



Interoffice Memorandum

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: November 1, 2016

REAL ESTATE MANAGEMENT ITEM 5

DATE: October 14, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Virginia G. Williams, Senior Title Examiner *VGW*
Real Estate Management Division

**CONTACT
PERSON:** Ann Caswell, Manager

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

**ACTION
REQUESTED:** APPROVAL OF WARRANTY DEED FROM MATTAMY ORLANDO
LLC TO ORANGE COUNTY, APPROVAL AND EXECUTION OF
SUBORDINATION OF UTILITY INTERESTS BETWEEN DUKE
ENERGY FLORIDA, LLC, D/B/A DUKE ENERGY, F/K/A DUKE
ENERGY FLORIDA, INC., F/K/A FLORIDA POWER CORPORATION
AND ORANGE COUNTY AND AUTHORIZATION TO PERFORM
ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Reams Road Property PD

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road
widening improvements as a requirement of a right-of-way and adequate
public facility agreement.

ITEMS: Warranty Deed
Cost: \$39,375 (Impact Fee Credits)
Total size: 1.75 acres

Subordination of Utility Interests

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Risk Management Division
Transportation Planning Division

REMARKS: This conveyance is a requirement of the Right of Way Conveyance and Adequate Public Facilities Agreement approved by the Board of County Commissioners on March 15, 2016.

The County is executing the Subordination of Utility Interests to show acceptance of the terms and conditions, which includes a provision that should the County fail to approve any new construction or relocation of facilities by the Utility otherwise authorized under the aforementioned subordinated interest or require the Utility to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, County shall pay the reasonable cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.

Grantor to pay all closing costs and property taxes.

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.

NOV 01 2016

**This Instrument prepared by
and when recorded, return to:**

Juli Simas James, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1000
Orlando, FL 32801
(407) 423-3200

Project: Reams Road Property PD

WARRANTY DEED
(APF Land Conveyance)

THIS WARRANTY DEED, made and executed the 26th day of SEPTEMBER, A.D. 2016, by **MATTAMY ORLANDO LLC**, a Delaware limited liability company, having its principal place of business at 1900 Summit Tower Boulevard, Suite 500, Orlando, Florida 32810, GRANTOR, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is c/o Orange County Administrator, 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 Exhibit "A" attached hereto and incorporated herein by this reference.

Property Appraiser's Parcel Identification Numbers:

a portion of 35-23-27-0000-00-013
a portion of 35-23-27-0000-00-015
a portion of 34-23-27-0000-00-035
a portion of 02-24-27-0000-00-005

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 GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except for ad valorem real property taxes and assessments for the year 2016 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

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

Signed, sealed, and delivered
in the presence of:

MATTAMY ORLANDO LLC, a Delaware
limited liability company

Leslie C Candes
Witness

By: *[Signature]*
Alex Martin, Vice President

Leslie C Candes
Printed Name

Hema Carissa Dass
Witness

HEMA CARISSA DASS
Printed Name

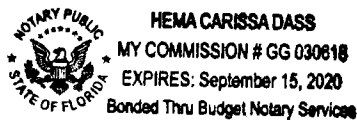
(Signature of **TWO** witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26th day of SEPTEMBER, 2016 by Alex Martin, as Vice President of **MATTAMY ORLANDO LLC**, a Delaware limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



Hema Carissa Dass
Notary Signature
HEMA CARISSA DASS
Printed Notary Name
Notary Public in and for the County and
State aforesaid
My commission expires: 9/15/2020

EXHIBIT "A"

LEGAL DESCRIPTION THIS IS NOT A SURVEY

Exhibit "A"
Page 1 of 12

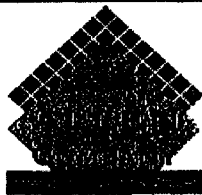
LEGAL DESCRIPTION:

A STRIP OF LAND LYING IN SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9870, PAGE 9296, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, BOUNDED ON THE NORTHEAST BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, ACCORDING TO PLAT BOOK 3, PAGE 85 OF SAID PUBLIC RECORDS, BEING BOUNDED ON THE EAST AND WEST BY THE EASTERLY AND WESTERLY LINES OF THE AFORESAID DESCRIBED LANDS AND BEING DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE RUN SOUTH 54°41'27" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 550.00 FEET TO THE SOUTHEASTERN MOST CORNER OF SAID LANDS; THENCE RUN SOUTH 36°38'07" WEST, ALONG SAID EASTERLY LINE OF SAID LANDS, 40.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN NORTH 54°41'27" WEST, PARALLEL WITH AND 40.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, 553.68 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN NORTH 41°52'20" EAST, ALONG SAID WESTERLY LINE, 40.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 22,074 SQUARE FEET OR 0.507 ACRES MORE OR LESS

SHEET 1 OF 3
SEE SHEET 3 OF 3
FOR SKETCH OF DESCRIPTION



16 EAST PLANT STREET
Water Garden, Florida 34707-1457 (407) 654-5353

Drawn name: L:\Data\20140312\CHFWHFE1\Autocad.dwg

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN ENDOSSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSURED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 54°41'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140312

DATE: 8-13-15

SCALE: 1"=100'

