



Interoffice Memorandum


APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS


BCC Mtg. Date: October 4, 2016

REAL ESTATE MANAGEMENT ITEM 7

**DATE:** September 16, 2016

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Manager   
Real Estate Management Division

**FROM:** Kim Heim, Title Examiner   
Real Estate Management Division

**CONTACT  
PERSON:** Ann Caswell, Manager

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

**ACTION  
REQUESTED:** APPROVAL OF ACCESS AND UTILITY EASEMENT BETWEEN  
MOSS PARK PROPERTIES, LLLP, F/K/A MOSS PARK  
PROPERTIES, LTD AND ORANGE COUNTY AND  
AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Dowden Road Ph 1 OCU Permit: 14-U-025 OCU File #: 77446  
  
District 4

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

**ITEM:** Access and Utility Easement  
Cost: Donation  
Total size: 1.053 acres

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

**REMARKS:** 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

THIS IS A DONATION

Project: Dowden Road Ph 1 OCU Permit: 14-U-025 OCU File #: 77446

**ACCESS AND UTILITY EASEMENT**

THIS INDENTURE, Made this 30th day of August, A.D. 2016, between Moss Park Properties, LLLP, a Florida limited liability limited partnership, f/k/a Moss Park Properties, LTD, a Florida limited partnership, having its principal place of business in the city of Kissimmee, county of Osceola, whose address is 311 West Oak Street, Kissimmee, Florida 34741, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a right-of-way and easement for access and utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED EXHIBIT "A"**

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

**a portion of**

**04-24-31-0000-00-001**

TO HAVE AND TO HOLD said right-of-way and easement unto said GRANTEE and its assigns forever.

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

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

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

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

Signed, sealed, and delivered  
in the presence of:

Moss Park Properties, LLLP,  
a Florida limited liability limited partnership  
f/n/a Moss Park Properties, LTD,  
a Florida limited partnership

BY: Sunil Kakkar  
Sunil Kakkar, General Partner 8/30/16.

Nina DeMartino  
Witness

Nina DeMartino  
Printed Name

[Signature]  
Witness

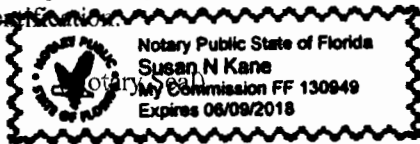
Jay Berlinsky  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 2016 by Sunil Kakkar as General Partner of Moss Park Properties, LLLP, a Florida limited liability limited partnership, f/k/a Moss Park Properties, LTD, a Florida limited partnership, on behalf of the partnership. He is personally known to me ~~or has produced~~ as ~~identical to~~ as



Susan N. Kane  
Notary Signature  
Susan N. Kane  
Printed Notary Name

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

Notary Public in and for  
the County and State aforesaid

My commission expires:  
June 9, 2018

Exhibit "A"

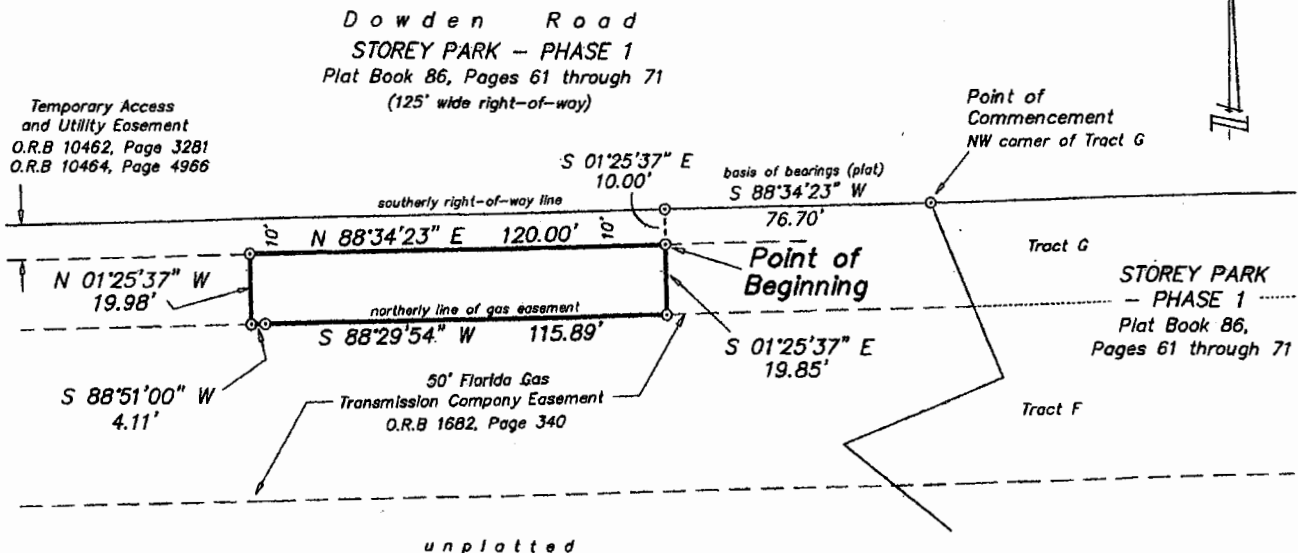
**DOWDEN ROAD, PHASE 1**  
**OCU FILE #14-U-025**  
**PURPOSE: UTILITY EASEMENT**  
**ESTATE: PERMANENT**

