the provisions of Section 704.06, Florida Statutes (2016), 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, including restoration of areas or features of the CONSERVATION EASEMENT affected by that certain Easement referenced above and recorded at Deed Book 900, Page 146.

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 Official Records of Orange 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.

[SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed, and delivered
in the presence of:

Marcia Blackburn
Witness

Marcia Blackburn
Printed Name

Maylinda Detweiler
Witness

Maylinda Detweiler
Printed Name

Waterford Trails Partnership, LLP,
a Florida limited liability partnership

BY: Singleton Family Investments, Inc.,
a Florida corporation, as a corporate
general partner

BY: Ralph Singleton
Ralph D. Singleton, President

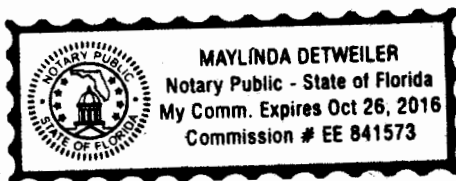
(Corporate Seal)

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 1 day of Sept, 20 16, by Ralph D. Singleton, President of Singleton Family Investments, Inc., a Florida corporation, as a corporate general partner of Waterford Trails Partnership, LLP, a Florida limited liability partnership, on behalf of the partnership. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



Maylinda Detweiler
Notary Signature

Maylinda Detweiler
Printed Notary Name

Notary Public in and for the

County and State aforesaid

My commission expires: 10/26/2016

00320 SEP-2016 PM 4:12

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

Signed, sealed, and delivered
in the presence of:

Marcia Blackburn
Witness

Marcia Blackburn
Printed Name

Maylinda Detweiler
Witness

Maylinda Detweiler
Printed Name

Waterford Trails Partnership, LLP,
a Florida limited liability partnership

BY: Central Florida Investors, Inc.,
a Florida corporation, as a corporate
general partner

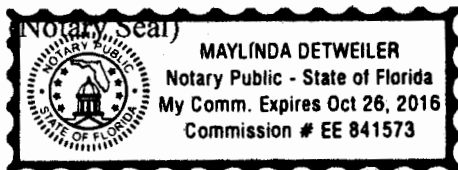
BY: Robert S. Harrell
Robert S. Harrell, President

(Corporate Seal)

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 1 day of
Sept, 20 16, by Robert S. Harrell, as President of Central Florida Investors, Inc., a
Florida corporation, as a corporate general partner of Waterford Trails Partnership, LLP, a
Florida limited liability partnership, on behalf of the partnership. He ☒ is personally known to
me or ☐ has produced _____ as identification.



Maylinda Detweiler
Notary Signature

Maylinda Detweiler
Printed Notary Name

Notary Public in and for the

County and State aforesaid

My commission expires: 10/26/2016

EXHIBIT "A"

Sheet 1
See Sketch of Description
Included as Attachment "A"

LEGAL DESCRIPTION

TRACT "D", WATERFORD TRAILS COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGE 111, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

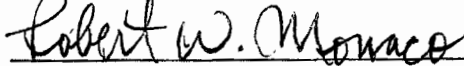
CONTAINING 152,490 SQUARE FEET, OR 3.501 ACRES, MORE OR LESS.

TSS Order # T16-A43-SOD-1

Prepared by:

CENTRAL FLORIDA SURVEYS, INC. dba:
TINKLEPAUGH SURVEYING SERVICES, INC.
5125 ADANSON STREET, SUITE 800
ORLANDO, FLORIDA 32804
(407) 262-0957

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 5J-17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.



