



Interoffice Memorandum


APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS

BCC Mtg. Date: November 29, 2016

REAL ESTATE MANAGEMENT ITEM 3

**DATE:** November 14, 2016

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

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

**FROM:** Russell L. Corriveau, Senior Acquisition Agent   
Real Estate Management Division

**CONTACT  
PERSON:** Ann Caswell, Manager

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

**ACTION  
REQUESTED:** APPROVAL OF PURCHASE PRICE ABOVE APPRAISED VALUE,  
PURCHASE AGREEMENT, SPECIAL WARRANTY DEED, SLOPE  
AND FILL EASEMENT, DRAINAGE EASEMENT, WALL  
MAINTENANCE EASEMENT, TEMPORARY CONSTRUCTION  
EASEMENT BETWEEN CHOWDER APARTMENTS LP AND  
ORANGE COUNTY, SUBORDINATION OF ENCUMBRANCES TO  
PROPERTY RIGHTS TO ORANGE COUNTY FROM U.S BANK  
NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY  
BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL  
MORTGAGE SECURITIES TRUST 2007-CIBC19, COMMERCIAL  
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-  
CIBC19, SUBORDINATION OF ENCUMBRANCE TO PROPERTY  
RIGHTS TO ORANGE COUNTY FROM BRIGHT HOUSE  
NETWORKS, LLC, F/K/A TIME WARNER ENTERTAINMENT-  
ADVANCE/NEWHOUSE PARTNERSHIP D/B/A TIME WARNER  
CABLE F/K/A AMERICAN TELEVISION & COMMUNICATIONS  
CORPORATION FORMERLY DOING BUSINESS AS  
ORANGE/SEMINOLE CABLEVISION, AUTHORIZATION TO  
DISBURSE FUNDS TO PAY PURCHASE PRICE AND CLOSING  
COSTS AND PERFORM ALL ACTIONS NECESSARY AND  
INCIDENTAL TO CLOSING

**PROJECT:** Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

District 6

**PURPOSE:** To provide for access, construction, operation, and maintenance of road widening improvements.

**ITEMS:** Purchase Agreement  
(Parcels 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C)

Special Warranty Deed (Instrument 1011.1)

Cost: \$2,078,120.00

Size: 24,567.84 square feet

Slope and Fill Easement (Instrument 8011.1)

Cost: \$10,560.00

Size: 602 square feet

Drainage Easement (Instrument 8011A.1/8011C.1)

Cost: \$16,720.00

Total size: 1,566 square feet

Wall Maintenance Easement (Instrument 8011B.1)

Cost: \$11,880.00

Size: 675 square feet

Temporary Construction Easement  
(Instrument 7011A.1/7011B.1/7011C.1)

Cost: \$82,720.00

Total size: 5,367 square feet

Term: 7 years, or upon completion of construction, whichever occurs first.

Subordination of Encumbrances to Property Rights to Orange County  
(Instrument 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3 & 8011C.3)

Subordination of Encumbrance to Property Rights to Orange County  
(Instrument 1011.5/8011.5/8011A.5/8011B.5/8011C.5)

**BUDGET:** Account No.: 1023-072-5109-6110 & 1034-072-3045-6110

**FUNDS:** \$2,208,026.78 Payable to First American Title Insurance Company  
(purchase price and closing costs)

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department

**REMARKS:** Grantor to pay all 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.**

# REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: October 28, 2016

Amount: \$2,208,026.78

Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

Parcels: 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C

Charge to Account #1023-072-5109-6110 & 1034-072-3045-6110

Controlling Agency Approval \_\_\_\_\_ Date \_\_\_\_\_

Fiscal Approval \_\_\_\_\_ Date \_\_\_\_\_

TYPE TRANSACTION (Check appropriate block{s})

☒ Pre-Condemnation ☐ Post-Condemnation ☐ Not Applicable District # 6

☐ Acquisition at Approved Appraisal  
☐ Acquisition at Below Approved Appraisal  
☒ Acquisition at Above Approved Appraisal

Payable to: First American Title Insurance Company

Purchase price, \$2,200,000.00  
 Title Insurance/Closing costs \$8,026.78

Total \$2,208,026.78

DOCUMENTATION ATTACHED (Check appropriate block{s})

☒ Purchase Agreement  
☒ Copy of Executed Instruments  
☒ Certificate of Value  
☒ Settlement Analysis

Payable to: First American Title Insurance Company - \$2,208,026.78 (Purchase price/Title Insurance/Closing costs)

\*\*\*\*\*  
**\*\*Note; Payment to be made by Wire Transfer**  
 \*\*\*\*\*

Recommended by   
 Russell L. Corriveau, Senior Acquisition Agent,  
 Real Estate Management Division

10/28/16  
 Date

Payment Approved   
 Ann Caswell, Manager, Real Estate Management Division

11-11-16  
 Date

Certified   
 Approved by BCC Deputy Clerk to the Board

NOV 29 2016  
 Date

Examined/Approved \_\_\_\_\_  
 Comptroller/Government Grants

Check No. / Date

**REMARKS:** This parcel will close within 30 days of approval by the BCC. Please Contact Acquisition Agent @ 67074 if there are any questions. *\*Wire Instructions will be sent to Finance after BCC Approval.*

APPROVED  
 BY ORANGE COUNTY BOARD  
 OF COUNTY COMMISSIONERS

NOV 29 2016

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Recommended by Russell L. Corriveau  
Russell L. Corriveau, Senior Acquisition Agent,  
Real Estate Management Division

Date

Payment Approved Ann Caswell  
Ann Caswell, Manager, Real Estate Management Division

Date

Certified Deputy Clerk to the Board  
Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

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Project: Holden Avenue RCA  
Limits: (John Young Parkway to Orange Blossom Trail)  
Parcel: 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C

**APPROVED**  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

**NOV 29 2016**

**PURCHASE AGREEMENT**

**COUNTY OF ORANGE  
STATE OF FLORIDA**

THIS AGREEMENT, made between Chowder Apartments LP, a Florida limited partnership, hereinafter referred to as SELLER, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

**WITNESSETH:**

WHEREAS, BUYER requires the land described on Schedule "A" attached hereto for the above referenced project and SELLER agrees to furnish said land for such purpose.

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

**A portion of: 15-23-29-0000-00-058**

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), each to the other paid, the parties hereto agree as follows:

1. SELLER agrees to sell and convey said land unto BUYER by Special Warranty Deed Parcel 1011 free and clear of all liens and encumbrances, except easements of record acceptable to Buyer, if any, for the sum of \$2,078,120.00.
2. SELLER agrees to execute a Slope and Fill Easement Parcel 8011 free and clear of all liens and encumbrances, except easements of record acceptable to Buyer, if any, for the sum of \$10,560.00.
3. SELLER agrees to execute a Drainage Easement for Parcels 8011A/8011C free and clear of all liens, and encumbrances, except easements of record acceptable to Buyer, if any, for the sum of \$16,720.00.

Project: Holden Avenue RCA  
Limits: (John Young Parkway to Orange Blossom Trail)  
Parcel: 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C

4. SELLER agrees to execute a Wall Maintenance Easement Parcel 8011B free and clear of all liens, and encumbrances, except easements of record acceptable to Buyer, if any, for the sum of \$11,880.00.
5. SELLER agrees to execute a Temporary Construction Easement on Parcels 7011A/7011B/7011C, for a period equal to the earlier of 7 years or upon completion of BUYER'S construction on the Parcels that are the subject of this AGREEMENT, free and clear of all liens, for the sum of \$82,720.00.

Total Purchase Price \$2,200,000.00

6. This transaction shall be closed and the deed and other closing papers delivered on or before ninety (90) days from the Effective Date of this AGREEMENT. Closing shall take place at the offices of the Orange County Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida, 32801, or at a Title Company designated by the BUYER. Notwithstanding anything contained herein to the contrary, the parties agree that closing of this transaction BUYER'S Title Company without the personal attendance of BUYER and SELLER, with the Title Company acting as escrow agent for the purposes of such closing. BUYER shall be solely responsible for payment of any fees or charges imposed by the Title Company in connection with its role as escrow agent/disbursing agent.
7. SELLER agrees to remove any personal items from said Parcels 1011, 8011, 8011A, 8011B, 8011C, 7011A, 7011B, 7011C before March 1, 2017. It is mutually agreed that any items not removed before this date shall be deemed abandoned and BUYER, or its contractors, may remove and dispose of said items at its cost and expense. The property owner will have no further claim or interest in said items after this date without a written agreement between the parties.
8. SELLER does does not (circle preference) agree that during the period of construction, COUNTY is permitted to enter upon BUYER'S remainder property a distance of 15 feet beyond the new right-of-way line established by Parcel 1011 for the purpose of grading this area in order to harmonize SELLER'S remaining property with the new construction. Grading is to be done on a best effort basis as the equipment will allow, avoiding all improvements, trees and landscaping except grass turf. BUYER to replace disturbed grass turf with equal or better sod.

Expenses:

- A. All taxes to the date of closing shall be paid by SELLER at closing, except if closing occurs between November 1<sup>st</sup> and December 31<sup>st</sup>, taxes for the entire year will be paid.

Project: Holden Avenue RCA

Limits: (John Young Parkway to Orange Blossom Trail)

Parcel: 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C

- B. Title insurance is to be paid by BUYER. BUYER will also pay for the recording of the deed and related easements and subordination documents.
9. This AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between SELLER and BUYER, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between SELLER and BUYER. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless such additions, alterations, variations, or waivers are expressly set forth in writing and duly signed.
10. Special clauses:
- A. This AGREEMENT is contingent upon delivery by SELLER to BUYER in recordable form all instruments necessary to convey title to the property, title to be in accordance with the provisions of Section 10.F below.
  - B. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership.
  - C. This property is being purchased in lieu of eminent domain proceedings.
  - D. SELLER will surrender possession of the property at time of closing.
  - E. Effective Date: This AGREEMENT shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division, as may be appropriate, such date being referred to herein as the "Effective Date". BUYER shall promptly advise SELLER of the Effective Date.
  - F. BUYER shall have sixty (60) days after the Effective Date (the "Inspection Period") to determine whether BUYER is willing to accept title to and acquire the property from SELLER. On or before twenty (20) days following the Effective Date of this AGREEMENT (the date the AGREEMENT is approved by the Board of County Commissioners and/or the Manager/Assistant Manager of Orange County Real Estate Management Division), BUYER may, at its sole cost and expense, obtain a current commitment for title insurance (ALTA form B, June 17, 2006) committing to insure BUYER as purchaser of the property in the amount of the purchase price (hereinafter referred to as the "Commitment"), evidencing that marketable fee simple title to the property is currently vested in SELLER. In the event that BUYER shall determine that any one or more of the exceptions listed as such in the Commitment are unacceptable to



Project: Holden Avenue RCA

Limits: (John Young Parkway to Orange Blossom Trail)

Parcel: 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C

BUYER in its sole discretion; BUYER shall notify SELLER of that fact in writing on or before fifteen (15) days following BUYER'S receipt of the Commitment. Such written notice shall specify those exceptions listed as such in the Commitment which are objectionable to BUYER (hereinafter referred to as "Title Defects"), and SELLER may take up to fifteen (15) days to cure or eliminate the Title Defects at SELLER'S election and without obligation to incur expense or to initiate legal proceedings. If SELLER is successful in curing or eliminating the Title Defects, the closing hereunder shall take place on the date specified in Paragraph 6 hereof. In the event SELLER is unable or unwilling to cure or eliminate the Title Defects within the fifteen (15) day period so provided, BUYER shall, prior to the expiration of the Inspection Period, either (a) elect to extend time period to cure title defects, for a period not to exceed thirty (30) days, subject to SELLER'S right to terminate this AGREEMENT if BUYER elects to extend pursuant to this clause (a), or (b) terminate this AGREEMENT on account thereof, or (c) elect to close its purchase of the property and accept a conveyance of SELLER'S title thereto subject to and notwithstanding the existence of the Title Defects on the date specified in Paragraph 6 hereof, or (d) proceed on its own to cure or eliminate the Title Defects at any time prior to the Closing date specified in Paragraph 6 hereof and proceed to Closing. In the event that BUYER elects to terminate this AGREEMENT because of the existence of Title Defects which are not cured or eliminated, upon giving written notice of that fact to SELLER on or before the expiration of the Inspection Period described herein, this AGREEMENT shall terminate. In the event BUYER elects to proceed on its own to cure or eliminate the Title Defects, SELLER agrees to provide its reasonable cooperation in connection with BUYER'S efforts but SELLER shall have no obligation to incur expense or to initiate legal proceedings.