*Legal Description*

A portion of Section 4, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the northwest corner of Tract G, STOREY PARK - PHASE 1, according to the plat thereof, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida; thence run S 88°34'23" W, along the southerly right-of-way line of Dowden Road, as described and recorded in said plat of STOREY PARK - PHASE 1, a distance of 76.70 feet; thence, departing said southerly right-of-way line, run S 01°25'37" E, a distance of 10.00 feet for the POINT OF BEGINNING; thence, continue S 01°25'37" E, a distance of 19.85 feet to a point on the northerly line of a Florida Gas Transmission Company Easement as recorded in Official Records Book 1682, Page 340, Public Records of Orange County, Florida; thence run westerly along the north line of said gas easement the following two (2) courses and distances: run S 88°29'54" W, distance of 115.89 feet; thence run S 88°51'00" W, distance of 4.11 feet; thence, departing said gas easement line, run N 01°25'37" W, a distance of 19.98 feet to a point 10.00 feet southerly of (when measured perpendicular to) the aforesaid southerly right-of-way line of Dowden Road; thence run N 88°34'23" E, parallel with said southerly right-of-way line, a distance of 120.00 feet to the POINT OF BEGINNING.

Containing 2,391square



Not a Boundary Survey.

The legal description was prepared by the Surveyor.

**SKETCH OF DESCRIPTION ONLY - NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

**Sketch of Description**  
 of a

**Utility Easement**

situated in

**Section 4, Township 24 South, Range 31 East**  
**City of Orlando, Orange County, Florida**

PREPARED FOR:

**Lennar Homes**

JOB NO.

0813.74A

SHEET

1 of 1

DATE

4/13/16

REV.

6/03/16

SCALE

1" = 50'

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LB-7194

R. CAYTON GANUNG

REG. PLS. NO. 4236



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

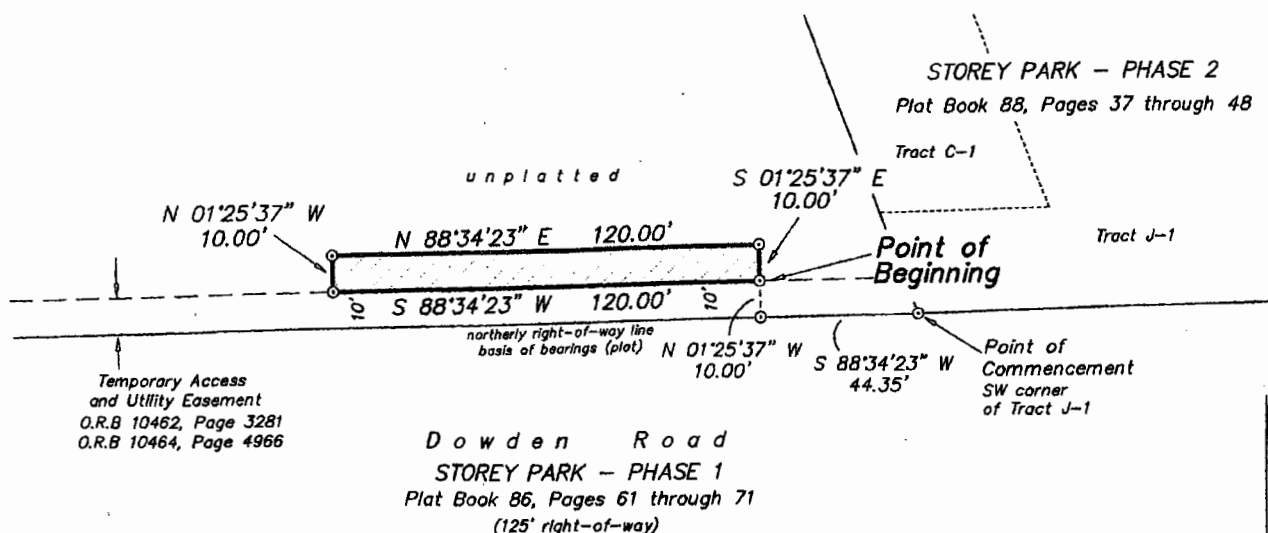
**DOWDEN ROAD, PHASE 1**  
**OCU FILE #14-U-025**  
**PURPOSE: UTILITY EASEMENT**  
**ESTATE: PERMANENT**