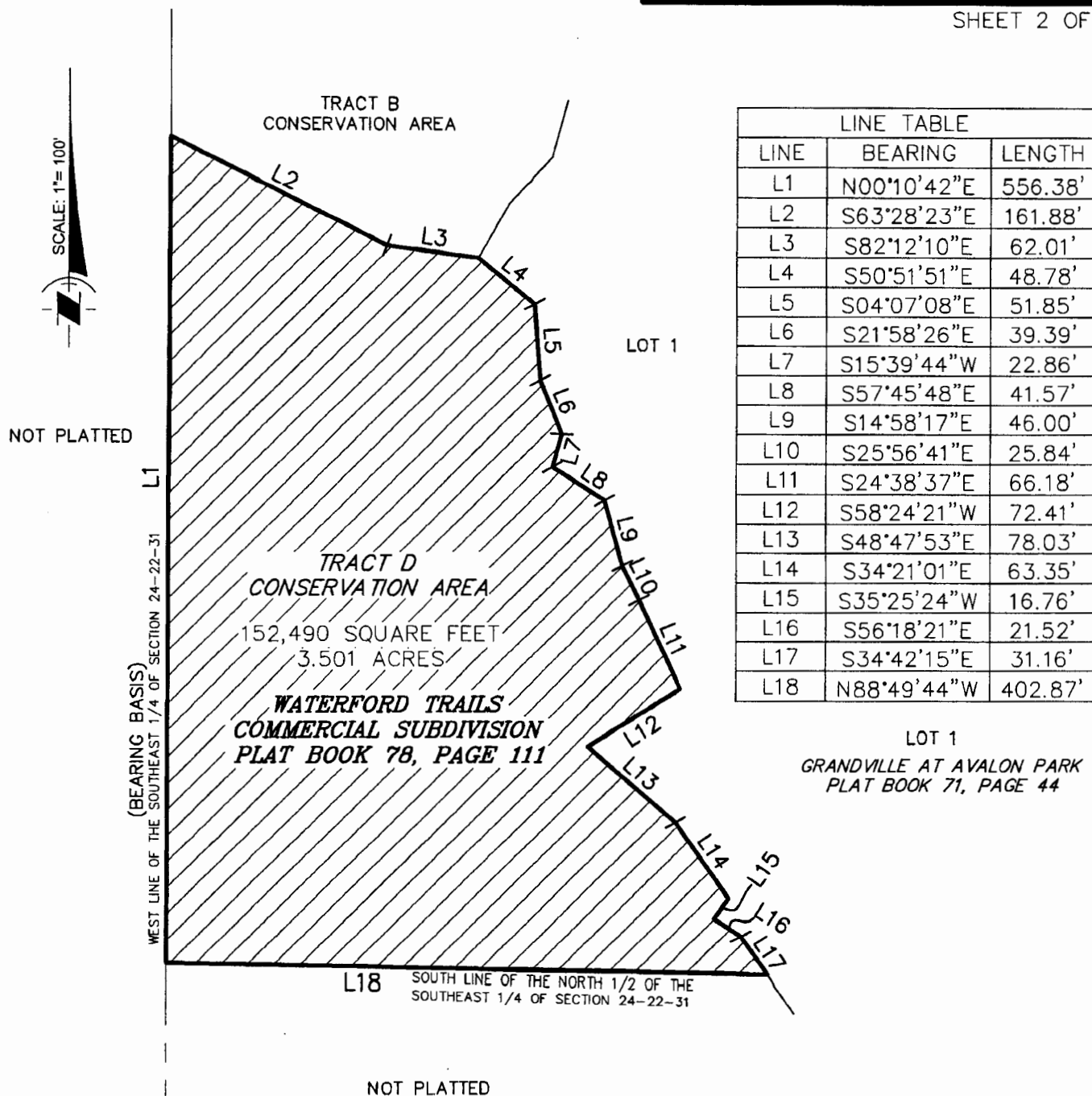
ROBERT W. MONACO, P.S.M. # 5980

Date: MARCH 7, 2016

SKETCH OF DESCRIPTION ATTACHMENT "A"

— NOT A SURVEY —

SHEET 2 OF 2



SURVEYOR'S NOTES

- 1) Bearings are based on the West line of the Southeast 1/4 of Section 24, Township 22 South, Range 31 East, Orange County, Florida, having an assumed bearing of N 00°10'42" E, as shown on the plat WATERFORD TRAILS COMMERCIAL SUBDIVISION, as recorded in Plat Book 78, Page 111, of the Public Records of Orange County, Florida.

- 2) See sheet 1 for Legal Description.

CENTRAL FLORIDA SURVEYS, INC., dba:

Tinklepaugh
SURVEYING SERVICES, INC.

5125 Adanson Street, Suite 800 • Orlando, Florida 32804

Tele. No. (407) 262-0957 LICENSED BUSINESS No. 3778

I/T16A43/dwg/T16A43-SOD1.DWG

EXHIBIT "A"

Sheet 1 of 7
See Sketch of Description
Included as Attachment "A"