FIELD BY: N/A

CALCULATED BY: SEJ

DRAWN BY: SEJ

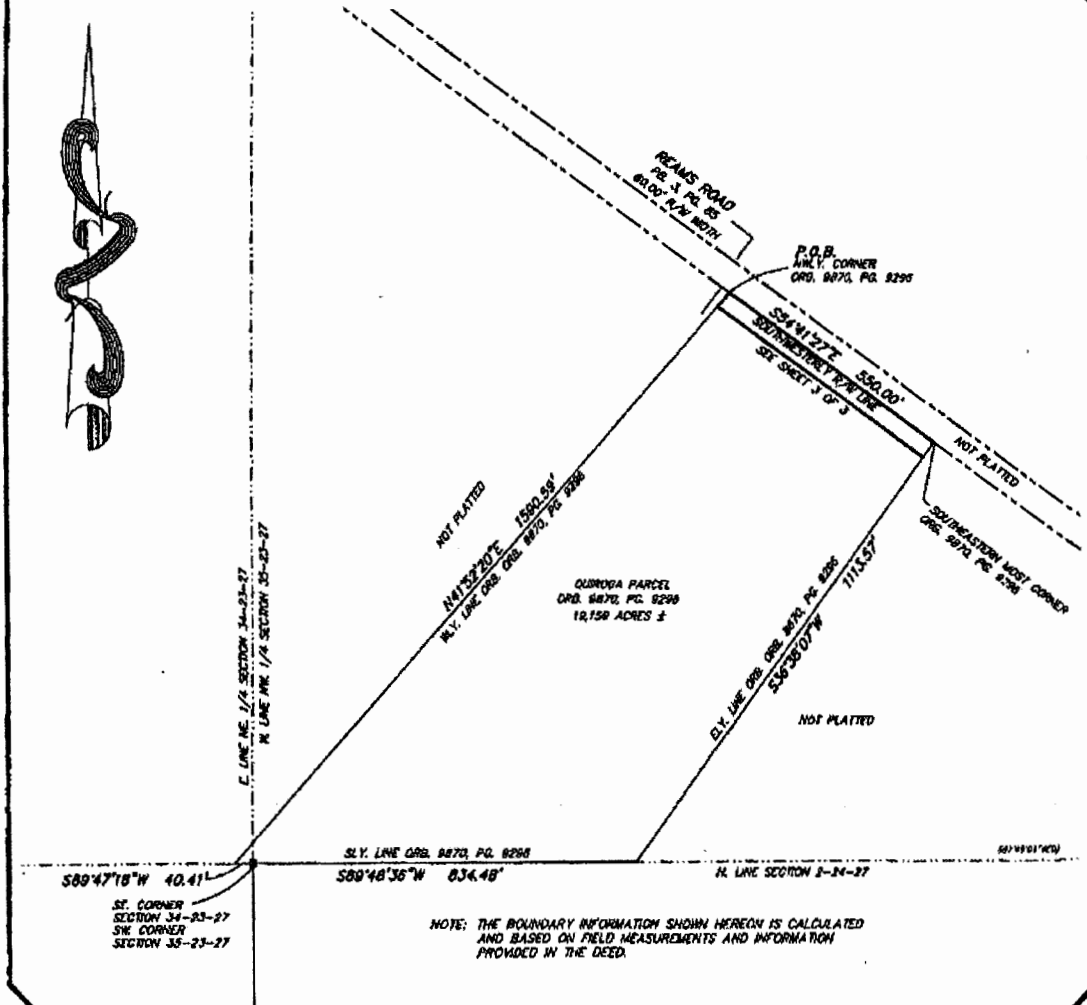
CHECKED BY: EGT


FOR THE LICENSED BUSINESS #0723, BY:

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

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
OVERALL PARCEL

Page 2 of 12

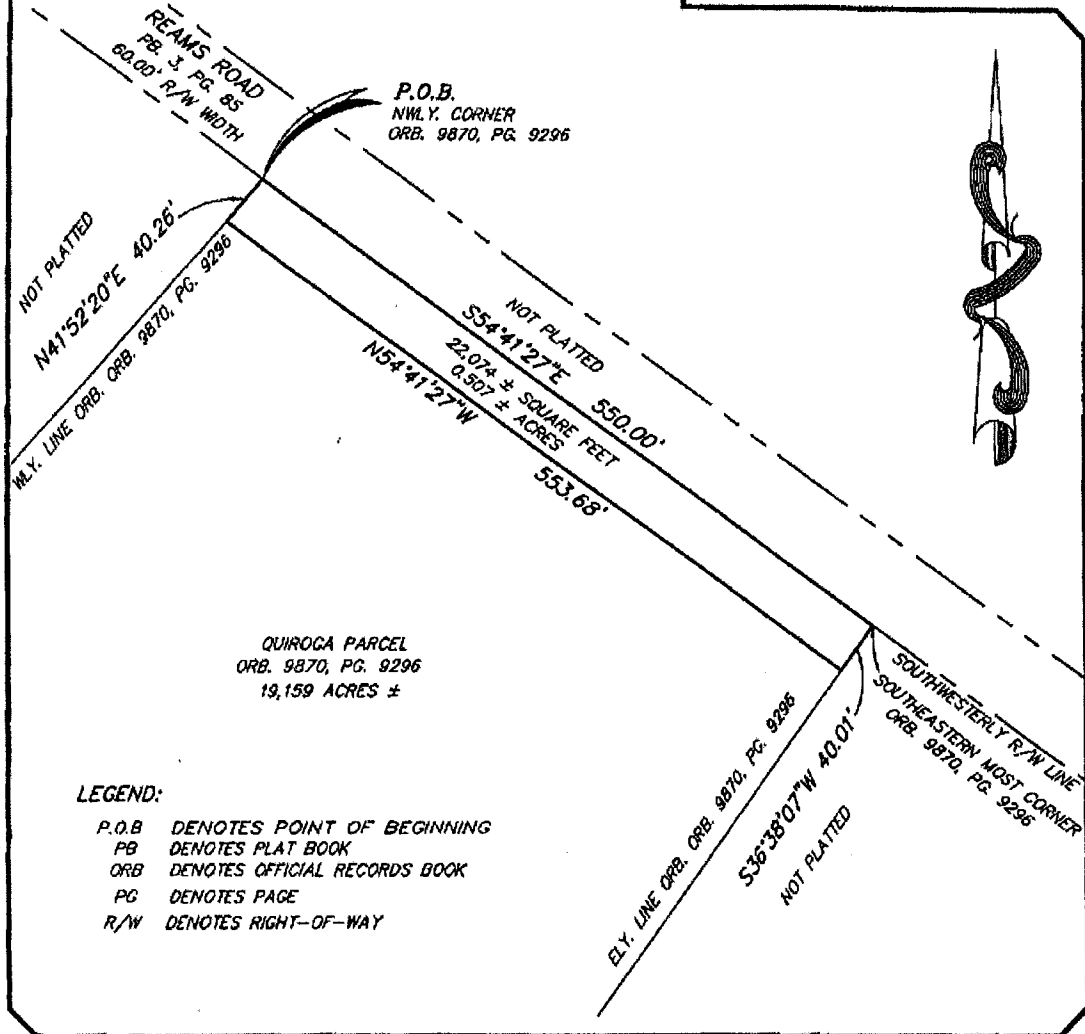


 <p>16 EAST PLANT STREET Winter Garden, Florida 34787 • (407) 854-5555</p>	SURVEYOR'S NOTES: 1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. 2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 84°41'27" EAST. 3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE. 4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM. 5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.	
	JOB NO. <u>20140312</u>	CALCULATED BY: <u>SEJ</u>
	DATE: <u>5-13-15</u>	DRAWN BY: <u>SEJ</u>
	SCALE: <u>1"=300'</u>	CHECKED BY: <u>EST</u>
	FIELD BY: <u>N/A</u>	

SHEET 2 OF 3
SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

Page 3 of 12



LEGEND:

P.O.B. DENOTES POINT OF BEGINNING
PB DENOTES PLAT BOOK
ORB DENOTES OFFICIAL RECORDS BOOK
PG DENOTES PAGE
R/W DENOTES RIGHT-OF-WAY



18 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 854-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN UNBOSSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 54°41'27\"

JOB NO. 20140312

DATE: 5-13-15

SCALE: 1"=100'