### Legal Description

A portion of Section 4, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the southwest corner of Tract J-1, STOREY PARK - PHASE 2, according to the plat thereof, as recorded in Plat Book 88, Pages 37 through 48, Public Records of Orange County, Florida; said corner being a point on the northerly right-of-way line of Dowden Road, as described and shown on the plat of STOREY PARK - PHASE 1, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida; thence run S 88°34'23" W, along said northerly right-of-way line of Dowden Road, a distance of 44.35 feet; thence, departing said northerly right-of-way line, run N 01°25'37" W, a distance of 10.00 feet to a point 10.00 feet northerly of (when measured perpendicular to) said northerly right-of-way line of Dowden Road for the POINT OF BEGINNING; thence run S 88°34'23" W, parallel with said northerly right-of-way line, a distance of 120.00 feet; thence run N 01°25'37" W, a distance of 10.00 feet; thence run N 88°34'23" E, a distance of 120.00 feet; thence run S 01°25'37" E, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 1,200 square feet, more or less.



Not a Boundary Survey.

The legal description was prepared by the Surveyor.

### SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

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Sketch of Description  
of a

**Utility Easement**

situated in

Section 4, Township 24 South, Range 31 East  
City of Orlando, Orange County, Florida

PREPARED FOR:

**Lennar Homes**



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

0813.748

SHEET

1 of 1

DATE

4/13/16

SCALE

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GBA LB NO. 21451

4238

CLAYTON GANUNG

4/13/16

REGISTERED SURVEYOR

# Exhibit "A"

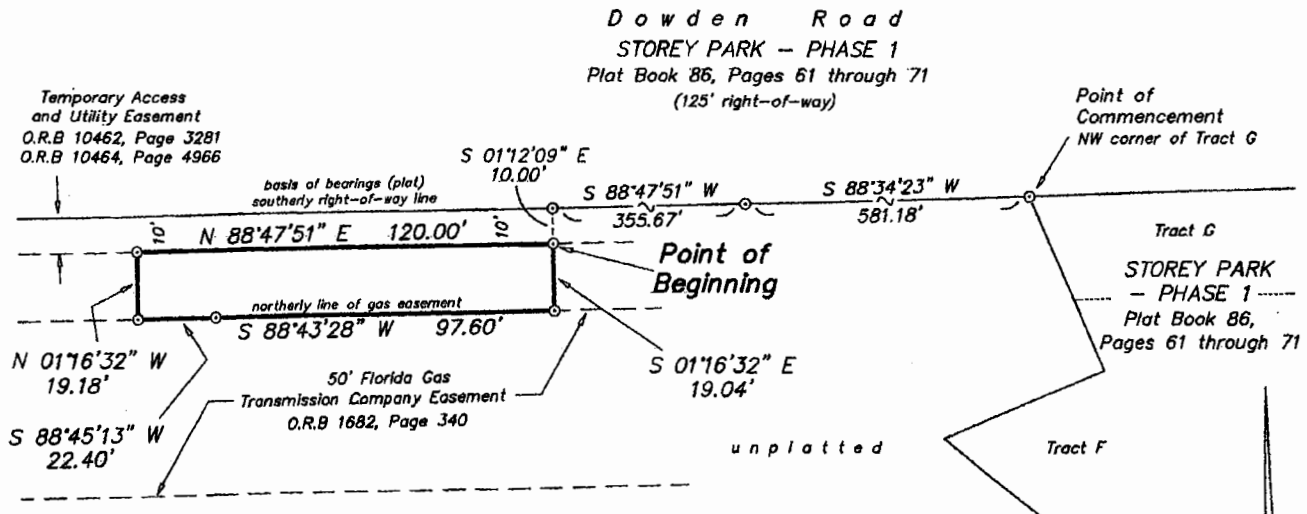
**DOWDEN ROAD, PHASE 1**  
**OCU FILE #: 14-U-025**  
**PURPOSE: UTILITY EASEMENT**  
**ESTATE: PERMANENT**