LEGAL DESCRIPTION

A tract of land being a portion of Section 24 and Section 25, Township 22 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 22 South, Range 31 East, Orange County, Florida; thence North 00°23'04" East, along the West line of the Northeast 1/4 of said Section 25, a distance of 338.35 feet; thence North 89°27'43" West, along the South line of the North 3/4, of the Northeast 1/4 of the Northwest 1/4 of said Section 25, a distance of 108.18 feet to the POINT OF BEGINNING; thence continue North 89°27'43" West, along said South line a distance of 94.98 feet; thence, departing said South line, run Northerly along the Easterly line of Deerwood Mobile Home Park as described in the Warranty Deed as recorded in Official Records Book 5535, Page 2036, of the Public Records of Orange County, Florida, the following five (5) courses and distances: North 32°30'53" East, a distance of 351.72 feet; thence run North 59°39'24" East, a distance of 324.17 feet; thence run North 10°25'16" West, a distance of 562.05 feet; thence run North 27°13'29" West, a distance of 217.40 feet; thence run North 02°47'32" West, a distance of 1,095.62 feet to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 24; said point also being the Southwest corner of Tract "D", Waterford Trails Commercial Subdivision, according to the plat thereof, as recorded in Plat Book 78, Page 111, of the Public Records of Orange County, Florida; thence, departing the Easterly line of Deerwood Mobile Home Park, run South 88°49'44" East, along the South line of said Tract "D", a distance of 402.87 feet to the Southeast corner of said Tract "D"; said point being on the Westerly line of Lot 1, Grandville at Avalon Park, according to the plat thereof, as recorded in Plat Book 71, Page 44, of the Public Records of Orange County, Florida; thence Southerly along said Westerly line the following thirty five (35) courses and distances: thence South 34°42'15" East, a distance of 5.97 feet; thence run South 21°07'58" East, a distance of 39.27 feet; thence run South 33°45'09" East, a distance of 16.31 feet; thence run South 49°27'59" East, a distance of 49.12 feet; thence run South 01°34'40" East, a distance of 33.44 feet; thence run South 24°34'19" East, a distance of 36.61 feet; thence run South 03°37'22" East, a distance of 68.65 feet; thence run South 76°21'21" West, a distance of 74.20 feet; thence run South 84°38'05" West, a distance of 9.20 feet; thence run South 26°26'47" West, a distance of 37.40 feet; thence run South 28°53'49" East, a distance of 69.35 feet; thence run South 15°56'52" West, a distance of 108.71 feet; thence run South 35°42'41" West, a distance of 38.31 feet; thence run South 13°20'06" West, a distance of 10.22 feet; thence run South 03°40'06" East, a distance of 23.00 feet; thence run South 01°37'38" West, a distance of 47.01 feet; thence run South 46°49'28" West, a distance of 79.58 feet; thence run South 65°41'11" West, a distance of 48.85 feet; thence run South 41°41'33" West, a distance of 57.71 feet; thence run South 88°37'25" West, a distance of 28.09 feet; thence run South 11°32'17" East, a distance of 6.79 feet; thence run South 88°15'24" East, a distance of 25.71 feet; thence run South 24°36'23" East, a distance of 95.30 feet; thence run South 56°25'50" West, a distance of 43.06 feet; thence run South 55°56'00" East, a distance of 21.16 feet; thence run South 16°49'43" East, a distance of 64.78 feet; thence run South 07°37'36" East, a distance of 46.78 feet; thence run South 07°22'45" West, a distance of 36.76 feet; thence run South 11°23'28" East, a distance of 16.14 feet; thence run South 19°03'13" East, a distance of 75.67 feet; thence run South 62°07'39" West, a

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EXHIBIT "A"

Sheet 2 of 7
See Sketch of Description
Included as Attachment "A"

distance of 112.12 feet; thence run South 45°41'53" East, a distance of 49.59 feet; thence run South 30°15'58" East, a distance of 68.95 feet; thence run South 18°50'30" East, a distance of 60.30 feet; thence run South 28°07'12" East, a distance of 39.37 feet to the Southwest corner of said Lot 1, Grandville at Avalon Park; said point also being the Northwest corner of Avalon Reserve Apartments, as described in the Warranty Deed as recorded in Official Records Book 6770, Page 3267, of the Public Records of Orange County, Florida; thence Southerly along the Westerly line of said Avalon Reserve Apartments the following twenty six (26) courses and distances: thence continue South 28°07'12" East, a distance of 62.64 feet; thence run South 33°02'21" West, a distance of 35.64 feet; thence run South 31°57'46" East, a distance of 65.78 feet; thence run South 20°19'17" East, a distance of 161.74 feet; thence run South 06°53'44" East, a distance of 70.72 feet; thence run South 32°41'53" East, a distance of 27.40 feet; thence run South 17°17'50" East, a distance of 39.45 feet; thence run South 11°21'42" East, a distance of 50.83 feet; thence run South 04°23'15" West, a distance of 75.83 feet; thence run South 00°29'16" West, a distance of 72.99 feet; thence run South 42°28'55" East, a distance of 61.57 feet; thence run South 37°28'01" West, a distance of 163.84 feet; thence run North 41°44'52" West, a distance of 69.62 feet; thence run South 74°19'48" West, a distance of 13.71 feet; thence run South 58°44'56" West, a distance of 39.30 feet; thence run North 82°22'38" West, a distance of 37.11 feet; thence run South 83°33'36" West, a distance of 7.49 feet; thence run South 45°44'43" West, a distance of 40.86 feet; thence run North 65°05'11" West, a distance of 45.53 feet; thence run North 69°48'25" West, a distance of 32.78 feet; thence run North 60°17'01" West, a distance of 18.87 feet; thence run South 45°07'40" West, a distance of 64.67 feet; thence run North 45°35'48" West, a distance of 19.79 feet; thence run South 73°11'08" West, a distance of 54.63 feet; thence run South 35°33'21" West, a distance of 131.15 feet; thence run South 28°15'37" West, a distance of 131.71 feet to the POINT OF BEGINNING.