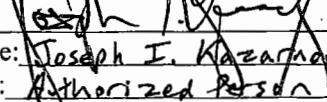
- G. This AGREEMENT may be executed in any number of counterparts each of which when so executed and delivered shall be deemed to be an original, but all such counterparts shall constitute one and the same agreement.

Project: Holden Avenue RCA  
Limits: (John Young Parkway to Orange Blossom Trail)  
Parcel: 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C

WITNESS WHEREOF, the parties hereto have executed this AGREEMENT on the date(s) written below.

Chowder Apartments LP, a Florida limited partnership, SELLER

BY: Chowder Manager LLC, a Florida limited liability company, its general partner

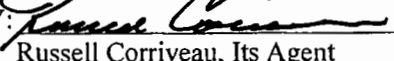
By:   
Name: Joseph I. Kazarnsky  
Title: Authorized Person

c/o Fieldstone Properties LLC, 1719 Route 10,  
Suite 220, Parsippany, New Jersey 07054,  
Attn: Samuel Gibber  
Post Office Address

DATE: 11/20/15

And

ORANGE COUNTY, FLORIDA, BUYER

BY:   
Russell Corriveau, Its Agent

DATE: 11/11/16

This instrument prepared by:  
Russ Corriveau, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida 9/22/15

## SCHEDULE "A"

PARCEL No.: 1011

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South line of said Holden Avenue as shown on said Right of Way Map for a Point of Beginning; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rio Grande Avenue run North 53°13'59" West a distance of 47.16 feet to the beginning of a nontangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87°46'27" West; thence from a tangent bearing of South 86°14'52" West, run Westerly along the arc of said curve through a central angle of 03°03'09" a distance of 307.48 feet to the point of tangency; thence departing said curve run South 89°18'01" West parallel with the aforesaid South right of way line of Holden Avenue a distance of 56.79 feet; thence run South 00°41'59" West a distance of 3.00 feet; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey a distance of 210.00 feet; thence run South 00°41'59" East a distance of 2.00 feet; thence run South 89°18'01" West a distance of 100.00 feet; thence run North 00°41'59" West a distance of 2.00 feet; thence run South 89°18'01" West a distance of 430.00 feet; thence run North 00°41'59" West a distance of 3.00 feet; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey a distance of 159.57 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 15, Township 23 South, Range 29 East; thence run North 00°13'13" West along said East line a distance of 17.50 feet to the aforesaid South right of way line of Holden Avenue; thence departing said East line run North 89°18'01" East along said South right of way line of Holden Avenue a distance of 1301.32 feet to the Point of Beginning.

Containing 0.564 acres, more or less.

**THIS IS NOT A BOUNDARY SURVEY**

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5582

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	7/13/04
CHECKED BY:	J. CAMPBELL	DATE:	7/13/04
SEC. 15, TWP. 23 S., RIF. 29 E.	REVISOR: 6/24/03	SCALE:	N/A
		LEI JOB No.:	02076.10

# SKETCH OF DESCRIPTION

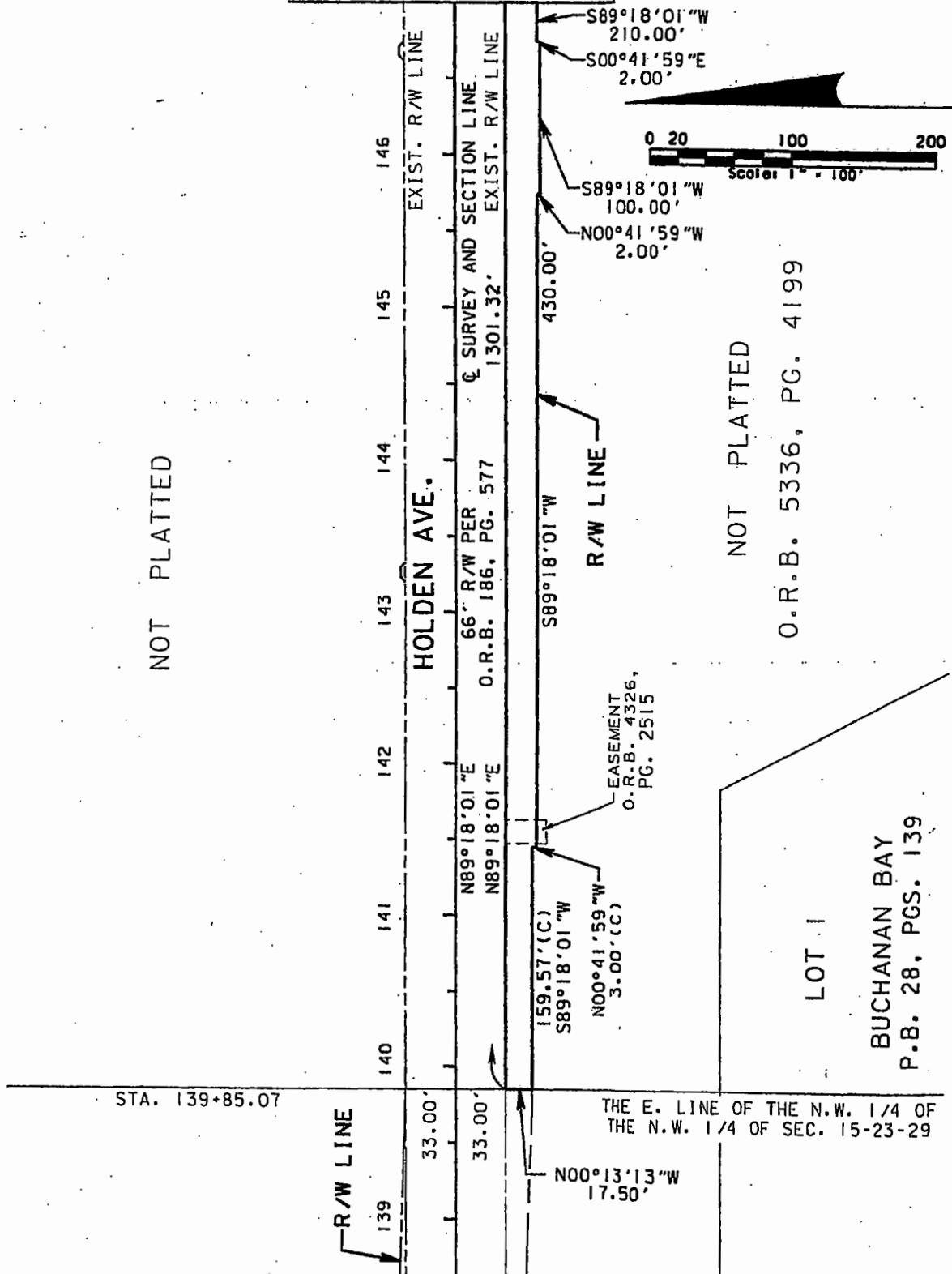
PARCEL No.: 1011

THIS IS NOT A BOUNDARY SURVEY

SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

MATCH LINE - STA. 147+00.00



SEC. 15, TWP. 23 S., RGE. 29 E.

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 7/13/04

DATE: 7/13/04

REVISED: 8/7/07

LEI JOB No.: 02076 IN

SCALE: 1" = 100'

SHEET 2 OF 4

# SKETCH OF DESCRIPTION

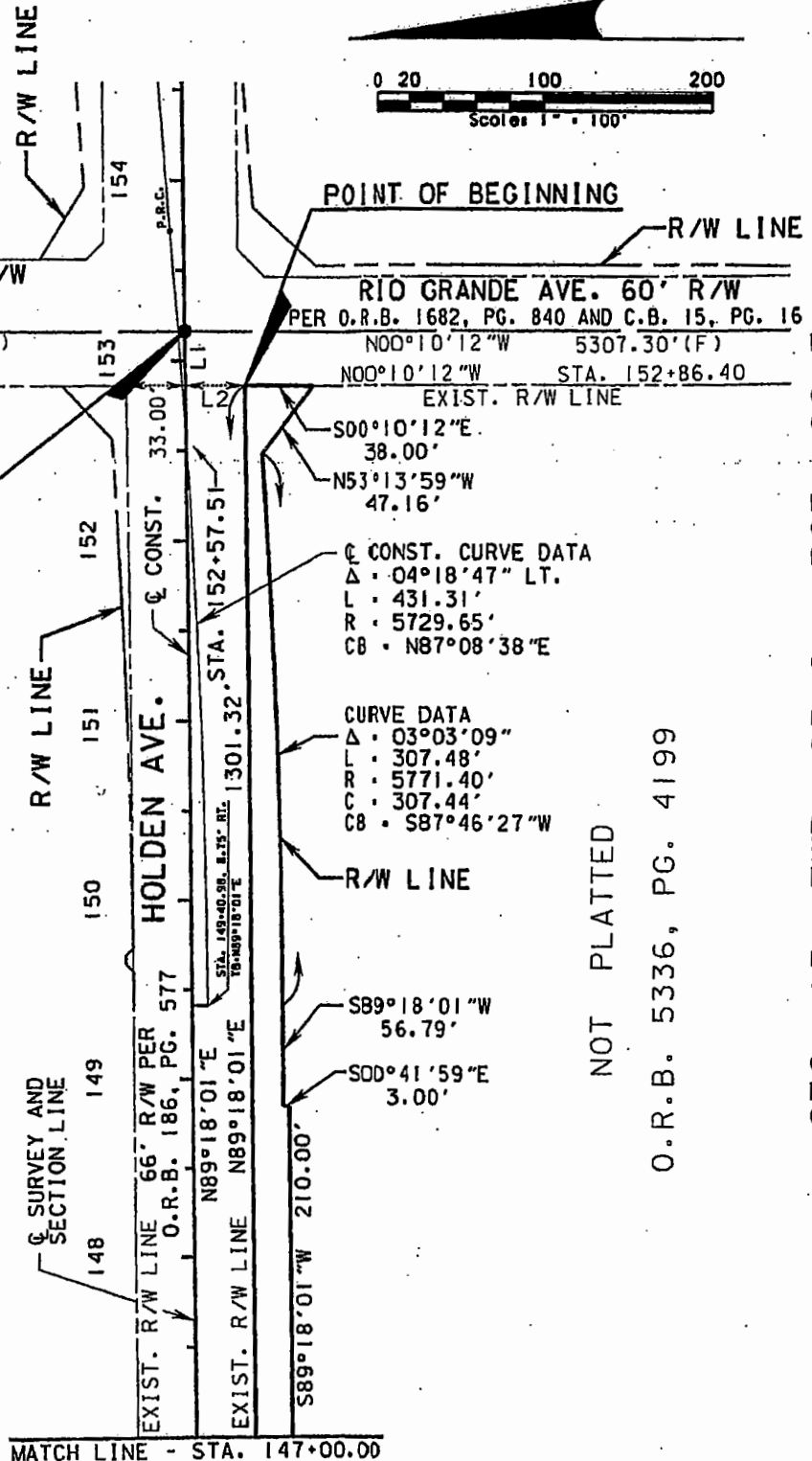
PARCEL No.: 1011

THIS IS NOT A BOUNDARY SURVEY

SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

LINE TABLE	
L1	S89°18'01"W 30.00'
L2	S00°10'12"E 33.00'



MATCH LINE - STA. 147+00.00

SEC. 15, TWP. 23 S., RGE. 29 E.