## Legal Description

A portion of Section 4, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the northwest corner of Tract G, STOREY PARK - PHASE 1, according to the plat thereof, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida; thence westerly, along the southerly right-of-way line of Dowden Road, as described and recorded in said plat of STOREY PARK - PHASE 1, the following two (2) courses and distances: run S 88°34'23" W, a distance of 581.18 feet; thence run S 88°47'51" W, a distance of 355.67 feet; thence, departing said southerly right-of-way line, run S 01°12'09" E, a distance of 10.00 feet for the POINT OF BEGINNING; thence run S 01°16'32" E, a distance of 19.04 feet to a point on the northerly line of a Florida Gas Transmission Company Easement as recorded in Official Records Book 1682, Page 340, Public Records of Orange County, Florida; thence run westerly along the north line of said gas easement the following two (2) courses and distances: run S 88°43'28" W, distance of 97.60 feet; thence run S 88°45'13" W, a distance of 22.40 feet; thence, departing said gas easement line, run N 01°16'32" W, a distance of 19.18 feet to a point 10.00 feet southerly of (when measured perpendicular to) the aforesaid southerly right-of-way line of Dowden Road; thence run N 88°47'51" E, parallel with said southerly right-of-way line, a distance of 120.00 feet to the POINT OF BEGINNING.

Containing 2,293 square feet, more or less.



Not a Boundary Survey.

The legal description was prepared by the Surveyor.

## SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

## Sketch of Description of a

## Utility Easement

situated in

**Section 4, Township 24 South, Range 31 East**  
**City of Orlando, Orange County, Florida**

PREPARED FOR:

**Lennar Homes**

JOB NO.

0813.74C

SHEET

1 of 1

DATE

4/13/16

REV.

6/03/16

SCALE

1" = 50'

SKETCH OF DESCRIPTION. NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GRA 25 No. 7194

R. CLAYTON GANUNG

4258

REC. P.L.S. NO.



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

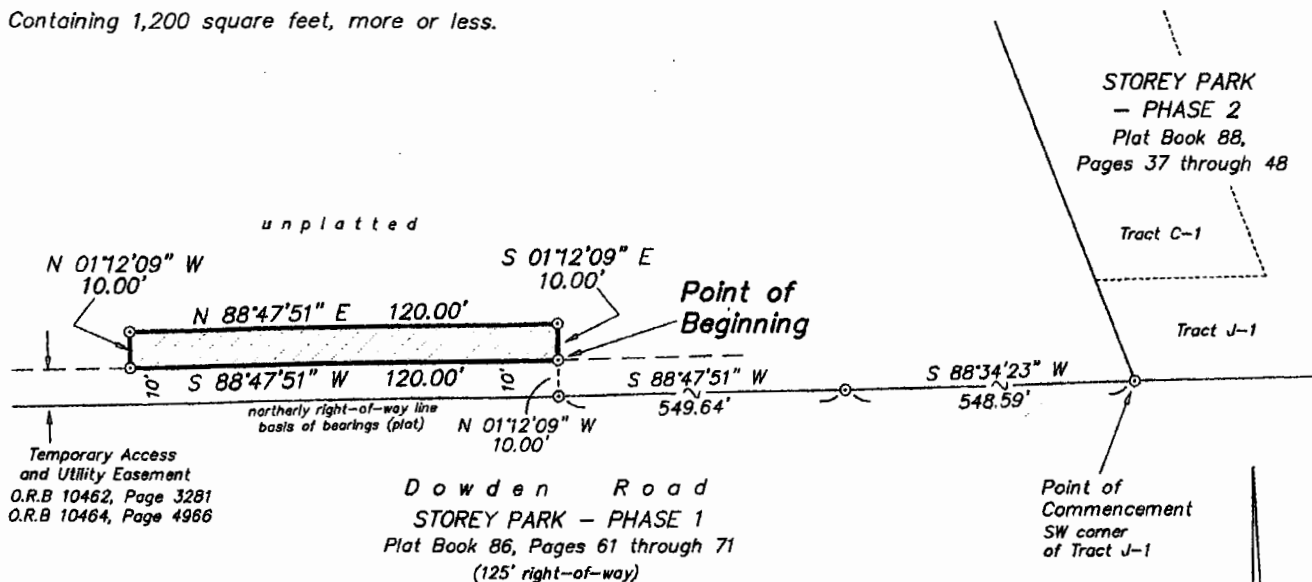
**DOWDEN ROAD, PHASE 1**  
**OCU FILE #: 14-U-025**  
**PURPOSE: UTILITY EASEMENT**  
**ESTATE: PERMANENT**