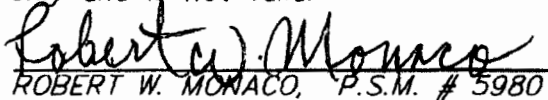
Containing 583,943 square feet or 13.405 acres, more or less.

TSS Order #T16-A43-SOD2

Prepared by:

CENTRAL FLORIDA SURVEYS, INC. dba:
TINKLEPAUGH SURVEYING SERVICES, INC.
5125 ADANSON STREET, SUITE 800
ORLANDO, FLORIDA 32804
(407) 262-0957

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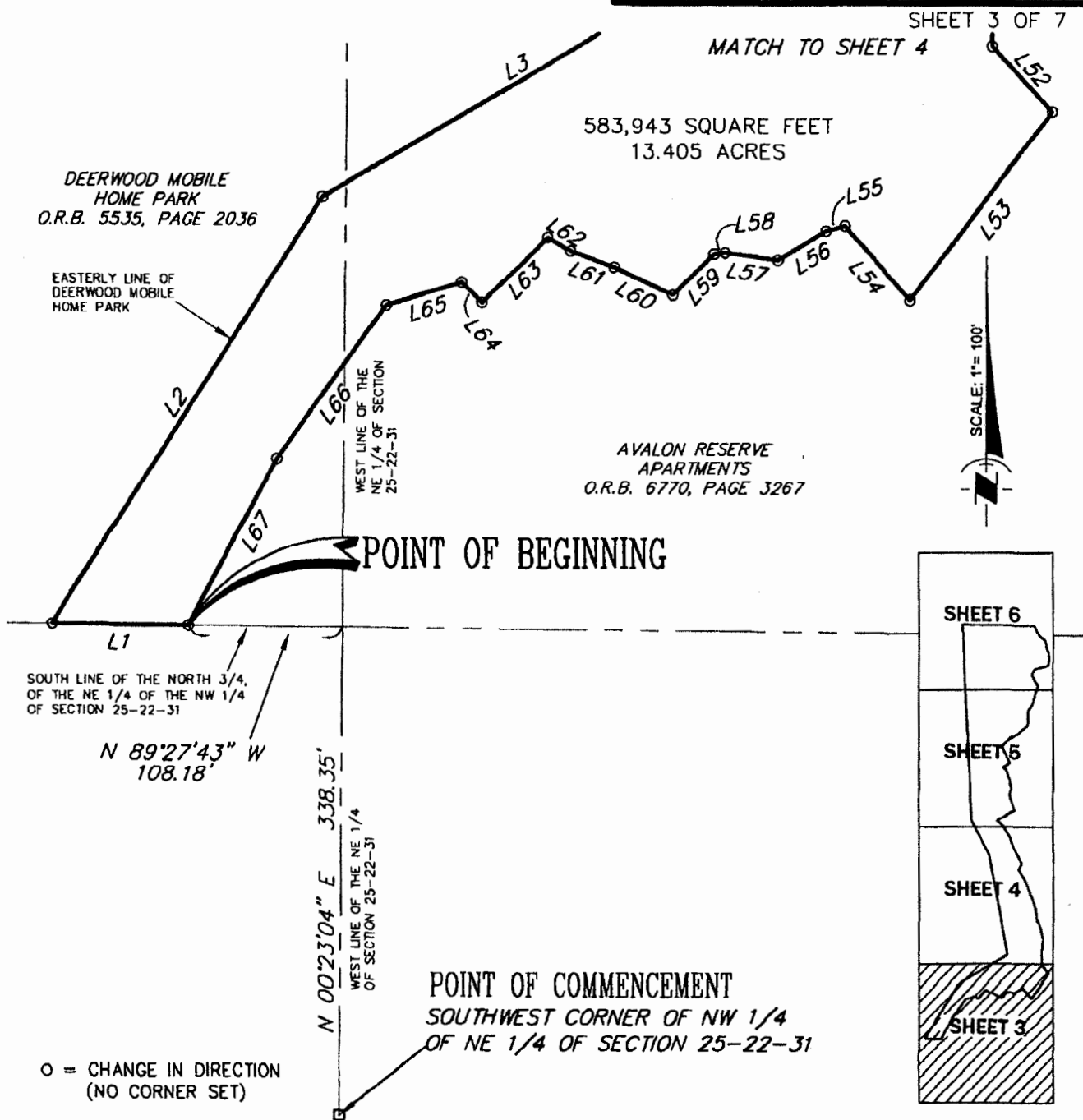