NOT PLATTED  
O.R.B. 5336, PG. 4199

# SKETCH OF DESCRIPTION

PARCEL No.: 1011

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 0.564 ACRES, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D.	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

## SCHEDULE "A"

PARCEL No.: 8011

ESTATE: PERPETUAL EASEMENT

PURPOSE: SLOPE AND FILL

### DESCRIPTION:

That part of

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line a distance of 38.00 feet; thence departing said West right of way line run North 53°13'59" West a distance of 41.01 feet for a Point of Beginning, said point being the beginning of a non-tangent curve concave Northerly having a radius of 5775.40 feet and a chord bearing of South 86°57'35" West; thence from a tangent bearing of South 86°12'05" West, run Westerly along the arc of said curve through a central angle of 01°31'00" a distance of 152.89 feet to the end of said curve; thence run North 02°16'55" West a distance of 4.00 feet to a point on a curve concave Northerly and concentric with the aforesaid curve having a radius of 5771.40 feet and a chord bearing of North 86°58'59" East; thence from a tangent bearing of North 87°43'06" East run Easterly along the arc of said curve through a central angle of 01°28'13" a distance of 148.11 feet to the end of said curve; thence run South 53°13'59" East a distance of 6.15 feet to the Point of Beginning.

Containing 602 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR., STATE OF  
P.S.M. No. 15522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	11/10/05
CHECKED BY:	J. CAMPBELL	DATE:	11/10/05
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3

SCALE: N/A  
LEI JOB No.: 02076.10

# SKETCH OF DESCRIPTION

PARCEL No.: 8011

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE  
L1 S89°18'01"W 30.00'  
L2 S00°10'12"E 33.00'

0 20 100 200  
Scale: 1" = 100'

R/W LINE

POINT OF BEGINNING

R/W LINE

RIO GRANDE AVE. 70' R/W

PER O.R.B. 396, PG. 571

AND O.R.B. 3019, PG. 782

N00°20'28"W 1322.21'(F)

EXIST. R/W LINE STA. 152+86.40

RIO GRANDE AVE. 60' R/W

PER O.R.B. 1682, PG. 840 AND C.B. 15, PG. 16

N00°10'12"W 5307.30'(F)

STA. 152+86.40 EXIST. R/W LINE

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N8D STAMPED  
"RLS 1304"

Q CONST. CURVE DATA  
Δ = 04°18'47" LT.  
L = 431.31'  
R = 5729.65'  
CB = N87°08'38"E

CURVE DATA  
Δ = 01°31'00"  
L = 152.89'  
R = 5775.40'  
C = 152.89'  
CB = S86°57'35"W

CURVE DATA  
Δ = 01°28'13"  
L = 148.11'  
R = 5771.40'  
C = 148.11'  
CB = N86°58'59"E

N02°16'55"W 4.00'  
TAN. BRG. = N87°43'06"E

R/W LINE

R/W LINE

NOT PLATTED

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 10, TWP. 23 S., RGE. 29 E.

SEC. 15, TWP. 23 S., RGE. 29 E.

Q SURVEY AND  
SECTION LINE

EXIST. R/W LINE 66' R/W PER  
O.R.B. 186, PG. 577

EXIST. R/W LINE

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 11/10/05

DATE: 11/10/05

REVISED: 8/7/07

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3



# SKETCH OF DESCRIPTION

PARCEL No.: 8011

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 602 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 11/10/05

DATE: 11/10/05

REVISED: 8/7/07

LEI JOB No.: 02076.10

SCALE: N/A

SHEET 3 OF 3

## SCHEDULE "A"

PARCEL No.: 8011A

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence run South 89°18'01" West along said South right of way line a distance of 1301.32 feet to a point on the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence departing said South right of way line run South 00°13'13" East along said West line a distance of 17.50 feet for a Point of Beginning; thence departing said West line run North 89°18'01" East parallel with the aforesaid South right of way line of Holden Avenue a distance of 159.57 feet; thence run South 00°41'59" East a distance of 8.00 feet; thence run South 89°18'01" West a distance of 115.00 feet; thence run South 00°41'59" East a distance of 7.00 feet; thence run South 89°18'01" West a distance of 20.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run South 89°18'01" West a distance of 24.66 feet to a point on the aforesaid West line of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence run North 00°13'13" West along said West line a distance of 10.00 feet to the Point of Beginning.

Containing 1,466 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	11/10/05
CHECKED BY:	J. CAMPBELL	DATE:	11/10/05
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3



# SKETCH OF DESCRIPTION

PARCEL No.: 8011A

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,466 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 1/28/09	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 3 OF 3

## SCHEDULE "A"

PARCEL No.: 8011B

ESTATE: PERPETUAL EASEMENT

PURPOSE: WALL MAINTENANCE

### DESCRIPTION:

That part of

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1331.33 feet to a point on the East line of the Northwest 1/4 of said Northwest 1/4; thence departing said North line and said Centerline of Survey run South 00°11'01" East along said East line a distance of 60.50 feet; thence departing said East line run North 89°18'01" East a distance of 24.66 feet; thence run South 00°41'59" East a distance of 5.00 feet; thence run North 89°18'01" East a distance of 20.00 feet; thence run North 00°41'59" West a distance of 7.00 feet; thence run North 89°18'01" East a distance of 115.00 feet for a Point of Beginning; thence continue North 89°18'01" East a distance of 135.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run South 89°18'01" West a distance of 135.00 feet; thence run South 00°41'59" East a distance of 5.00 feet to the Point of Beginning.

Containing 675 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY: C. LEFTAKIS	DATE: 8/7/07	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 8/7/07	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 7/25/13	SHEET	1 OF 3

# SKETCH OF DESCRIPTION

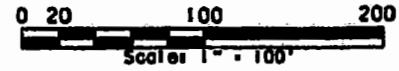
PARCEL No.: 8011B

THIS IS NOT A BOUNDARY SURVEY

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

$\Delta = 00^{\circ}04'27''$  RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"



SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

HOLDEN AVE.

66' R/W PER  
O.R.B. 186, PG. 577

R/W LINE

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.

EASEMENT  
O.R.B. 4326,  
PG. 2515

S00°11'01"E  
60.50'

STA. 139+85.07

R/W LINE

POINT OF  
BEGINNING

BUCHANAN BAY  
P.B. 28, PGS. 139

THE E. LINE OF THE N.W. 1/4 OF  
THE N.W. 1/4 OF SEC. 15-23-29

11/11/2013 10:00 AM

# SKETCH OF DESCRIPTION

PARCEL No.: 8011B

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 675 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

## SCHEDULE "A"

PARCEL No.: 7011A

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follow:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1331.33 feet to a point on the East line of the Northwest 1/4 of said Northwest 1/4; thence departing said North line and said Centerline of Survey run South 00°11'01" East along said East line a distance of 60.50 feet; thence departing said East line run North 89°18'01" East a distance of 24.66 feet; thence run South 00°41'59" East a distance of 5.00 feet; thence run North 89°18'01" East a distance of 20.00 feet; thence run North 00°41'59" West a distance of 7.00 feet; thence run North 89°18'01" East a distance of 215.00 feet for a Point of Beginning; thence continue North 89°18'01" East a distance of 85.00 feet; thence run South 00°41'59" East a distance of 20.25 feet; thence run South 89°18'01" West a distance of 85.00 feet; thence run North 00°41'59" West a distance of 20.25 feet to the Point of Beginning.

Containing 1,721 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 9522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	8/7/07
CHECKED BY:	J. CAMPBELL	DATE:	8/7/07
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3

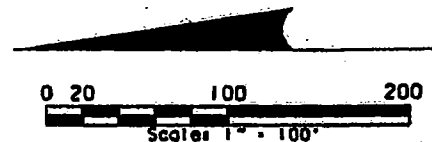


PARCEL No.: 7011A

**THIS IS NOT A BOUNDARY SURVEY**

Δ - 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N8D STAMPED  
"RLS 1304"



SEC. 10, TWP. 23 S., RGE. 29 E.