### Legal Description

A portion of Section 4, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the southwest corner of Tract J-1, STOREY PARK - PHASE 2, according to the plat thereof, as recorded in Plat Book 88, Pages 37 through 48, Public Records of Orange County, Florida; said corner being a point on the northerly right-of-way line of Dowden Road, as described and shown on the plat of STOREY PARK - PHASE 1, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida; thence westerly, along said northerly right-of-way line of Dowden Road, the following two (2) courses and distances: run S 88°34'23" W, a distance of 548.59 feet; thence run S 88°47'51" W, a distance of 549.64 feet; thence, departing said northerly right-of-way line, run N 01°12'09" W, a distance of 10.00 feet to a point 10.00 feet northerly of (when measured perpendicular to) said northerly right-of-way line of Dowden Road for the POINT OF BEGINNING; thence run S 88°47'51" W, parallel with said northerly right-of-way line, a distance of 120.00 feet; thence run N 01°12'09" W, a distance of 10.00 feet; thence run N 88°47'51" E, a distance of 120.00 feet; thence run S 01°12'09" E, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 1,200 square feet, more or less.



Not a Boundary Survey.

The legal description was prepared by the Surveyor.

### SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

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Sketch of Description  
of a

**Utility Easement**

situated in

Section 4, Township 24 South, Range 31 East  
City of Orlando, Orange County, Florida

PREPARED FOR: <b>Lennar Homes</b>	JOB NO. 0813.74D	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. GBA, L.S. No. 7194 4236 4/13/16 1" = 50'
<b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers	SHEET 1 of 1	
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	DATE 4/13/16	
	SCALE 1" = 50'	



**DOWDEN ROAD, PHASE 1**  
**OCU FILE #14-U-025**  
**PURPOSE: UTILITY EASEMENT**  
**ESTATE: PERMANENT**

#### Legal Description

A portion of Section 4, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of Tract J-1, STOREY PARK - PHASE 2, according to the plat thereof, as recorded in Plat Book 88, Pages 37 through 48, Public Records of Orange County, Florida; said point also lying on the northerly right-of-way line of Dowden Road according to the plat of STOREY PARK - PHASE 1, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida; thence run westerly, along the northerly right-of-way line of Dowden Road, the following four (4) courses and distances: run S 88°34'23" W, a distance of 548.59 feet; thence run S 88°47'51" W, a distance of 549.64 feet to a point of curvature of a curve, concave southerly, having a radius of 11,062.50 feet and a central angle of 02°06'57"; thence run westerly, along the arc of said curve, a distance of 408.53 feet to a point of reverse curvature of a curve, concave northerly, having a radius of 10,937.50 feet and a central angle of 02°07'02"; thence run westerly along the arc of said curve, a distance of 404.19 feet to a point on the east line of INNOVATION WAY AT SR 417 INTERCHANGE, as described and recorded in Official Records Book 10182, Page 3086, Public Records of Orange County, Florida; thence run N 01°21'14" W, along said east line, a distance of 10.00 feet to a point 10.00 feet north of (when measured perpendicular to) the aforesaid northerly right-of-way line of Dowden Road; said point being a point on a non-tangent curve, concave northerly, having a radius of 10,927.50 feet; thence easterly, parallel with said northerly right-of-way line, the following courses and distances: on a chord bearing of N 87°44'25" E and a chord distance of 403.83 feet, run easterly along the arc of said curve, a distance of 403.85 feet, through a central angle of 02°07'03" to a point of reverse curvature of a curve, concave southerly, having a radius of 11,072.50 feet and a central angle of 00°07'31"; thence run easterly along the arc of said curve, a distance of 24.21 feet to a point on said curve; thence run N 03°11'35" W, a distance of 2.50 feet to a point on a non-tangent curve, having a radius of 11,075.00 feet; thence on a chord bearing of N 87°02'46" E, and a chord distance of 92.51 feet, run along the arc of said curve a distance of 92.51 feet through a central angle of 00°28'43" to a point on said curve; thence run S 02°42'52" E, a distance of 2.50 feet to a point on a non-tangent curve, having a radius of 11,072.50 feet; thence on a chord bearing of N 88°02'29" E, and a chord distance of 292.20 feet, run along the arc of said curve a distance of 292.21 feet through a central angle of 01°30'43" to the point of tangency thereof; thence run N 88°47'51" E, a distance of 549.62 feet; thence run N 88°34'23" E, a distance of 544.91 feet; thence run S 21°33'25" E, a distance of 10.65 feet to the POINT OF BEGINNING.