ROBERT W. MONACO, P.S.M. # 5980

AUGUST 31, 2016
Date:

00220 SEP12016 4:15Z

EXHIBIT "A"

SKETCH OF DESCRIPTION ATTACHMENT "A" - NOT A SURVEY -



SURVEYOR'S NOTES

1) Bearings are based on the West line of the Southeast 1/4 of Section 24, Township 22 South, Range 31 East, Orange County, Florida, having an assumed bearing of N 00°10'42" E, as shown on the plat WATERFORD TRAILS COMMERCIAL SUBDIVISION, as recorded in Plot Book 78, Page 111, of the Public Records of Orange County, Florida.

2) See sheets 1 and 2 for Legal Description.

CENTRAL FLORIDA SURVEYS, INC., dba:

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5125 Adanson Street, Suite 800 • Orlando, Florida 32804

Tele. No. (407) 262-0957 LICENSED BUSINESS No. 3776

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SKETCH OF DESCRIPTION ATTACHMENT "A" - NOT A SURVEY -

SHEET 4 OF 7

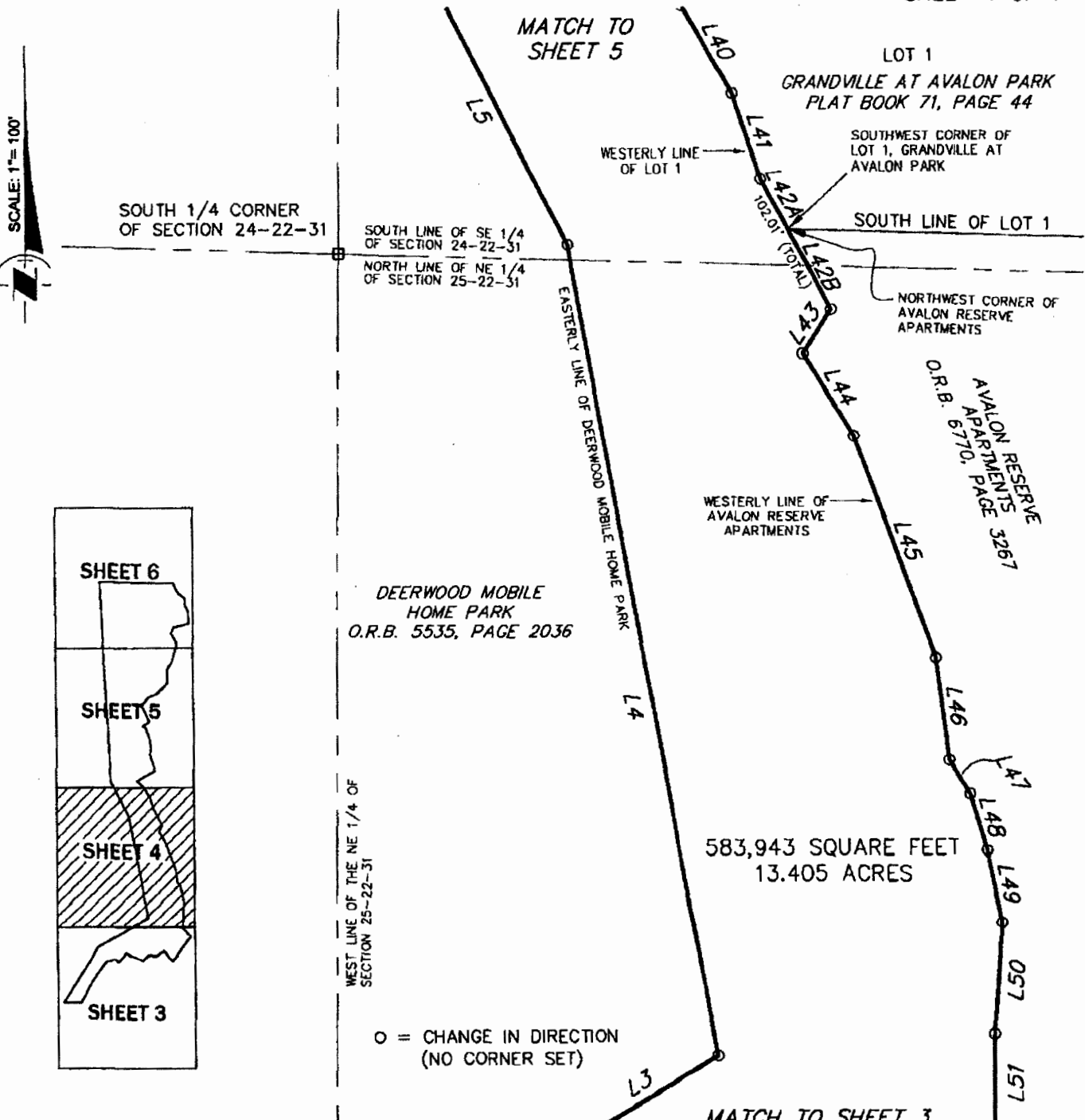


EXHIBIT "A"

SKETCH OF DESCRIPTION ATTACHMENT "A"

— NOT A SURVEY —



DEERWOOD MOBILE
HOME PARK
O.R.B. 5535, PAGE 2036

WEST LINE OF THE SE 1/4
OF SECTION 24-22-31

EASTERLY LINE OF
DEERWOOD MOBILE
HOME PARK

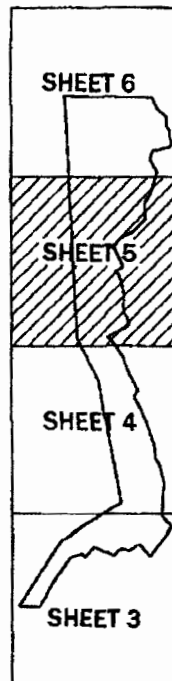
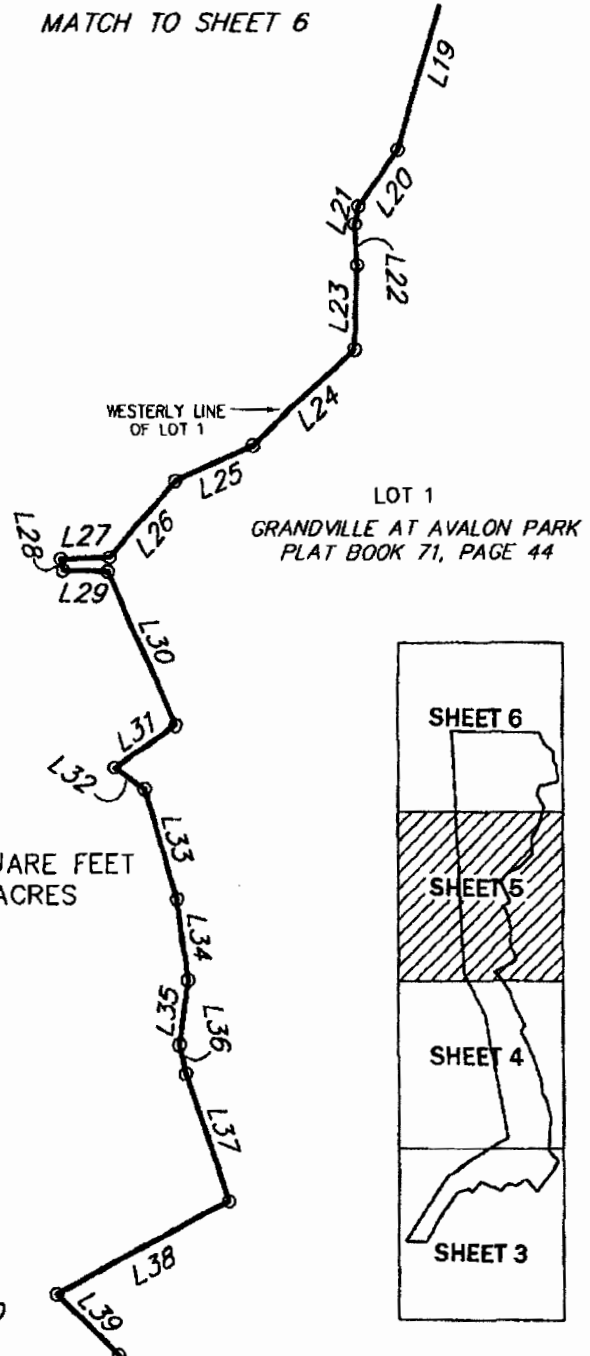
583,943 SQUARE FEET
13.405 ACRES