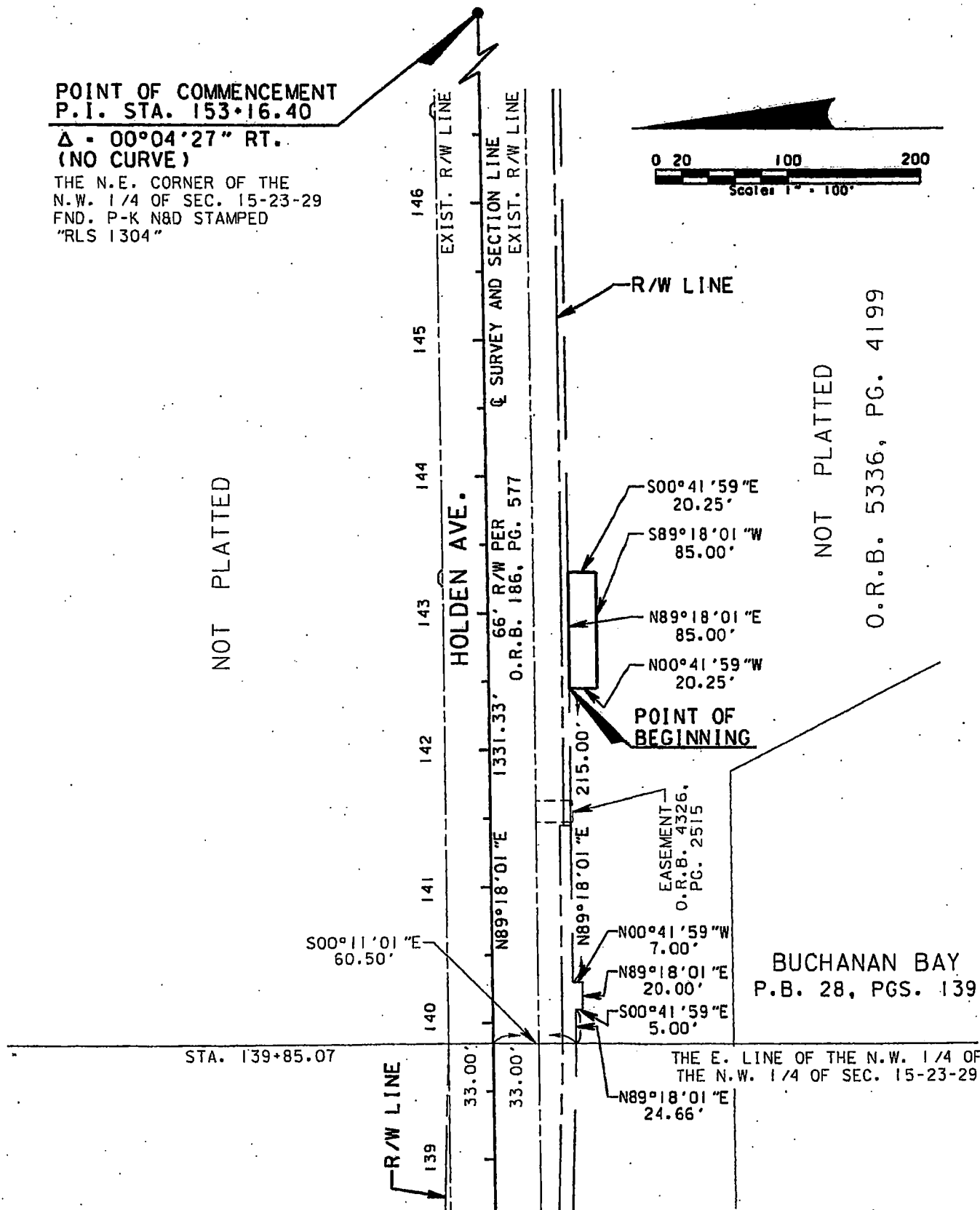
NOT PLATTED

HOLDEN AVE.

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.



BUCHANAN BAY  
P.B. 28, PGS. 139

THE E. LINE OF THE N.W. 1/4 OF  
THE N.W. 1/4 OF SEC. 15-23-29

**HOLDEN AVENUE**

ORANGE COUNTY PROJECT No. CIP 3045

**DRAWN BY: C. LEFTAKIS**

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

DATE: 8/7/07

**REVISED:**

LEI JOB No.: 02076.10

SCALE: 1" = 100'

**SHEET 2 OF 3**

# SKETCH OF DESCRIPTION

PARCEL No.: 7011A

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,721 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

## SCHEDULE "A"

PARCEL No.: 8011C

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rio Grande Avenue run North 53°13'59" West a distance of 47.16 feet to the beginning of a non-tangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87°35'36" West; thence from a tangent bearing of South 86°14'52" West, run Westerly along the arc of said curve through a central angle of 02°41'28" a distance of 271.08 feet for a Point of Beginning; thence departing said curve run South 00°57'43" East a distance of 5.00 feet; thence run South 89°39'32" West a distance of 20.00 feet; thence run North 00°57'43" West a distance of 5.00 feet to a point on a curve concave Northerly having a radius of 5771.40 feet and a chord bearing of North 89°02'17" East; thence run Easterly along the arc of said curve through a central angle of 00°11'55" a distance of 20.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	8/7/07
CHECKED BY:	J. CAMPBELL	DATE:	8/7/07
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3
SCALE:	N/A	LEI JOB No.:	02076.10

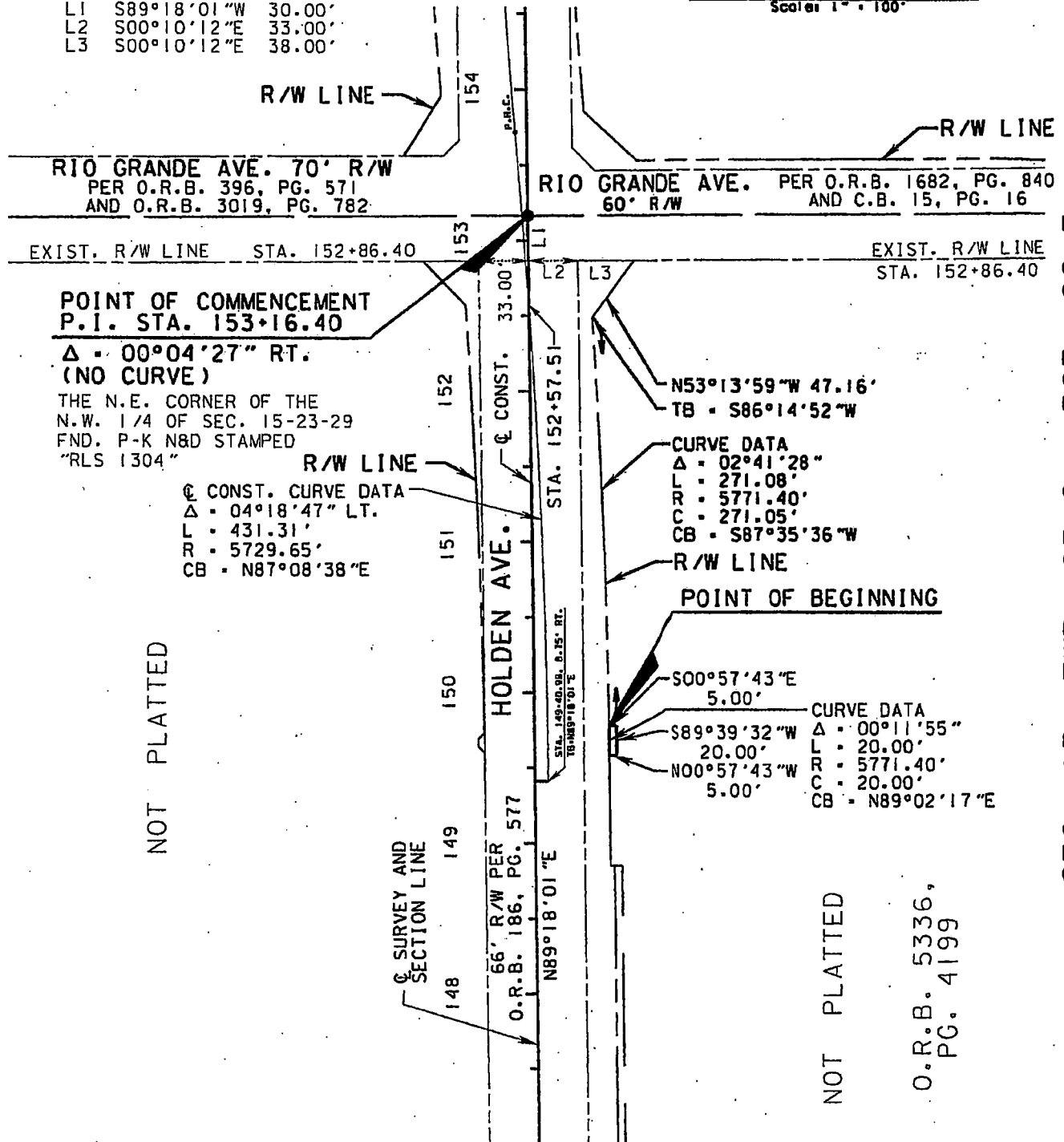
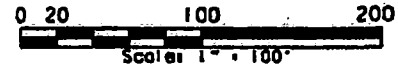
# SKETCH OF DESCRIPTION

PARCEL No.: 8011C

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE

L1	S89°18'01"W	30.00'
L2	S00°10'12"E	33.00'
L3	S00°10'12"E	38.00'



SEC. 10, TWP. 23 S., RGE. 29 E.

SEC. 15, TWP. 23 S., RGE. 29 E.

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/1/07

DATE: 8/1/07

REVISED: 1/28/09

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011C

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 100 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

## SCHEDULE "A"

PARCEL No.: 7011B

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 106.87 feet for a Point of Beginning; thence continue South 00°10'12" East along said West right of way line a distance of 49.00 feet; thence departing said West right of way line run South 89°49'48" West a distance of 16.75 feet; thence run North 00°10'12" West a distance of 49.00 feet; thence run North 89°49'48" East a distance of 16.75 feet to the Point of Beginning.

Containing 821 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY: C. LEFTAKIS	DATE: 8/7/07	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 8/7/07	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 6/24/13	SHEET	1 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 70IIB

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE  
L1 S89°18'01"W 30.00'  
L2 S00°10'12"E 33.00'

0 20 100 200  
Scale: 1" = 100'

POINT OF BEGINNING

RIO GRANDE AVE. 70' R/W  
PER O.R.B. 396, PG. 571  
AND O.R.B. 3019, PG. 782

RIO GRANDE AVE. 60' R/W  
PER O.R.B. 1682, PG. 840  
AND C.B. 15, PG. 16

EXIST. R/W LINE STA. 152+86.40

S00°10'12"E 106.87'  
S00°10'12"E 49.00'  
EXIST. R/W LINE  
STA. 152+86.40

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"

N89°49'48"E 16.75'

R/W LINE

R/W LINE

HOLDEN AVE.

C SURVEY AND  
SECTION LINE

66' R/W PER  
O.R.B. 186, PG. 577

N89°18'01"E

NOT PLATTED

NOT PLATTED

O.R.B. 5336,  
PG. 4199

SEC. 10, TWP. 23 S., RGE. 29 E.  
SEC. 15, TWP. 23 S., RGE. 29 E.

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

DATE: 8/7/07

REVISED:

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 7011B

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 821 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP



**SCHEDULE "B"**

**HOLDEN AVENUE PARCEL 7011B**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7011B is being acquired as a temporary non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

## SCHEDULE "A"

PARCEL No.: 70IIC

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rio Grande Avenue run North 53°13'59" West a distance of 47.16 feet to the beginning of a non-tangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87°46'27" West; thence from a tangent bearing of South 86°14'52" West, run Westerly along the arc of said curve through a central angle of 03°03'09" a distance of 307.48 feet to the point of tangency; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 56.79 feet; thence run South 00°41'59" East a distance of 3.00 feet for a Point of Beginning; thence continue South 00°41'59" East a distance of 5.00 feet; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 605.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run North 89°18'01" East parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 295.00 feet; thence run South 00°41'59" East a distance of 2.00 feet; thence run North 89°18'01" East a distance of 100.00 feet; thence run North 00°41'59" West a distance of 2.00 feet; thence run North 89°18'01" East a distance of 210.00 feet to the Point of Beginning.

Containing 2,825 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY: J. CAMPBELL	DATE: 4/25/13	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 4/25/13	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 6/24/13	SHEET	1 OF 4

# SKETCH OF DESCRIPTION

PARCEL No.: 7011C

THIS IS NOT A BOUNDARY SURVEY

SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

HOLDEN AVE.