Containing 19,322 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Lines shown hereon are radial unless noted NR (non-radial).

O.R.B. - Official Records Book

#### SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

#### Sketch of Description

of a

#### Multi-Purpose Easement

situated in

Section 4, Township 24 South, Range 31 East  
 City of Orlando, Orange County, Florida

PREPARED FOR:

**Lennar Homes, LLC**



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

0813.46J

SHEET

1 of 2

DATE

3/28/15

Rev.

5/23/16

SCALE

As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LB No. 7194

R. CLAYTON GANUNG

REG. P.L.S. NO. 4236

DOWDEN ROAD, PHASE 1  
 OCU FILE #: 14-U-025  
 PURPOSE: UTILITY EASEMENT  
 ESTATE: PERMANENT

Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
 (GBA Job No. 0813.46J)

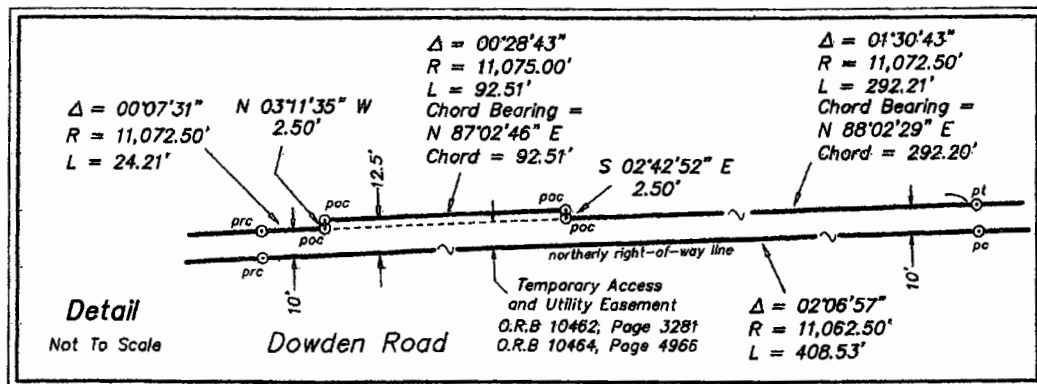
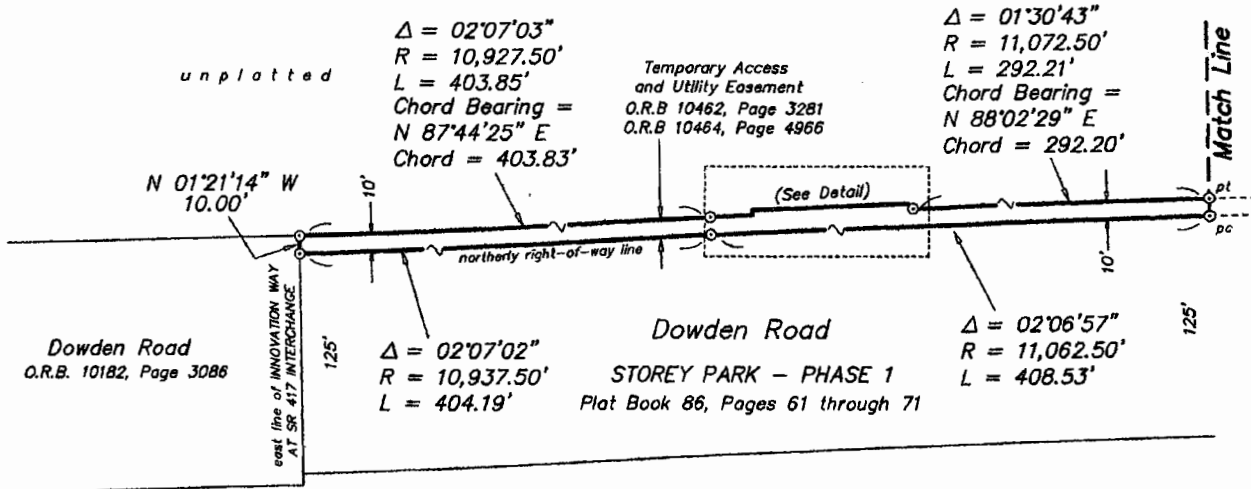
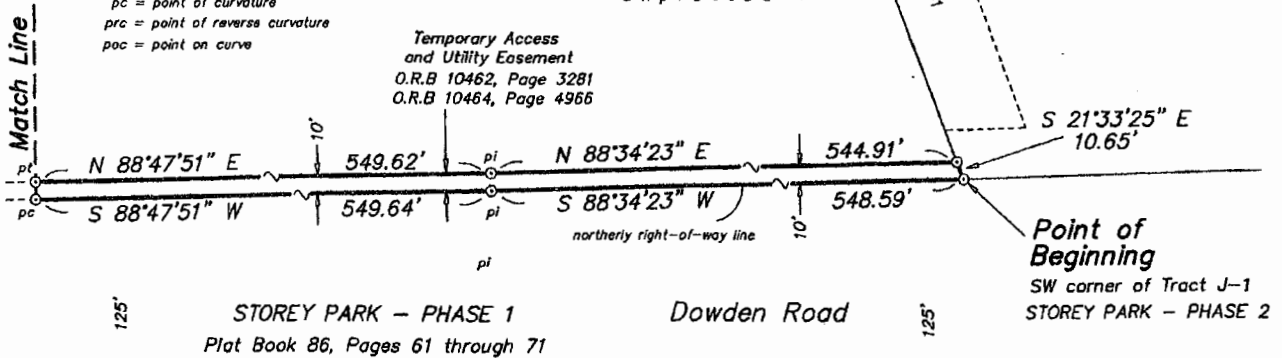
pt = point of tangency  
 pc = point of curvature  
 prc = point of reverse curvature  
 poc = point on curve