FIELD BY: N/A

CALCULATED BY: SEJ

DRAWN BY: SEJ

CHECKED BY: EGT

SHEET 3 OF 3
SEE SHEET 1 OF 3
FOR DESCRIPTION

Drawn name: L:\Data\20140312\SKETCHES\Quiroga rw sheet 3

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

Page 4 of 12

LEGAL DESCRIPTION:

A STRIP OF LAND LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1348, PAGE 202, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BOUNDED ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, ACCORDING TO PLAT BOOK 3, PAGE 85 OF SAID PUBLIC RECORDS, BEING BOUNDED ON THE NORTH AND SOUTH BY THE NORTH AND SOUTHERLY LINES OF THE AFORESAID DESCRIBED LANDS AND BEING DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN SOUTH 54°41'27" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 5.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 1222.65 FEET, A CENTRAL ANGLE OF 11°11'33", AN ARC LENGTH OF 238.84 FEET, A CHORD LENGTH OF 238.46 FEET AND A CHORD BEARING OF SOUTH 49°05'40" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 43°29'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 190.48 FEET TO THE SOUTHEASTERN MOST CORNER OF SAID LANDS; THENCE RUN SOUTH 50°09'24" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, 30.06 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 43°29'54" WEST, PARALLEL WITH AND 30.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) SAID WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, 106.35' FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, DEPARTING SAID PARALLEL LINE, ALONG SAID CURVE, HAVING A RADIUS OF 2023.00 FEET, A CENTRAL ANGLE OF 10°37'27", AN ARC LENGTH OF 375.12 FEET, A CHORD LENGTH OF 374.58 FEET AND A CHORD BEARING OF NORTH 50°14'35" WEST TO THE NORTH LINE OF SAID LANDS; THENCE RUN SOUTH 89°59'48" EAST, ALONG SAID NORTH LINE, 68.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 16,115 SQUARE FEET OR 0.370 ACRES MORE OR LESS

SHEET 1 OF 3
SEE SHEET 3 OF 3
FOR SKETCH OF DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 894-5355

Drawing name: L:\Data\20140312\SKETCHES\William rw sheet 1

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 54°41'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140312

DATE: 5-13-15

SCALE: 1"=100'

FIELD BY: N/A

CALCULATED BY: SEJ

DRAWN BY: SEJ

CHECKED BY: ECF

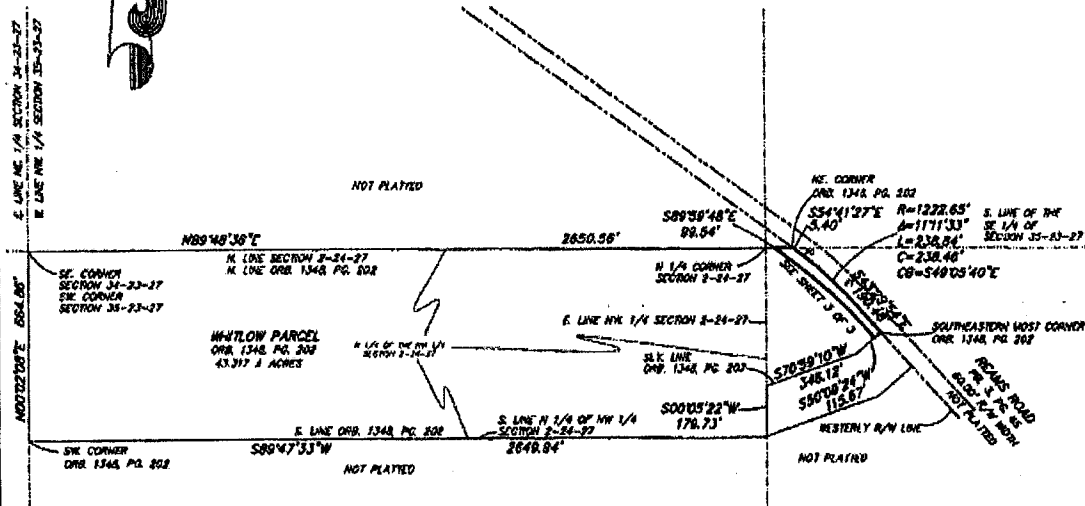
FOR THE LICENSED BUSINESS #0723 BY:

JAMES L. ROCKMAN, P.S.M. #0633

Page 5 of 12

P.O.B DENOTES POINT OF BEGINNING
PB DENOTES PLAT BOOK
ORB DENOTES OFFICIAL RECORDS BOOK
PG DENOTES PAGE
PC DENOTES POINT OF CURVATURE
PT DENOTES POINT OF TANGENCY
NT DENOTES NON TANGENT

Δ DENOTES CENTRAL ANGLE
 R DENOTES RADIUS
 L DENOTES ARC LENGTH
 C DENOTES CHORD LENGTH
 CB DENOTES CHORD BEARING
 R/W DENOTES RIGHT-OF-WAY



NOTE: THE BOUNDARY INFORMATION SHOWN HEREON IS CALCULATED AND BASED ON FIELD MEASUREMENTS AND INFORMATION PROVIDED IN THE DEED.



SURVEYOR'S NOTES:

REV. 9/15/15

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF BEAMS ROAD PLAT BOOK 3, PAGE 83, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 54°12'31" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140312

CALCULATED BY: SEJ

DATE: _____

DRAWN BY: SEJ

SCALE: 1"=500'