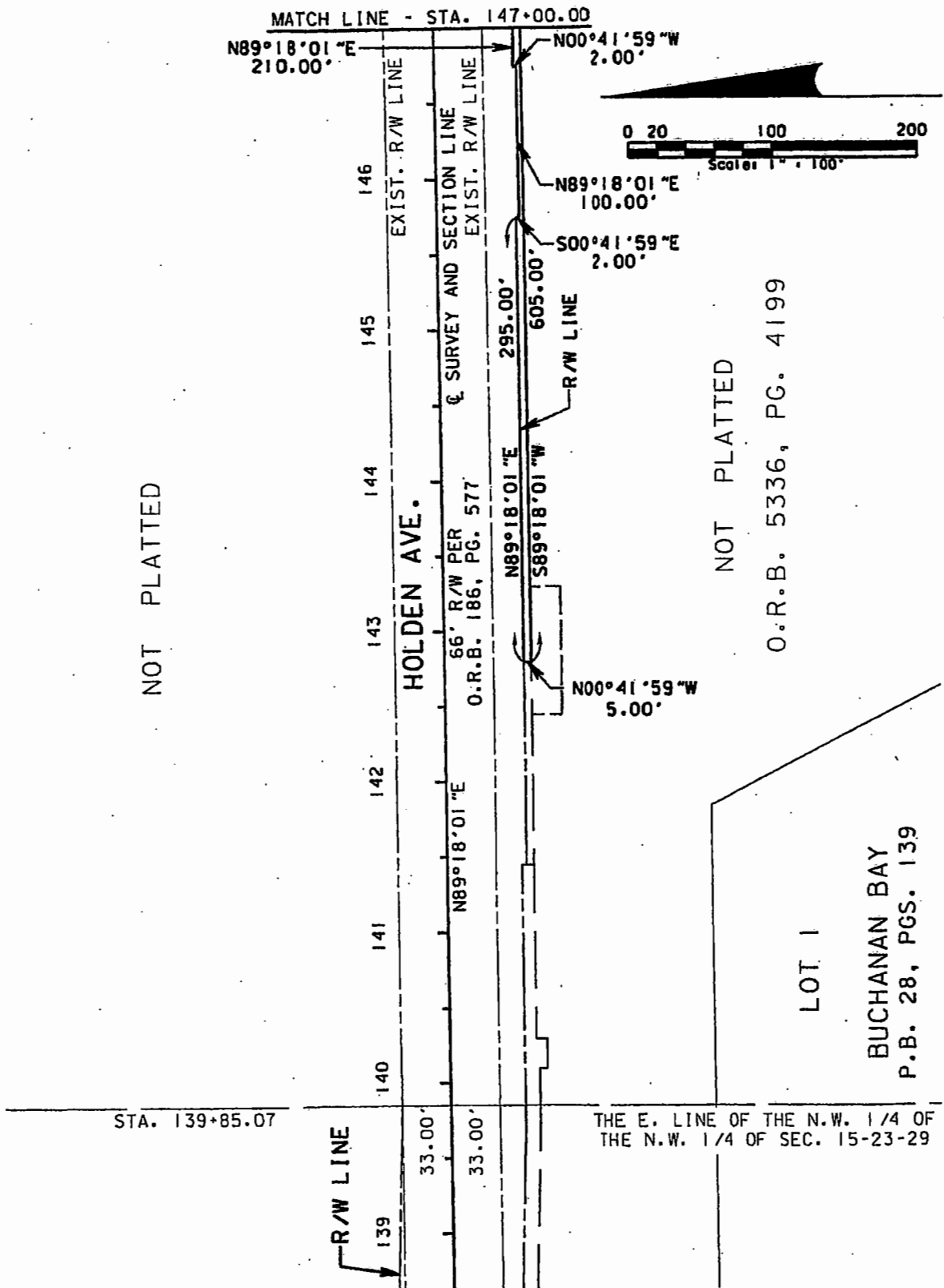
NOT PLATTED

O.R.B. 5336, PG. 4199

LOT 1

BUCHANAN BAY  
P.B. 28, PGS. 139

SEC. 15, TWP. 23 S., RGE. 29 E.



HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: J. CAMPBELL

CHECKED BY: J. CAMPBELL

DATE: 4/25/13

DATE: 4/25/13

REVISED:

LEI JOB No.: 02076.10

SCALE: 1" = 100'

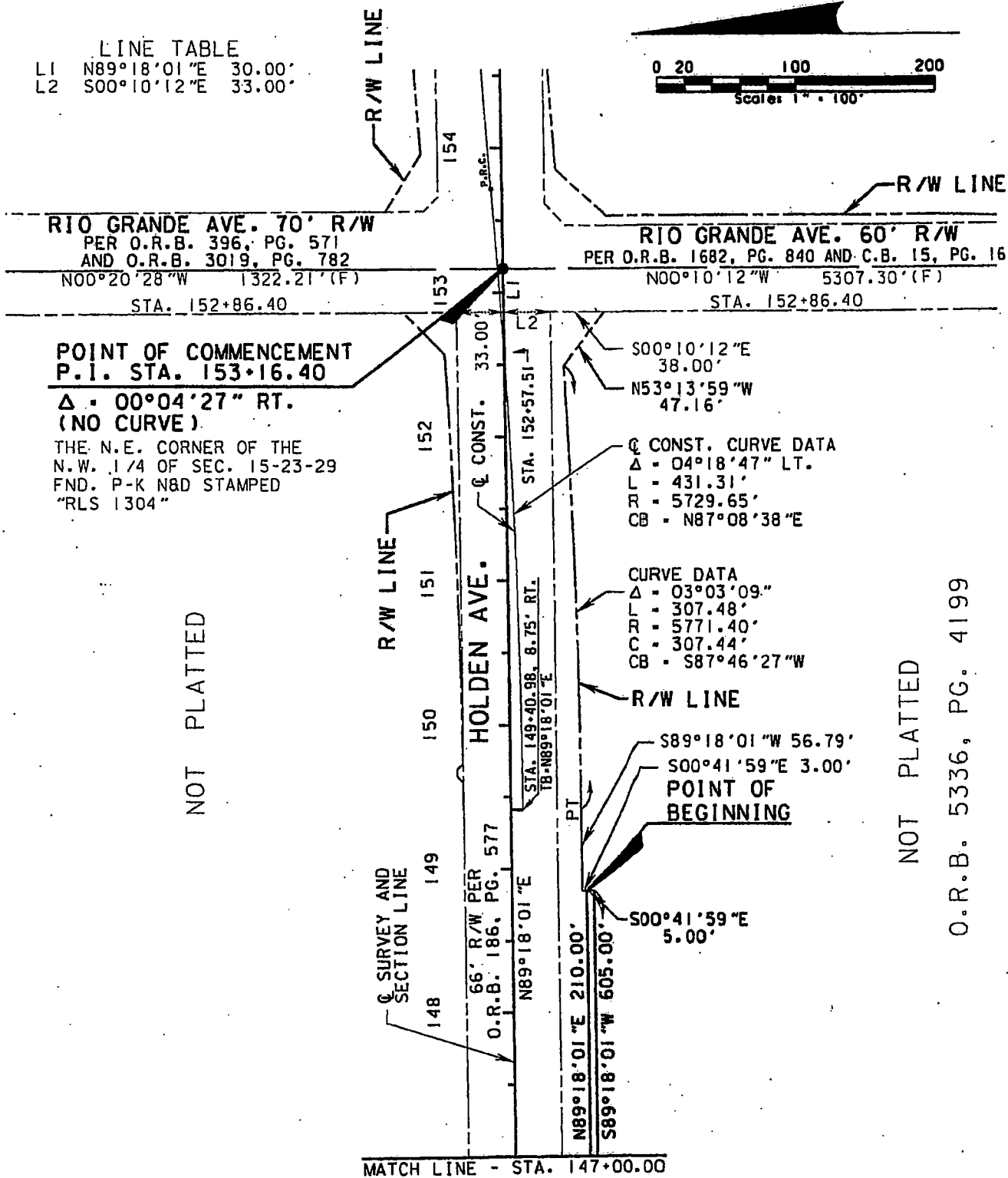
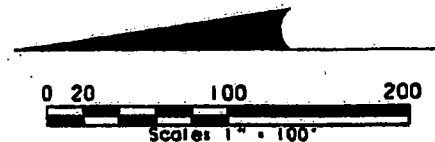
SHEET 2 OF 4

# SKETCH OF DESCRIPTION

PARCEL No.: 7011C

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE  
L1 N89°18'01"E 30.00'  
L2 S00°10'12"E 33.00'



SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.

MATCH LINE - STA. 147+00.00

REPORT 1/1/2011

HOLDEN AVENUE  
ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: J. CAMPBELL  
CHECKED BY: J. CAMPBELL

DATE: 4/25/13  
DATE: 4/25/13

REVISED:  
LEI JOB No.: 02076.10

SCALE: 1" = 100'  
SHEET 3 OF 4

# SKETCH OF DESCRIPTION

PARCEL No.: 7011C

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 2,825 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: J. CAMPBELL	DATE: 4/25/13	REVISED:	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 4/25/13	LEI JOB No.: 02076.10	SHEET 4 OF 4

**APPROVED**  
**BY ORANGE COUNTY BOARD**  
**OF COUNTY COMMISSIONERS**

**NOV 29 2016**

---

Instrument: 1011.1

Project: Holden Avenue RCA

(John Young Parkway to Orange Blossom Trail)

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, Made and executed the 20th day of November, A.D. 2015, by Chowder Apartments LP, a Florida limited partnership, whose address is 4700 South Rio Grande Avenue, Orlando, Florida, 32839, hereinafter called the GRANTOR, to ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, hereinafter called the GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$2,078,120.00 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 SCHEDULE "A"**

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

**a portion of**

**15-23-29-0000-00058**

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 will warrant specially the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

Instrument: 1011.1

Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

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

Signed, sealed and delivered  
in the presence of:

Lina Higgin  
Witness

Trina Higgin  
Printed Name

Kathleen M. James  
Witness

Kathleen M. James  
Printed Name

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

STATE OF New Jersey  
COUNTY OF Morris

I HEREBY CERTIFY that on this day, before me, personally appeared Joseph I Kazarnovsky as Authorized Person of Chowder Manager LLC, a Florida limited liability company, general partner of Chowder Apartments LP, a Florida limited partnership, to me known to be, or who has produced Personally Known as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this 20<sup>th</sup> day of November, 2015.

(Notary Seal)

Chowder Apartments LP, a Florida  
limited partnership

BY: Chowder Manager LLC, a Florida limited  
liability company, its general partner

BY: Joseph I. Kazarnovsky

Printed Name: Joseph I. Kazarnovsky

Title: Member

Tiffany S. Nichols  
Notary Signature

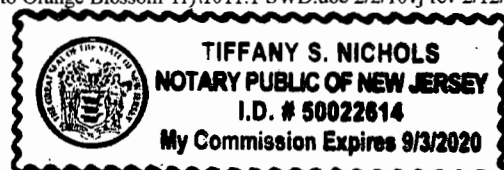
Tiffany S. Nichols  
Printed Notary Name

**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

Notary Public in and for  
the county and state aforesaid

My commission expires: 9-3-20



## SCHEDULE "A"

PARCEL No.: 1011

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South line of said Holden Avenue as shown on said Right of Way Map for a Point of Beginning; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rio Grande Avenue run North 53°13'59" West a distance of 47.16 feet to the beginning of a nontangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87°46'27" West; thence from a tangent bearing of South 86°14'52" West, run Westerly along the arc of said curve through a central angle of 03°03'09" a distance of 307.48 feet to the point of tangency; thence departing said curve run South 89°18'01" West parallel with the aforesaid South right of way line of Holden Avenue a distance of 56.79 feet; thence run South 00°41'59" West a distance of 3.00 feet; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey a distance of 210.00 feet; thence run South 00°41'59" East a distance of 2.00 feet; thence run South 89°18'01" West a distance of 100.00 feet; thence run North 00°41'59" West a distance of 2.00 feet; thence run South 89°18'01" West a distance of 430.00 feet; thence run North 00°41'59" West a distance of 3.00 feet; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey a distance of 159.57 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 15, Township 23 South, Range 29 East; thence run North 00°13'13" West along said East line a distance of 17.50 feet to the aforesaid South right of way line of Holden Avenue; thence departing said East line run North 89°18'01" East along said South right of way line of Holden Avenue a distance of 1301.32 feet to the Point of Beginning.