1" = 100'

Temporary Access  
 and Utility Easement  
 O.R.B. 10462, Page 3281  
 O.R.B. 10464, Page 4966

STOREY PARK - PHASE 2  
 Plat Book 88, Pages 37 through 48

Tract J-1



**DOWDEN ROAD, PHASE 1**  
**OCU FILE #: 14-U-025**  
**PURPOSE: UTILITY EASEMENT**  
**ESTATE: PERMANENT**

### Legal Description

A portion of Section 4, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the northwest corner of Tract G, STOREY PARK - PHASE 1, as recorded in Plat Book 86, Pages 61 through 71, Public Records of Orange County, Florida; said point lying on the southerly right-of-way line of Dowden Road as shown on said plat of STOREY PARK - PHASE 1; thence run S 23°28'59" E, a distance of 10.79 feet to a point 10.00 feet southerly of (when measured perpendicular to) said southerly right-of-way line; thence run westerly parallel with the southerly right-of-way line of Dowden Road the following four (4) courses and distances: run S 88°34'23" W, a distance of 585.25 feet; thence run S 88°47'51" W, a distance of 549.90 feet to a point of curvature of a curve, concave southerly, having a radius of 10,927.50 feet and a central angle of 02°06'57"; thence run westerly, along the arc of said curve, a distance of 403.55 feet to a point of reverse curvature of a curve, concave northerly, having a radius of 11,072.50 feet and a central angle of 02°06'56"; thence run westerly along the arc of said curve, a distance of 408.82 feet to a point on the easterly limited access right-of-way line of State Road No. 417, as described and recorded on the Orlando-Orange County Expressway Authority Right of Way Map, OCEA Project No. 417-302, Innovation Way Interchange; thence run N 01°21'14" W, along said easterly limited access right-of-way line and along the east line of INNOVATION WAY AT SR 417 INTERCHANGE, as described and recorded in Official Records Book 10182, Page 3086, Public Records of Orange County, Florida, a distance of 10.00 feet to a point on the aforesaid southerly right-of-way line of Dowden Road; said point being a point on a non-tangent curve, concave northerly, having a radius of 11,062.50 feet; thence easterly, along said southerly right-of-way line, the following courses and distances: on a chord bearing of N 87°44'22" E and a chord distance of 408.46 feet, run easterly along the arc of said curve, a distance of 408.48 feet, through a central angle of 02°06'56" to a point of reverse curvature of a curve, concave southerly, having a radius of 10,937.50 feet and a central angle of 02°06'57"; thence run easterly along the arc of said curve, a distance of 403.92 feet to the point of tangency thereof; thence run N 88°47'51" E, a distance of 549.88 feet; thence run N 88°34'23" E, a distance of 581.18 feet to the POINT OF BEGINNING.