O = CHANGE IN DIRECTION
(NO CORNER SET)

MATCH TO
SHEET 4

MATCH TO SHEET 6

SHEET 5 OF 7



SURVEYOR'S NOTES

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- 2) See sheets 1 and 2 for Legal Description.

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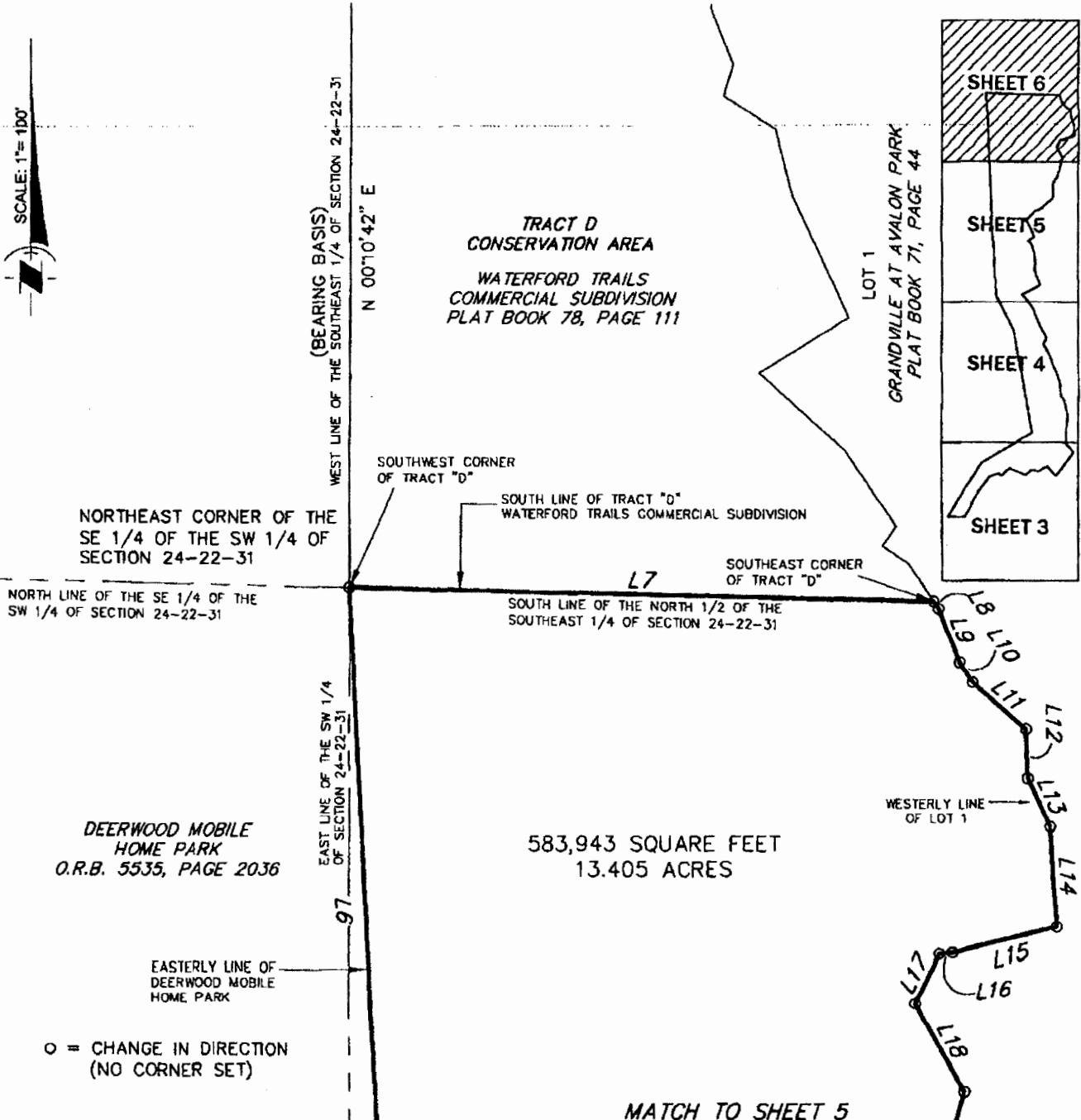
DOCPD SEP12016M4152