Containing 0.564 acres, more or less.

**THIS IS NOT A BOUNDARY SURVEY**

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	7/13/04
CHECKED BY:	J. CAMPBELL	DATE:	7/13/04
SCALE:		N/A	
LEI JOB No.:		02076.10	
REVISED:		2/24/03	

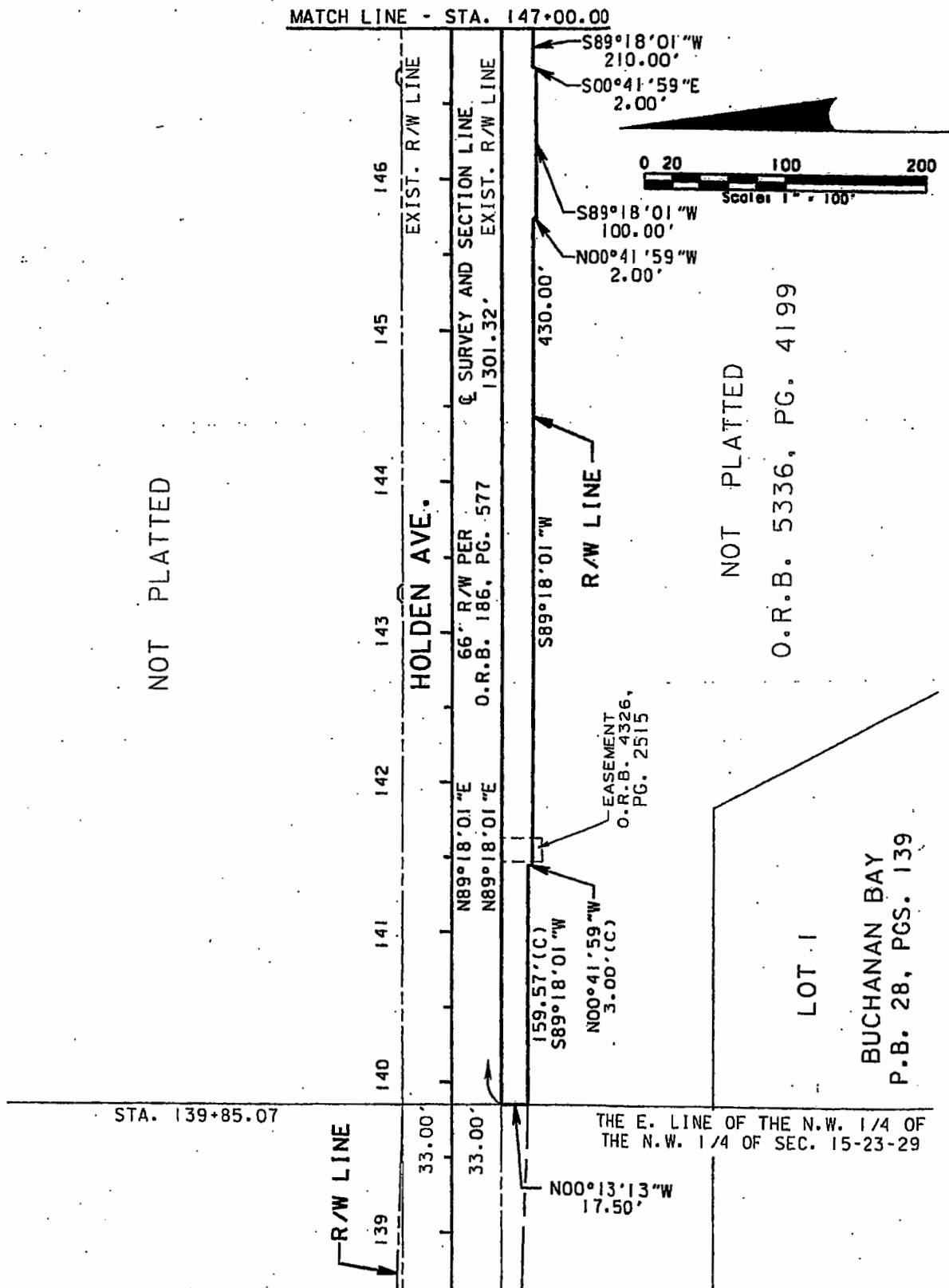


SEC. 10, TWP. 23 S., RGE. 29 E.

# SKETCH OF DESCRIPTION

PARCEL No.: 1011

THIS IS NOT A BOUNDARY SURVEY



SEC. 15, TWP. 23 S., RGE. 29 E.

# SKETCH OF DESCRIPTION

PARCEL No.: 1011

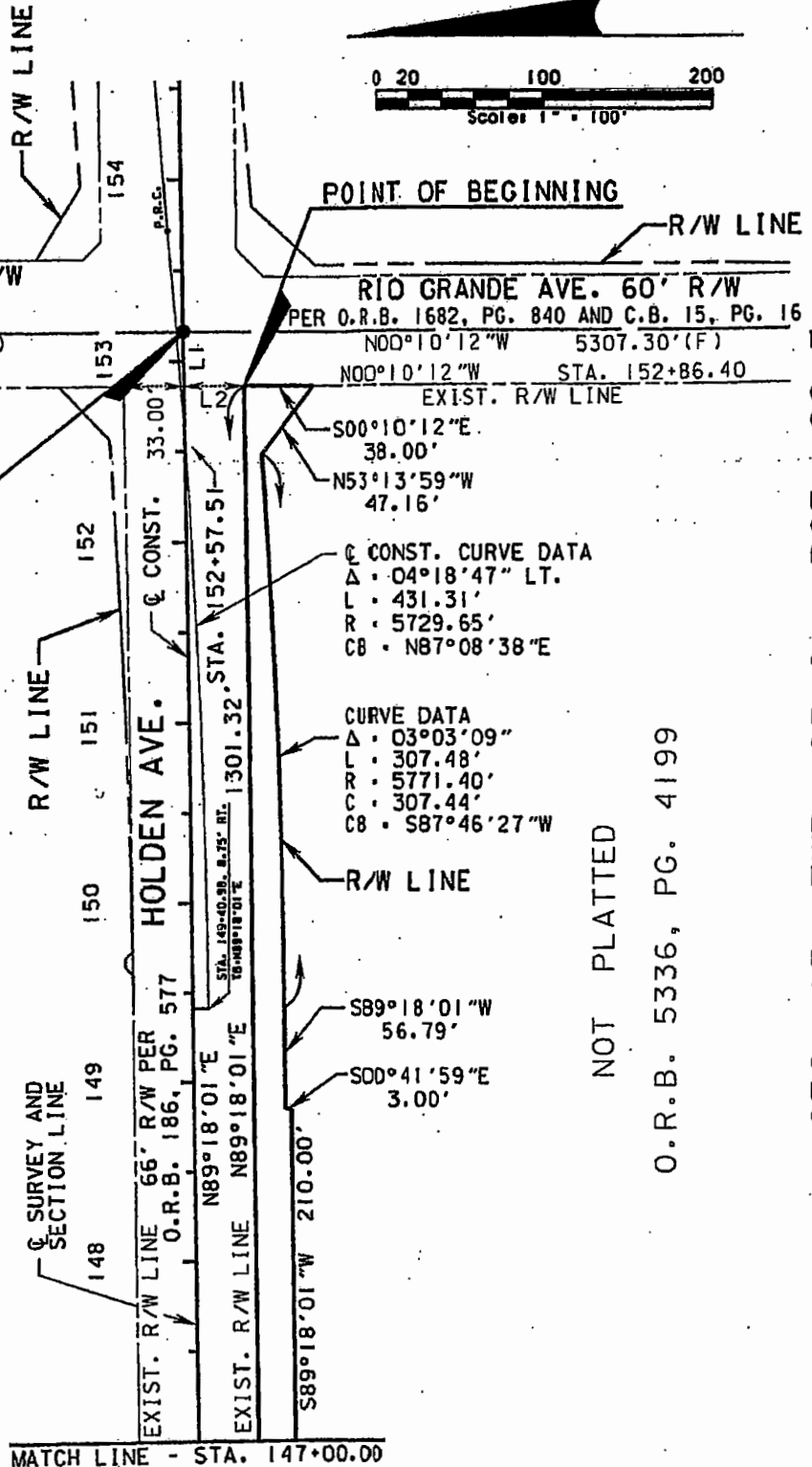
THIS IS NOT A BOUNDARY SURVEY

SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

LINE TABLE

L1	S89°18'01"W	30.00'
L2	S00°10'12"E	33.00'



NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.

# SKETCH OF DESCRIPTION

PARCEL No.: 1011

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 0.564 ACRES, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PJ	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D.	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
NOV 29 2016

Instrument: 8011.1  
Project: Holden Avenue RCA  
(John Young Parkway to Orange Blossom Trail)

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

### **SLOPE AND FILL EASEMENT**

THIS INDENTURE, made and executed the 20th day of November, A.D. 2015, by Chowder Apartments LP, a Florida limited partnership, whose address is 4700 South Rio Grande Avenue, Orlando, Florida, 32839, GRANTOR and ORANGE COUNTY, a charter county and a 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 \$10,560.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Slope and Fill Easement more particularly described in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

### **SEE ATTACHED SCHEDULE "A"**

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

**a portion of**

**15-23-29-0000-00058**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its successors and assigns forever.

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby will warrant specially the easement being granted and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

Instrument: 8011.1

Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

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

Signed, sealed and delivered  
in the presence of:

Chowder Apartments LP, a Florida  
limited partnership

*Trina Higginson*  
Witness

Trina Higginson  
Printed Name

*Kathleen M. James*  
Witness

Kathleen M. James  
Printed Name

BY: Chowder Manager LLC, a Florida limited  
liability company, its general partner

BY: *Joseph I. Kazarnovsky*

Printed Name: Joseph I. Kazarnovsky

Title: Member

(Signature of TWO witnesses required by Florida law)

STATE OF New Jersey  
COUNTY OF Morris

I HEREBY CERTIFY that on this day, before me, personally appeared Joseph I. Kazarnovsky as Authorized Person of Chowder Manager LLC, a Florida limited liability company, general partner of Chowder Apartments LP, a Florida limited partnership, to me known to be, or who has produced Personally Known as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this 20<sup>th</sup> day of November, 2015.