Containing 19,455 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Lines shown hereon are radial unless noted NR (non-radial).

O.R.B. - Official Records Book

### SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

### Sketch of Description

of a

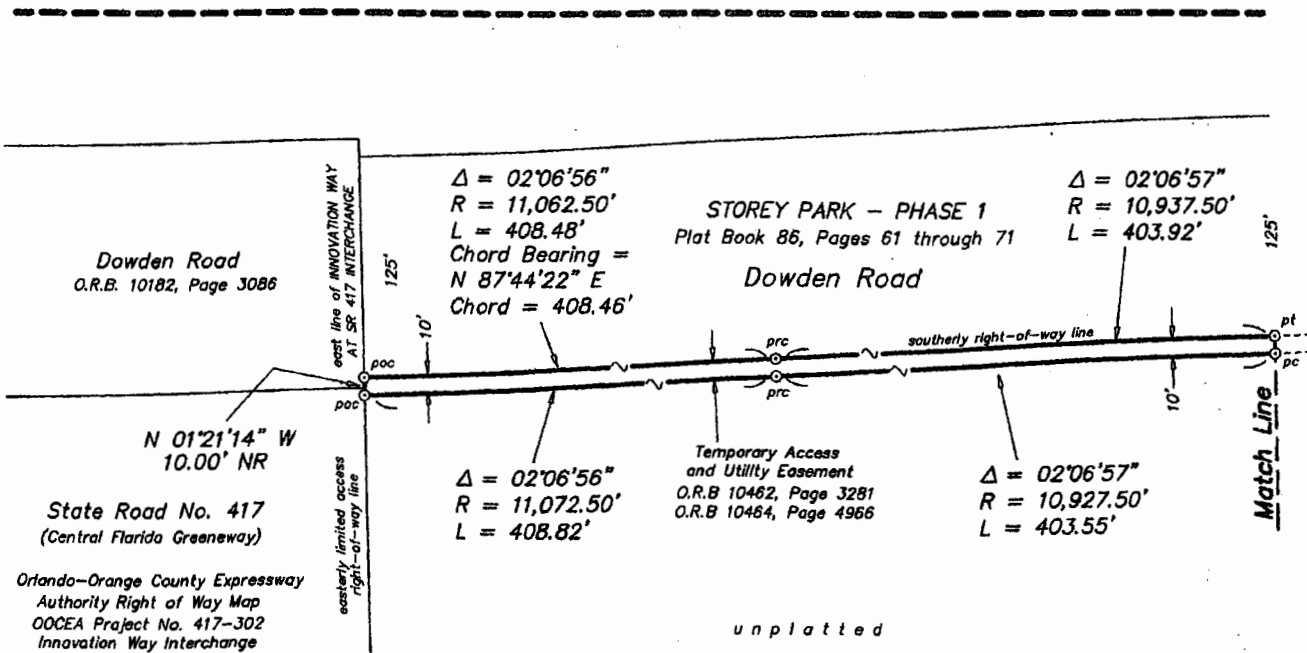
### Multi-Purpose Easement

situated in

Section 4, Township 24 South, Range 31 East  
 City of Orlando, Orange County, Florida

PREPARED FOR: <b>Lennar Homes, LLC</b>	JOB NO. <b>0813.46K</b>	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE DRAWING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE DRAWING PARTY.
 <b>GANUNG-BELTON ASSOCIATES, INC.</b> professional surveyors and mappers	SHEET <b>1 of 2</b> DATE <b>3/27/15</b> REV <b>5/23/16</b>	
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	SCALE <b>As Noted</b>	

DOWDEN ROAD, PHASE 1  
OCU FILE #: 14-U-025  
PURPOSE: UTILITY EASEMENT  
ESTATE: PERMANENT



**Sheet 2 of 2**  
See Sheet 1 of 2 for legal description.  
(GSA Job No. 0813.46K)