EXHIBIT "A"

SKETCH OF DESCRIPTION ATTACHMENT "A" - NOT A SURVEY -

SHEET 6 OF 7

SCALE: 1"=100'



DEERWOOD MOBILE
HOME PARK
O.R.B. 5535, PAGE 2036

583,943 SQUARE FEET
13.405 ACRES

O = CHANGE IN DIRECTION
(NO CORNER SET)

SURVEYOR'S NOTES

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MATCH TO SHEET 5
CENTRAL FLORIDA SURVEYS, INC., dba:

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SURVEYING SERVICES, INC.

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I/T16A43/dwg/T16A43-SOD2.DWG

OCFPO SEP12016P4:152

EXHIBIT "A"

SKETCH OF DESCRIPTION ATTACHMENT "A"

— NOT A SURVEY —

SHEET 7 OF 7

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°27'43"W	94.98'
L2	N32°30'53"E	351.72'
L3	N59°39'24"E	324.17'
L4	N10°25'16"W	562.05'
L5	N27°13'29"W	217.40'
L6	N02°47'32"W	1095.62'
L7	S88°49'44"E	402.87'
L8	S34°42'15"E	5.97'
L9	S21°07'58"E	39.27'
L10	S33°45'09"E	16.31'
L11	S49°27'59"E	49.12'
L12	S01°34'40"E	33.44'
L13	S24°34'19"E	36.61'
L14	S03°37'22"E	68.65'
L15	S76°21'21"W	74.20'
L16	S84°38'05"W	9.20'
L17	S26°26'47"W	37.40'
L18	S28°53'49"E	69.35'
L19	S15°56'52"W	108.71'
L20	S35°42'41"W	38.31'
L21	S13°20'06"W	10.22'
L22	S03°40'06"E	23.00'
L23	S01°37'38"W	47.01'
L24	S46°49'28"W	79.58'
L25	S65°41'11"W	48.85'
L26	S41°41'33"W	57.71'
L27	S88°37'25"W	28.09'
L28	S11°32'17"E	6.79'
L29	S88°15'24"E	25.71'
L30	S24°36'23"E	95.30'
L31	S56°25'50"W	43.06'
L32	S55°56'00"E	21.16'
L33	S16°49'43"E	64.78'
L34	S07°37'36"E	46.78'

LINE TABLE		
LINE	BEARING	LENGTH
L35	S07°22'45"W	36.76'
L36	S11°23'28"E	16.14'
L37	S19°03'13"E	75.67'
L38	S62°07'39"W	112.12'
L39	S45°41'53"E	49.59'
L40	S30°15'58"E	68.95'
L41	S18°50'30"E	60.30'
L42A	S28°07'12"E	39.37'
L42B	S28°07'12"E	62.64'
L43	S33°02'21"W	35.64'
L44	S31°57'46"E	65.78'
L45	S20°19'17"E	161.74'
L46	S06°53'44"E	70.72'
L47	S32°41'53"E	27.40'
L48	S17°17'50"E	39.45'
L49	S11°21'42"E	50.83'
L50	S04°23'15"W	75.83'
L51	S00°29'16"W	72.99'
L52	S42°28'55"E	61.57'
L53	S37°28'01"W	163.84'
L54	N41°44'52"W	69.62'
L55	S74°19'48"W	13.71'
L56	S58°44'56"W	39.30'
L57	N82°22'38"W	37.11'
L58	S83°33'36"W	7.49'
L59	S45°44'43"W	40.86'
L60	N65°05'11"W	45.53'
L61	N69°48'25"W	32.78'
L62	N60°17'01"W	18.87'
L63	S45°07'40"W	64.67'
L64	N45°35'48"W	19.79'
L65	S73°11'08"W	54.63'
L66	S35°33'21"W	131.15'
L67	S28°15'37"W	131.71'

SURVEYOR'S NOTES

- 1) Bearings are based on the West line of the Southeast 1/4 of Section 24, Township 22 South, Range 31 East, Orange County, Florida, having an assumed bearing of N 00°10'42" E, as shown on the plat WATERFORD TRAILS COMMERCIAL SUBDIVISION, as recorded in Plat Book 78, Page 111, of the Public Records of Orange County, Florida.

- 2) See sheets 1 and for Legal Description.

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Tinklepaugh

SURVEYING SERVICES, INC.

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