(Notary Seal)

*Tiffany S. Nichols*  
Notary Signature

Tiffany S. Nichols  
Printed Notary Name

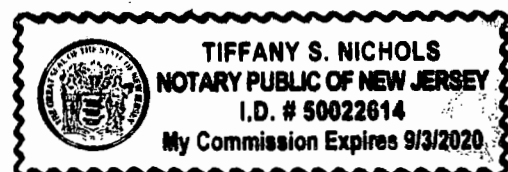
**This instrument prepared by:**

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

Notary Public in and for  
the County and State aforesaid

My commission expires: 9-3-20

S:\Forms & Master Docs\Project Document Files\Holden Ave (John Young Pkwy to Orange Blossom Tr)\8011.1 SFE.doc 2/2/10vj rev2/18/10vj  
rev 8/20/13 vw rev 11/19/15 vw



## SCHEDULE "A"

PARCEL No.: 8011

ESTATE: PERPETUAL EASEMENT

PURPOSE: SLOPE AND FILL

### DESCRIPTION:

That part of

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line a distance of 38.00 feet; thence departing said West right of way line run North 53°13'59" West a distance of 41.01 feet for a Point of Beginning, said point being the beginning of a non-tangent curve concave Northerly having a radius of 5775.40 feet and a chord bearing of South 86°57'35" West; thence from a tangent bearing of South 86°12'05" West, run Westerly along the arc of said curve through a central angle of 01°31'00" a distance of 152.89 feet to the end of said curve; thence run North 02°16'55" West a distance of 4.00 feet to a point on a curve concave Northerly and concentric with the aforesaid curve having a radius of 5771.40 feet and a chord bearing of North 86°58'59" East; thence from a tangent bearing of North 87°43'06" East run Easterly along the arc of said curve through a central angle of 01°28'13" a distance of 148.11 feet to the end of said curve; thence run South 53°13'59" East a distance of 6.15 feet to the Point of Beginning.

Containing 602 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida, 32803 (407) 896-3317

PROJECT NAME:	HOLDEN AVENUE		
DRAWN BY:	C. LEFTAKIS	DATE:	11/10/05
CHECKED BY:	J. CAMPBELL	DATE:	11/10/05
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE  
L1 S89°18'01"W. 30.00'  
L2 S00°10'12"E 33.00'

0 20 100 200  
Scale: 1" = 100'

R/W LINE

POINT OF BEGINNING

R/W LINE

RIO GRANDE AVE. 70' R/W  
PER O.R.B. 396, PG. 571  
AND O.R.B. 3019, PG. 782

RIO GRANDE AVE. 60' R/W  
PER O.R.B. 1682, PG. 840 AND C.B. 15, PG. 16

N00°20'28"W 1322.21'(F)  
EXIST. R/W LINE STA. 152+86.40

N00°10'12"W 5307.30'(F)  
STA. 152+86.40 EXIST. R/W LINE

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"

S00°10'12"E 38.00'  
N53°13'59"W 41.01'  
TAN. BRG. = S86°12'05"W  
S53°13'59"E 6.15'

CURVE DATA  
Δ = 01°31'00"  
L = 152.89'  
R = 5775.40'  
C = 152.89'  
CB = S86°57'35"W

CURVE DATA  
Δ = 01°28'13"  
L = 148.11'  
R = 5771.40'  
C = 148.11'  
CB = N86°58'59"E

N02°16'55"W 4.00'  
TAN. BRG. = N87°43'06"E

Q CONST. CURVE DATA  
Δ = 04°18'47" LT.  
L = 431.31'  
R = 5729.65'  
CB = N87°08'38"E

R/W LINE

R/W LINE

NOT PLATTED

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 10, TWP. 23 S., RGE. 29 E.

SEC. 15, TWP. 23 S., RGE. 29 E.

Q SURVEY AND  
SECTION LINE

EXIST. R/W LINE 66' R/W PER  
O.R.B. 186, PG. 577

EXIST. R/W LINE

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 11/10/05

DATE: 11/10/05

REVISED: 8/7/07

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 602 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 8/7/07	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 3 OF 3



## **SCHEDULE "B"**

### **HOLDEN AVENUE PARCEL 8011**

#### **SLOPE AND FILL EASEMENT**

Parcel 8011 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

After the GRANTEE has completed construction of its roadway facility the GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, landscaping, adding fill material, ground lighting, metal fencing, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

NOV 29 2016

Instrument: 8011A.1/8011C.1  
Project: Holden Avenue RCA  
(John Young Parkway to Orange Blossom Trail)

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

#### **DRAINAGE EASEMENT**

THIS INDENTURE, made and executed the 20th day of November, A.D. 2015, by Chowder Apartments LP, a Florida limited partnership, whose address is 4700 South Rio Grande Avenue, Orlando, Florida, 32839, GRANTOR and ORANGE COUNTY, a charter county and a 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 \$16,720.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Drainage Easement more particularly described in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

#### **SEE ATTACHED SCHEDULE "A"**

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

**a portion of**

**15-23-29-0000-00058**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its successors and assigns forever.

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby will warrant specially the easement being granted and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

Instrument: 8011A.1/8011C.1

Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

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

Signed, sealed and delivered  
in the presence of:

Chowder Apartments LP, a Florida  
limited partnership

Trina Higginson  
Witness

BY: Chowder Manager LLC, a Florida limited  
liability company, its general partner

Trina Higginson  
Printed Name

BY: Joseph I. Kazarnovsky

Kathleen M. James  
Witness

Printed Name Joseph I. KAZARNOVSKY

Kathleen M. James  
Printed Name

Title: Member

(Signature of TWO witnesses required by Florida law)

STATE OF New Jersey  
COUNTY OF Morris

I HEREBY CERTIFY that on this day, before me, personally appeared Joseph I. Kazarnovsky as Authorized Person of Chowder Manager LLC, a Florida limited liability company, general partner of Chowder Apartments LP, a Florida limited partnership, to me known to be, or who has produced Personally known as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this 20<sup>th</sup> day of November, 2015.

(Notary Seal)

Tiffany S. Nichols  
Notary Signature

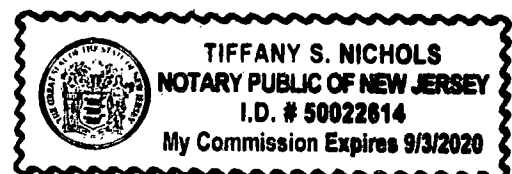
Tiffany S. Nichols  
Printed Notary Name

**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

Notary Public in and for  
the County and State aforesaid

My commission expires: 9-3-20



## SCHEDULE "A"

PARCEL No.: 8011A

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence run South 89°18'01" West along said South right of way line a distance of 1301.32 feet to a point on the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence departing said South right of way line run South 00°13'13" East along said West line a distance of 17.50 feet for a Point of Beginning; thence departing said West line run North 89°18'01" East parallel with the aforesaid South right of way line of Holden Avenue a distance of 159.57 feet; thence run South 00°41'59" East a distance of 8.00 feet; thence run South 89°18'01" West a distance of 115.00 feet; thence run South 00°41'59" East a distance of 7.00 feet; thence run South 89°18'01" West a distance of 20.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run South 89°18'01" West a distance of 24.66 feet to a point on the aforesaid West line of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence run North 00°13'13" West along said West line a distance of 10.00 feet to the Point of Beginning.

Containing 1,466 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	G. LEFTAKIS	DATE:	11/10/05
CHECKED BY:	J. CAMPBELL	DATE:	11/10/05
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3

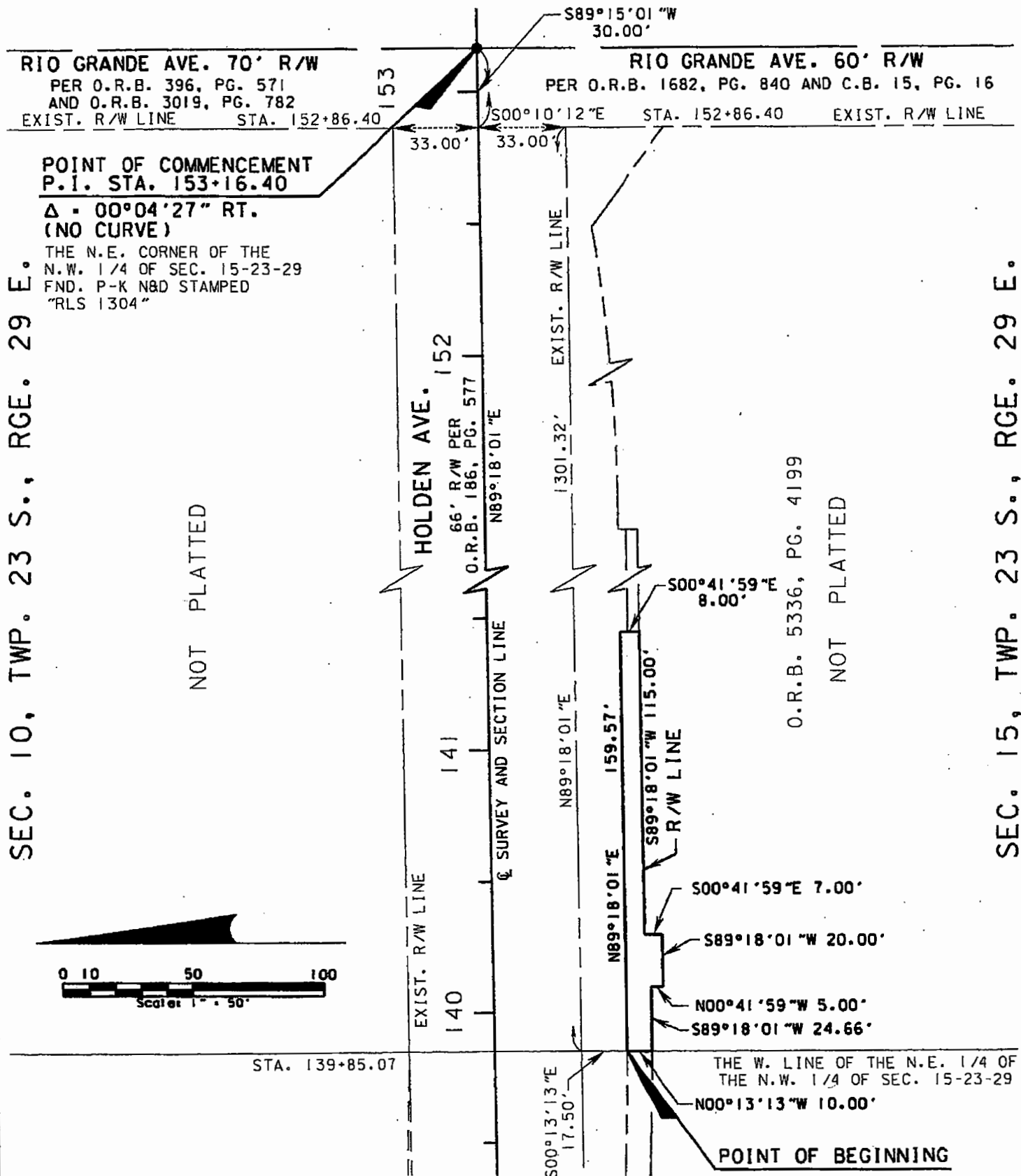
SCALE: N/A

LEI JOB No.: 02076.10

# SKETCH OF DESCRIPTION

PARCEL No.: 8011A

THIS IS NOT A BOUNDARY SURVEY



SEC. 10, TWP. 23 S., RGE. 29 E.