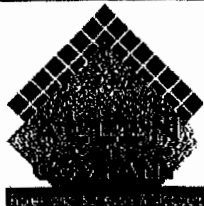
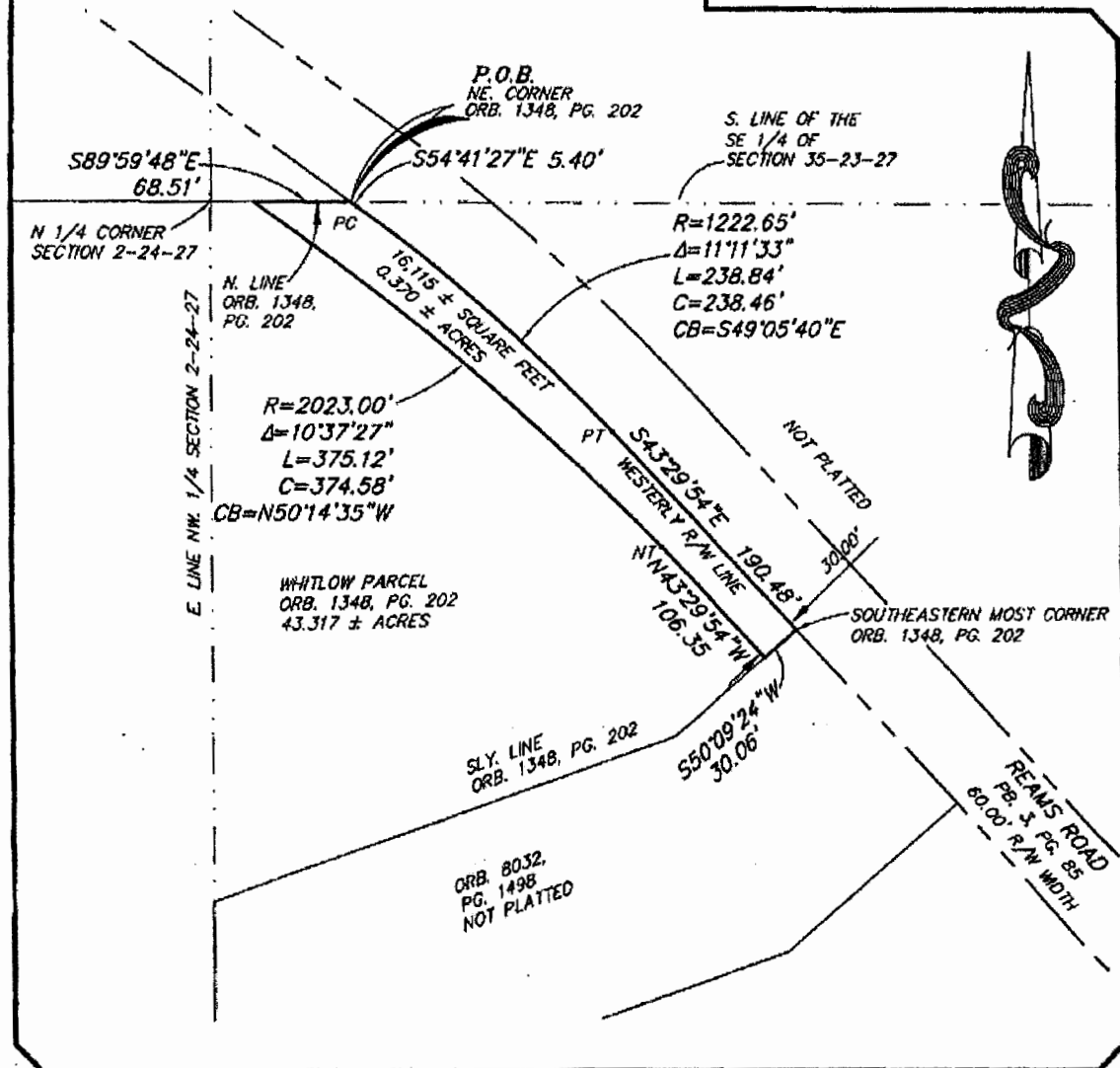
CHECKED BY: ECT

FIELD BY: N/A

SHEET 2 OF 3
SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

Page 6 of 12



16 EAST PLANT STREET
Winter Garden, Florida 34787 (407) 834-3333

Drawing name: L:\Data\20140312\SKETCHES\Whitlow rw sheet 3

SURVEYOR'S NOTES:

REV. 9/15/15

1. THIS LEGAL DESCRIPTION IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 54°41'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140312
DATE: 5-13-15
SCALE: 1"=100'
FIELD BY: N/A

CALCULATED BY: SEJ
DRAWN BY: SEJ
CHECKED BY: EGT

SHEET 3 OF 3
SEE SHEET 1 OF 3
FOR DESCRIPTION

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

Page 7 of 12

LEGAL DESCRIPTION:

A STRIP OF LAND LYING IN SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7601, PAGE 1703, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, BOUNDED ON THE NORTHEAST BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, ACCORDING TO PLAT BOOK 3, PAGE 85 OF SAID PUBLIC RECORDS, BEING BOUNDED ON THE WEST AND EAST BY THE WESTERLY AND EASTERLY LINES OF THE AFORESAID SAID DESCRIBED LANDS AND BEING DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE RUN SOUTH 54°41'27" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 550.00 FEET TO THE SOUTHEASTERN MOST CORNER OF SAID LANDS; THENCE RUN SOUTH 41°52'20" WEST, ALONG SAID EASTERLY LINE OF SAID LANDS, 40.26 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN NORTH 54°41'27" WEST, PARALLEL WITH AND 40.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, 546.24 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN NORTH 36°30'29" EAST, ALONG SAID WESTERLY LINE, 40.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 21,925 SQUARE FEET OR 0.503 ACRES MORE OR LESS

SHEET 1 OF 3
SEE SHEET 3 OF 3
FOR SKETCH OF DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 894-3333

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 54°41'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140312

DATE: 5-13-16

SCALE: 1"=100'

FIELD BY: N/A

CALCULATED BY: SEJ

DRAWN BY: SEJ

CHECKED BY: EST

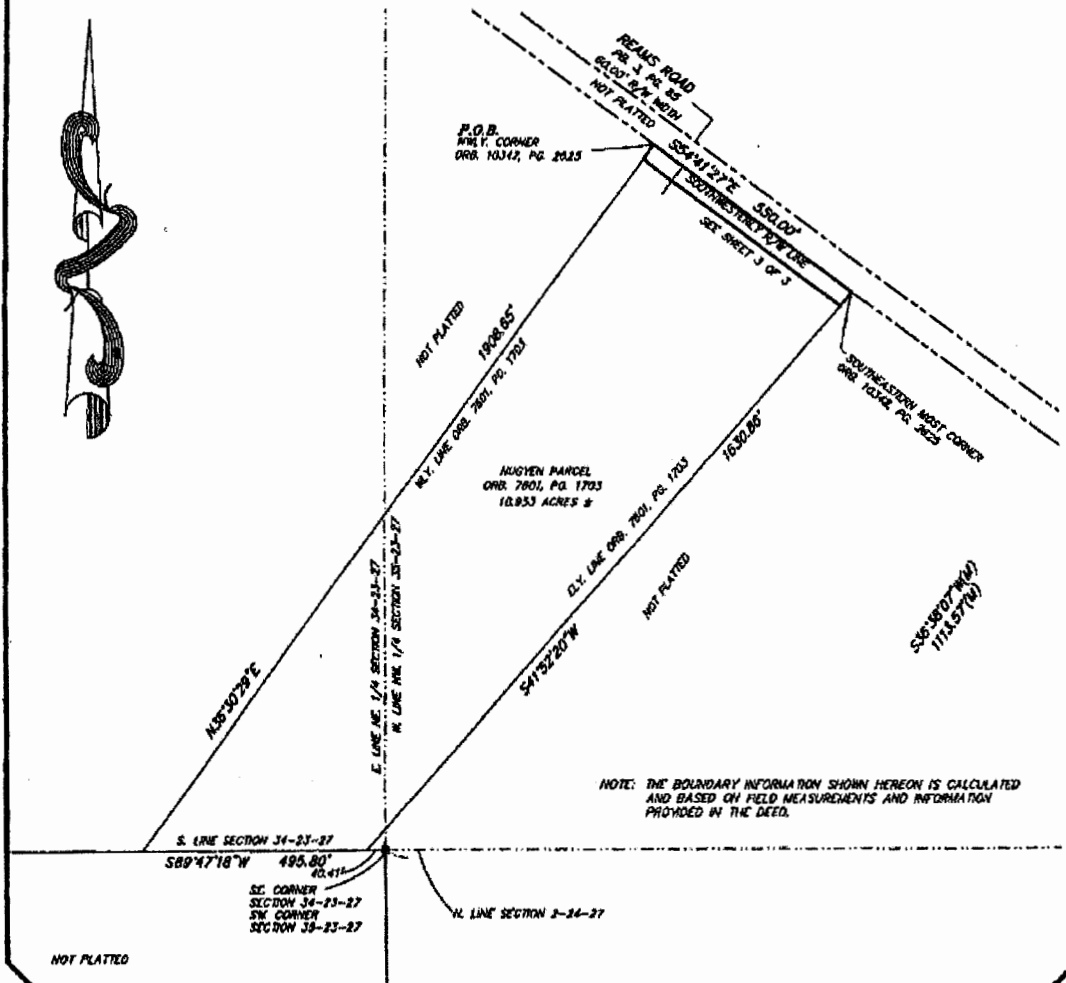
FOR THE LICENSED BUSINESS #8723 BY:

JAMES L. RICHMAN, P.S.M. #6033

Drawing name: L:\Dots\20140312\SKETCHES\Newcomer rw sheet 1

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
OVERALL PARCEL

Page 8 of 12



NOTE: THE BOUNDARY INFORMATION SHOWN HEREON IS CALCULATED AND BASED ON FIELD MEASUREMENTS AND INFORMATION PROVIDED IN THE DEED.

NOT PLATTED



16 EAST PLANT STREET
 Winter Garden, Florida 34787 (407) 854-5355

Drawing name: L:\Data\20140312\SKETCHES\Houven.rvt sheet 2

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF BEANS ROAD PLAT BOOK 1, PAGE 83, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 54°41'22" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

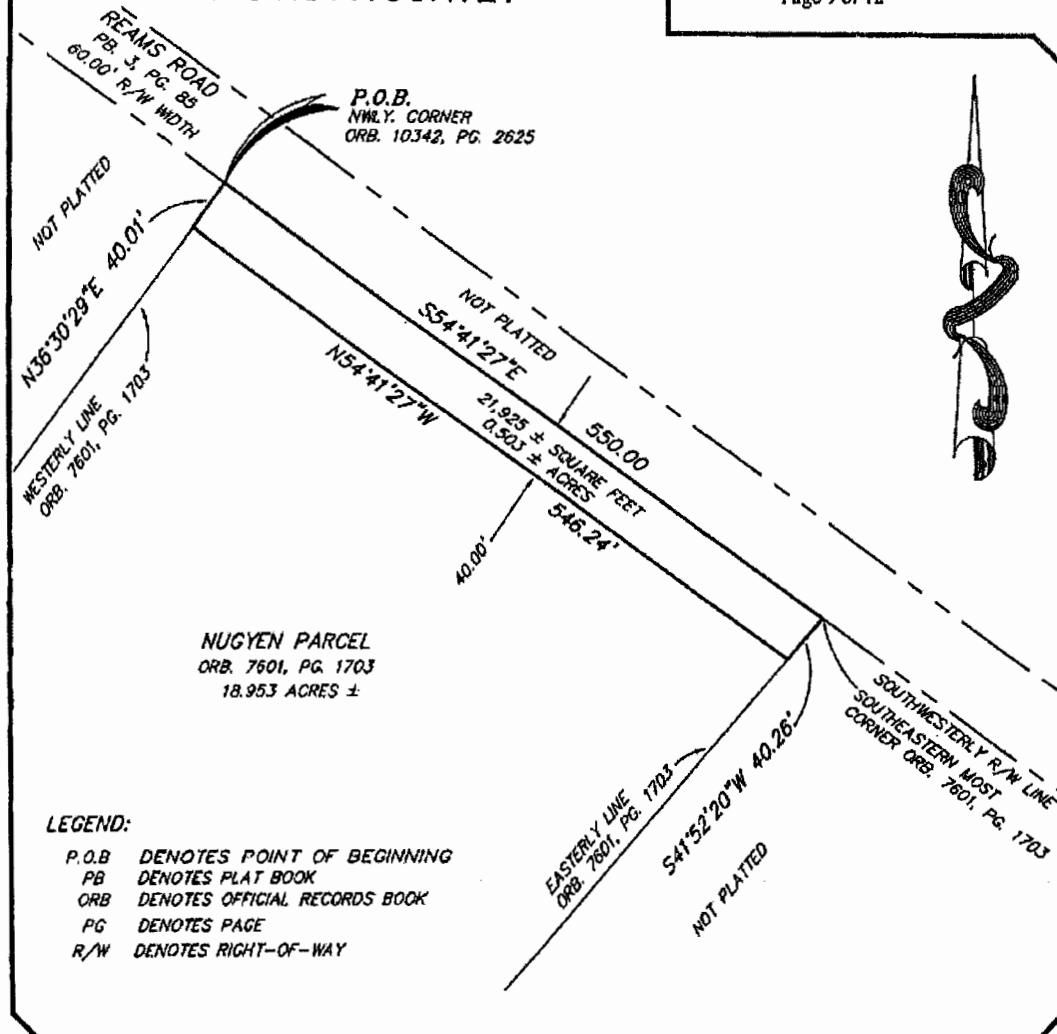
JOB NO. 20140312
 DATE: 5-13-13
 SCALE: 1"=300'
 FIELD BY: N/A

CALCULATED BY: SEJ
 DRAWN BY: SEJ
 CHECKED BY: EDT

SHEET 2 OF 3
 SEE SHEET 1 OF 3
 FOR LEGAL DESCRIPTION

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

Page 9 of 12



LEGEND:

P.O.B. DENOTES POINT OF BEGINNING
PB DENOTES PLAT BOOK
ORB DENOTES OFFICIAL RECORDS BOOK
PG DENOTES PAGE
R/W DENOTES RIGHT-OF-WAY



16 EAST PLANT STREET
Wesley Chapel, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 54°11'27\"
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140312
DATE: 5-13-15
SCALE: 1\"/>

CALCULATED BY: SEJ
DRAWN BY: SEJ
CHECKED BY: EPT

SHEET 3 OF 3
SEE SHEET 1 OF 3
FOR DESCRIPTION

Drawing name: I:\Data\20140312\SKETCHES\Woven rv sheet 3

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

Page 10 of 12

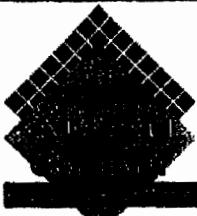
LEGAL DESCRIPTION:

A STRIP OF LAND LYING IN SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10343, PAGE 2625, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A STRIP OF LAND 40.00 FEET IN WIDTH, BOUNDED ON THE NORTHEAST BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, ACCORDING TO PLAT BOOK 3, PAGE 85 OF SAID PUBLIC RECORDS AND BEING BOUNDED ON THE WEST AND EAST BY THE WESTERLY AND EASTERLY LINES OF THE AFORESAID SAID DESCRIBED LANDS AND BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE RUN SOUTH 54°41'27" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 405.62 FEET TO THE SOUTHEASTERN MOST CORNER OF SAID LANDS; THENCE RUN SOUTH 36°30'29" WEST, ALONG SAID EASTERLY LINE OF SAID LANDS, 40.01 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 54°41'27" WEST, PARALLEL WITH AND 40.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, 405.37 FEET TO THE WESTERLY LINE OF SAID LANDS; THENCE RUN NORTH 36°08'57" EAST, ALONG SAID WESTERLY LINE, 40.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 16,220 SQUARE FEET OR 0.372 ACRES MORE OR LESS

SHEET 1 OF 3
SEE SHEET 3 OF 3
FOR SKETCH OF DESCRIPTION



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-3366

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 54°41'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140312

DATE: 5-13-15

SCALE: 1"=100'

FIELD BY: N/A

CALCULATED BY: SEJ

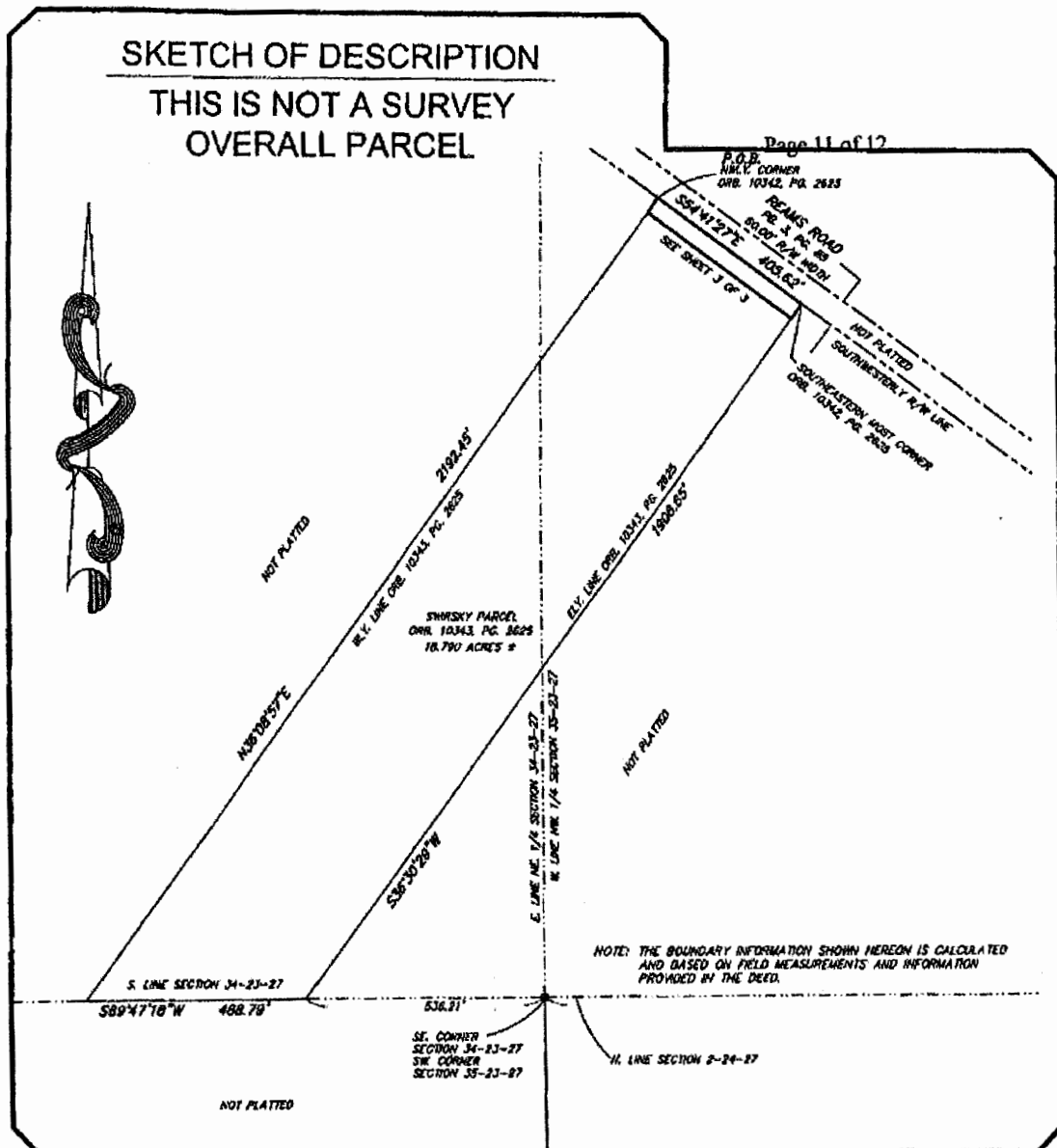
DRAWN BY: SEJ

CHECKED BY: EGT

FOR THE LICENSED BUSINESS #0723 BY:

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

Drawing name: L:\Data\20140312\SKETCHES\Sketch.rvt sheet 1



SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 84°41'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140312
DATE: 5-13-15
SCALE: 1"=300'
FIELD BY: N/A

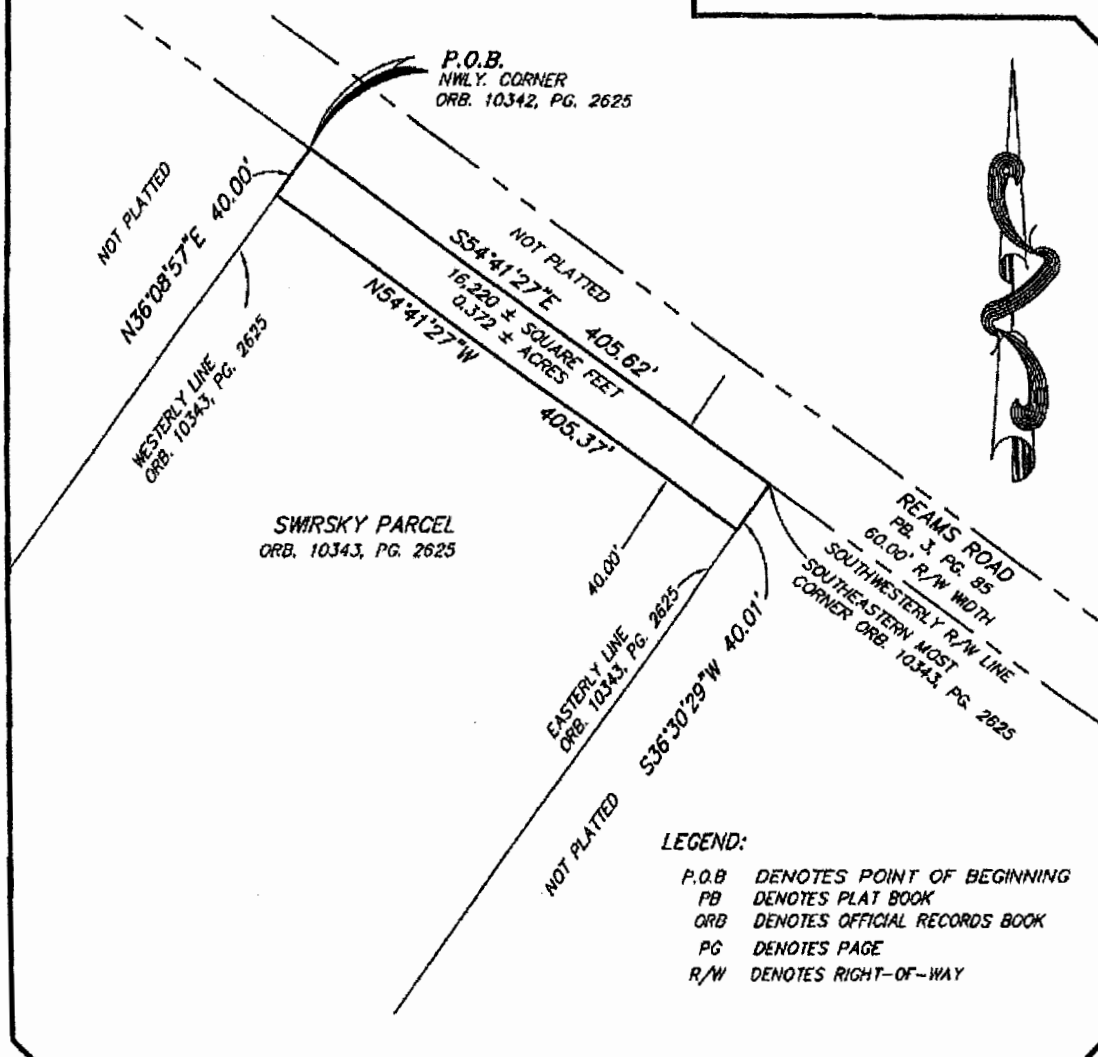
CALCULATED BY: SEJ
DRAWN BY: SEJ
CHECKED BY: EGT

SHEET 2 OF 3
SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION

Drawing name: I:\Data\20140312\SKETCHES\Shirsky re sheet 2

**SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY**

Page 12 of 12



LEGEND:

P.O.B. DENOTES POINT OF BEGINNING
PB DENOTES PLAT BOOK
ORB DENOTES OFFICIAL RECORDS BOOK
PG DENOTES PAGE
R/W DENOTES RIGHT-OF-WAY



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 854-5355

SURVEYOR'S NOTES:

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2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 34°11'27\"/>

JOB NO. 20140312

DATE: 5-15-15

SCALE: 1\"/>

FIELD BY: N/A

CALCULATED BY: SEJ

DRAWN BY: SEJ

CHECKED BY: EGY

**SHEET 3 OF 3
SEE SHEET 1 OF 3
FOR DESCRIPTION**

Drawing name: E:\Data\20140312\SKETCHES\Swirsky re sheet 3

Project: Reams Road Property PD Mattamy Orlando, 2016

SUBORDINATION OF UTILITY INTERESTS

THIS SUBORDINATION, entered into by and between DUKE ENERGY FLORIDA, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation d/b/a Progress Energy Florida, Inc., hereinafter called Utility and ORANGE COUNTY, a charter county and political subdivision of the State of Florida, hereinafter called County

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for public road right-of-way purposes; and

WHEREAS, the proposed use of these lands for public road right-of-way purposes will require subordination of the interest claimed in such lands by Utility to County; and

WHEREAS, County is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

Utility hereby subordinates to the interest of County, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE ATTACHED SCHEDULE "A"

Encumbrance:

Duke Energy Florida, LLC d/b/a Duke Energy, a Florida limited liability company, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation d/b/a Progress Energy Florida, Inc.

Easement filed March 23, 1971

Recorded in Official Records Book 2045, Page 448

Public Records of Orange County, Florida

Project: Reams Road Property PD Mattamy Orlando LLC, 2016

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with County's current minimum standards for such facilities as required by Article VI, Chapter 21 of the Orange County Code, as it may be replaced, amended, or superseded from time to time. Any new construction or relocation of facilities within the lands will be subject to prior approval by County. Should County fail to approve any new construction or relocation of facilities by the Utility otherwise authorized under the aforementioned subordinated interest or require the Utility to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, County shall pay the reasonable cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements (collectively "Reimbursement Costs").
2. Utility shall provide written notice to County's Director of Public Works (or equivalent in the event of reorganization) of the estimated costs and narrative scope of any alteration, adjustment, relocation, or removal of its facilities or of the acquisition of any additional easements at least 60 days prior to Utility incurring such costs.
3. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions herein, with the exception of the provision herein regarding Reimbursement Costs.
4. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of County's facilities.
5. The Utility agrees to indemnify and hold County harmless for, from and against any and all losses, claims or damages incurred by County to the extent arising from Utility's or Utility's Contractor's negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of Utility's facilities located on the above described easement.

Project: Reams Road Property PD Mattamy Orlando LLC, 2016

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, and by its proper officers thereunto duly authorized, the day and year first above written.

DUKE ENERGY FLORIDA, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Florida Power Corporation, a Florida corporation, d/b/a Progress Energy Florida, Inc.

Signed, sealed and delivered in the presence of:

By: *[Signature]*
Daniel Hendricks
Printed Name

Its: Manager, Land Services

[Signature]

PRINT NAME: Sam Evans

[Signature]

PRINT NAME Brian Conner

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 13 day of June, 2016, by Daniel Hendricks, Manager, Land Services of DUKE ENERGY FLORIDA, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation d/b/a Progress Energy Florida, Inc., on behalf of the company, who is personally known to me or who has produced _____ as identification.



SAM L. EVANS, JR
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF172231
Expires 10/28/2018

[Signature]
PRINT/TYPE NAME: Sam L. Evans, Jr
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: 10/28/18
Serial No., if any: _____

Project: Reams Road Property PD Mattamy Orlando LLC, 2016

IN WITNESS WHEREOF, County has executed this Subordination on the day and year below written.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Teresa Jacobs*
Teresa Jacobs,
Orange County Mayor

Date: 11.1.16

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

By: *Martha O. Haynie*
Deputy Clerk

Date: NOV 01 2016

This instrument prepared by:
Virginia G. Williams, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

A STRIP OF LAND LYING IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING THE EASTERLY 30.00 FEET OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11020, PAGE 5167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING ALL OF A FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2045, PAGE 448 OF SAID PUBLIC RECORDS, BEING BOUNDED ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, ACCORDING TO PLAT BOOK 3, PAGE 85 OF SAID PUBLIC RECORDS AND BEING BOUNDED ON THE NORTH AND SOUTH BY THE NORTH AND SOUTHERLY LINES OF THE AFORESAID DESCRIBED LANDS AND BEING DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHEAST CORNER OF SAID LANDS; THENCE RUN SOUTH 54°41'27" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 5.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 1222.65 FEET, A CENTRAL ANGLE OF 11°11'33", AN ARC LENGTH OF 238.84 FEET, A CHORD LENGTH OF 238.46 FEET AND A CHORD BEARING OF SOUTH 49°05'40" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 43°29'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 190.48 FEET TO THE SOUTHEASTERN MOST CORNER OF SAID LANDS; THENCE RUN SOUTH 50°09'24" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, 30.06 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 43°29'54" WEST, PARALLEL WITH AND 30.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) SAID WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, 188.56' FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, CONTINUING ALONG SAID PARALLEL LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 1192.65 FEET, A CENTRAL ANGLE OF 11°11'33", AN ARC LENGTH OF 232.98 FEET, A CHORD LENGTH OF 232.61 FEET AND A CHORD BEARING OF NORTH 49°05'40" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 54°41'27" WEST, CONTINUING ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 47.76 FEET TO THE NORTH LINE OF SAID LANDS; THENCE RUN SOUTH 89°59'48" EAST, ALONG SAID NORTH LINE, 51.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 13,560 SQUARE FEET OR 0.311 ACRES MORE OR LESS

SHEET 1 OF 3

SEE SHEET 2 OF 3 FOR PARENT
PARCEL AND LEGEND
SEE SHEET 3 OF 3 FOR SKETCH
OF DESCRIPTION



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

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 54°41'27" EAST.
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4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140312

DATE: 05/27/2016

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: SEJ

DRAWN BY: MR

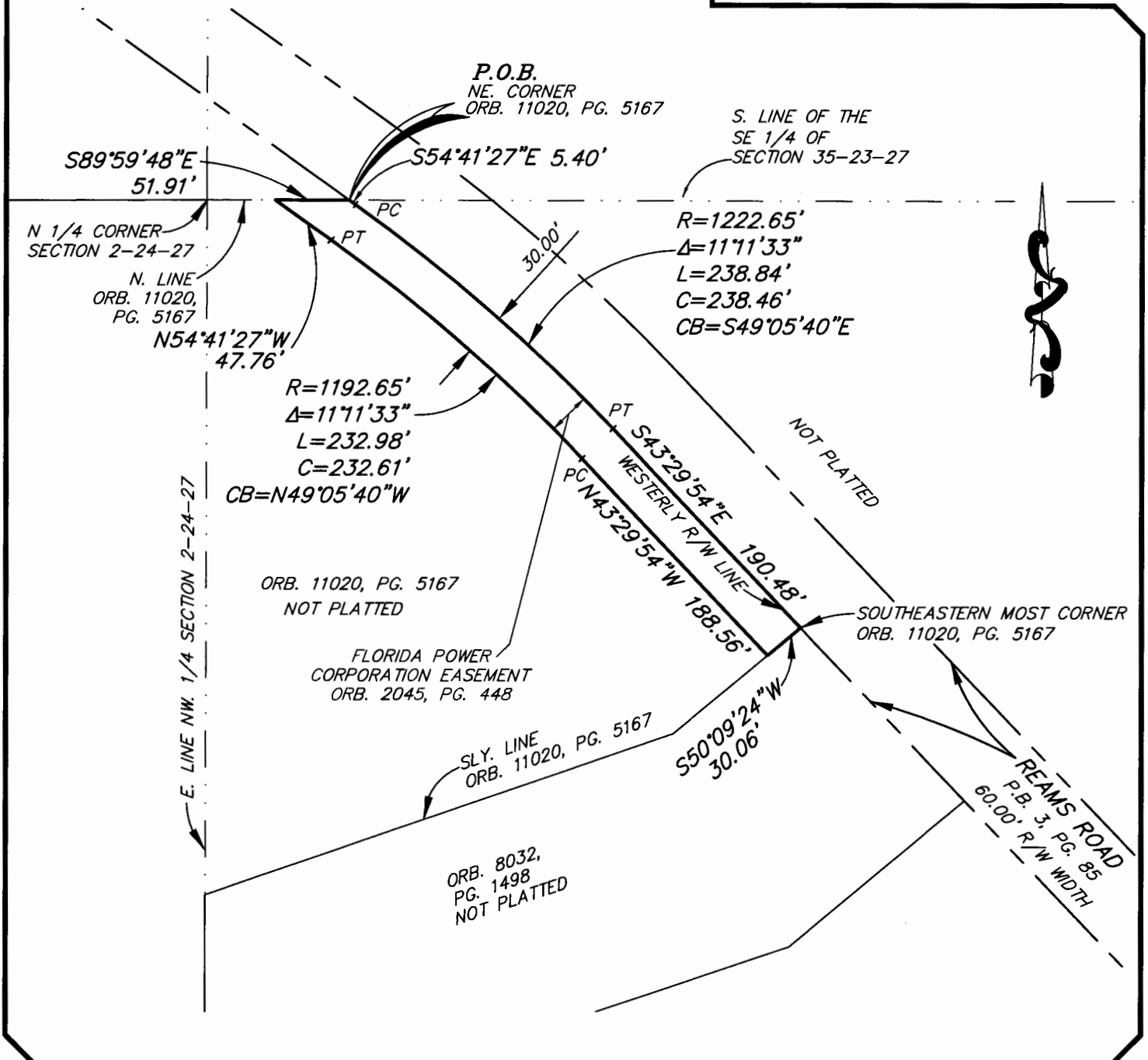
CHECKED BY: SEJ

FOR THE LICENSED BUSINESS #6723 BY:

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

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY



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

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JOB NO. 20140312
DATE: 05/27/2016
SCALE: 1"=100'
FIELD BY: N/A

CALCULATED BY: SEJ
DRAWN BY: MR
CHECKED BY: SEJ

SHEET 3 OF 3

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION
SEE SHEET 2 OF 3 FOR PARENT PARCEL AND LEGEND