SEC. 15, TWP. 23 S., RGE. 29 E.

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	REVISED: 1/28/09	SCALE: 1" = 50'
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.: 02076.10	SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011A

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,466 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 11/10/05

DATE: 11/10/05

REVISED: 1/28/09

LEI JOB No.: 02076.10

SCALE: N/A

SHEET 3 OF 3

## **SCHEDULE "B"**

### **HOLDEN AVENUE PARCEL 8011A**

#### **DRAINAGE EASEMENT**

Parcel 8011A is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, excavate, add or remove fill material, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, an underground pipe and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE 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 underground pipe and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the underground pipe and appurtenant facilities.

After the GRANTEE has completed construction of its roadway facility the GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, landscaping, ground lighting, metal fencing, or any activity that will not adversely affect the structural integrity and maintenance of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

## SCHEDULE "A"

PARCEL No.: 8011C

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rio Grande Avenue run North 53°13'59" West a distance of 47.16 feet to the beginning of a non-tangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87°35'36" West; thence from a tangent bearing of South 86°14'52" West, run Westerly along the arc of said curve through a central angle of 02°41'28" a distance of 271.08 feet for a Point of Beginning; thence departing said curve run South 00°57'43" East a distance of 5.00 feet; thence run South 89°39'32" West a distance of 20.00 feet; thence run North 00°57'43" West a distance of 5.00 feet to a point on a curve concave Northerly having a radius of 5771.40 feet and a chord bearing of North 89°02'17" East; thence run Easterly along the arc of said curve through a central angle of 00°11'55" a distance of 20.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5622

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	8/7/07
CHECKED BY:	J. CAMPBELL	DATE:	8/7/07
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3



# SKETCH OF DESCRIPTION

PARCEL No.: 8011C

THIS IS NOT A BOUNDARY SURVEY

## LINE TABLE

L1 S89°18'01"W 30.00'  
L2 S00°10'12"E 33.00'  
L3 S00°10'12"E 38.00'

0 20 100 200  
Scale: 1" = 100'

R/W LINE

RIO GRANDE AVE. 70' R/W

PER O.R.B. 396, PG. 571  
AND O.R.B. 3019, PG. 782

RIO GRANDE AVE. 60' R/W PER O.R.B. 1682, PG. 840  
AND C.B. 15, PG. 16

EXIST. R/W LINE STA. 152+86.40

EXIST. R/W LINE  
STA. 152+86.40

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"

R/W LINE

Q CONST. CURVE DATA  
Δ = 04°18'47" LT.  
L = 431.31'  
R = 5729.65'  
CB = N87°08'38"E

N53°13'59"W 47.16'  
TB = S86°14'52"W

CURVE DATA

Δ = 02°41'28"  
L = 271.08'  
R = 5771.40'  
C = 271.05'  
CB = S87°35'36"W

R/W LINE

POINT OF BEGINNING

S00°57'43"E  
5.00'

CURVE DATA

Δ = 00°11'55"  
L = 20.00'  
R = 5771.40'  
C = 20.00'  
CB = N89°02'17"E

S89°39'32"W  
20.00'  
N00°57'43"W  
5.00'

NOT PLATTED

NOT PLATTED

O.R.B. 5336,  
PG. 4199

SEC. 10, TWP. 23 S., RGE. 29 E.

SEC. 15, TWP. 23 S., RGE. 29 E.

Q SURVEY AND  
SECTION LINE

HOLDEN AVE.

66' R/W PER  
O.R.B. 186, PG. 577

N89°18'01"E

STA. 149+40.38, S. 75' RT.  
TB N89°18'01"E

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

DATE: 8/7/07

REVISED: 1/28/09

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011C

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 100 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

DATE: 8/7/07

REVISED: 1/28/09

LEI JOB No.: 02076.10

SCALE: N/A

SHEET 3 OF 3

## **SCHEDULE "B"**

### **HOLDEN AVENUE PARCEL 8011C**

#### **DRAINAGE EASEMENT**

Parcel 8011C is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, an underground pipe and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE 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 underground pipe and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the underground pipe and appurtenant facilities.

After the GRANTEE has completed construction of its roadway facility the GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, landscaping, ground lighting, metal fencing, or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**NOV 29 2016**

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Instrument: 8011B.1  
Project: Holden Avenue RCA  
(John Young Parkway to Orange Blossom Trail)

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

#### **WALL MAINTENANCE EASEMENT**

THIS INDENTURE, made and executed the 20th day of November, A.D. 2015, by Chowder Apartments LP, a Florida limited partnership, whose address is 4700 South Rio Grande Avenue, Orlando, Florida, 32839, GRANTOR and ORANGE COUNTY, a charter county and a 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 \$11,880.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Drainage and Wall Maintenance Easement more particularly described in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

#### **SEE ATTACHED SCHEDULE "A"**

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

**a portion of**

**15-23-29-0000-00058**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its successors and assigns forever.

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby will warrant specially the easement being granted and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

Instrument: 8011B.1

Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

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

Signed, sealed and delivered  
in the presence of:

Inna Higgstein  
Witness

Inna Higgstein  
Printed Name

Kathleen M. James  
Witness

Kathleen M. James  
Printed Name

Chowder Apartments LP, a Florida  
limited partnership

BY: Chowder Manager LLC, a Florida limited  
liability company, its general partner

BY: Joseph I. Kazarnovsky

Printed Name: Joseph I. KAZARNOVSKY

Title: Member

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

STATE OF New Jersey  
COUNTY OF Morris

I HEREBY CERTIFY that on this day, before me, personally appeared Joseph I Kazarnovsky as Authorized Person of Chowder Manager LLC, a Florida limited liability company, general partner of Chowder Apartments LP, a Florida limited partnership, to me known to be, or who has produced Personally Known as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this 20<sup>th</sup> day of November, 2015.

(Notary Seal)

Tiffany S. Nichols  
Notary Signature

Tiffany S. Nichols  
Printed Notary Name

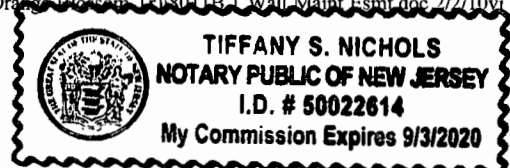
**This instrument prepared by:**

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

Notary Public in and for  
the County and State aforesaid

My commission expires: 9-3-20

S:\Forms & Master Docs\Project Document Files\Holden Ave (John Young Pkwy to Orange Blossom Trl)\8011B.1 Wall Maint Esmt.doc 2/2/10vj  
rev2/18/10vj rev8/19/13vw rev11/10/15vw



## SCHEDULE "A"

PARCEL No.: 8011B

ESTATE: PERPETUAL EASEMENT

PURPOSE: WALL MAINTENANCE

### DESCRIPTION:

That part of

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1331.33 feet to a point on the East line of the Northwest 1/4 of said Northwest 1/4; thence departing said North line and said Centerline of Survey run South 00°11'01" East along said East line a distance of 60.50 feet; thence departing said East line run North 89°18'01" East a distance of 24.66 feet; thence run South 00°41'59" East a distance of 5.00 feet; thence run North 89°18'01" East a distance of 20.00 feet; thence run North 00°41'59" West a distance of 7.00 feet; thence run North 89°18'01" East a distance of 115.00 feet for a Point of Beginning; thence continue North 89°18'01" East a distance of 135.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run South 89°18'01" West a distance of 135.00 feet; thence run South 00°41'59" East a distance of 5.00 feet to the Point of Beginning.

Containing 675 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5592

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	8/7/07
CHECKED BY:	J. CAMPBELL	DATE:	8/7/07
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	7/25/13	SHEET 1 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011B

THIS IS NOT A BOUNDARY SURVEY

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

$\Delta = 00^{\circ}04'27''$  RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"



SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

HOLDEN AVE.

EXIST. R/W LINE  
Q SURVEY AND SECTION LINE  
EXIST. R/W LINE

R/W LINE

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.

EASEMENT  
O.R.B. 4326,  
PG. 2515

$S00^{\circ}11'01''$  E  
60.50'

STA. 139+85.07

R/W LINE

33.00'

33.00'

POINT OF  
BEGINNING

$N00^{\circ}41'59''$  W  
5.00'

$S89^{\circ}18'01''$  W  
135.00'

$N89^{\circ}18'01''$  E  
135.00'

$S00^{\circ}41'59''$  E  
5.00'

$N89^{\circ}18'01''$  E  
115.00'

$N00^{\circ}41'59''$  W  
7.00'

$N89^{\circ}18'01''$  E  
20.00'

$S00^{\circ}41'59''$  E  
5.00'

BUCHANAN BAY  
P.B. 28, PGS. 139

THE E. LINE OF THE N.W. 1/4 OF  
THE N.W. 1/4 OF SEC. 15-23-29

$N89^{\circ}18'01''$  E  
24.66'

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

DATE: 8/7/07

REVISED: 4/25/13

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011B

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 675 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP



## **SCHEDULE "B"**

### **HOLDEN AVENUE PARCEL 8011B**

#### **WALL MAINTENANCE EASEMENT**

Parcel 8011B is being acquired as a permanent non-exclusive easement for maintenance purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a wall and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent wall and roadway facility on the granted easement without the prior written approval of the GRANTEE.

After the GRANTEE has completed construction of its roadway facility the GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, existing driveway, landscaping, ground lighting, metal fencing, and any activity that will not adversely affect the structural integrity of the adjacent wall and roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**NOV 29 2016**

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Instrument: 7011A.1/7011B.1/7011C.1  
Project: Holden Avenue RCA  
(John Young Parkway to Orange Blossom Trail)

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

#### **TEMPORARY CONSTRUCTION EASEMENT**

THIS INDENTURE, made and executed the 20th day of November, A.D. 2015, by Chowder Apartments LP, a Florida limited partnership, whose address is 4700 South Rio Grande Avenue, Orlando, Florida, 32839, GRANTOR and ORANGE COUNTY, a charter county and a 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 \$82,720.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Temporary Construction Easement more particularly described in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

#### **SEE ATTACHED SCHEDULE "A"**

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

**a portion of**

**15-23-29-0000-00058**

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby will warrant specially the easement being granted and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

Instrument: 7011A.1/7011B.1/7011C.1

Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

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

Signed, sealed and delivered  
in the presence of:

Chowder Apartments LP, a Florida  
limited partnership

Trina Higginson  
Witness

BY: Chowder Manager LLC, a Florida limited  
liability company, its general partner

Trina Higginson  
Printed Name

BY: [Signature]

Kathleen M. James  
Witness

Printed Name: Joseph I. KAZARNOVSKY

Kathleen M. James  
Printed Name

Title: Member

(Signature of TWO witnesses required by Florida law)

STATE OF New Jersey  
COUNTY OF Morris

I HEREBY CERTIFY that on this day, before me, personally appeared Joseph I. Kazarnovsky as Authorized Person of Chowder Manager LLC, a Florida limited liability company, general partner of Chowder Apartments LP, a Florida limited partnership, to me known to be, or who has produced Personally Known as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this 20<sup>th</sup> day of November, 2015.

(Notary Seal)

Tiffany S. Nichols  
Notary Signature

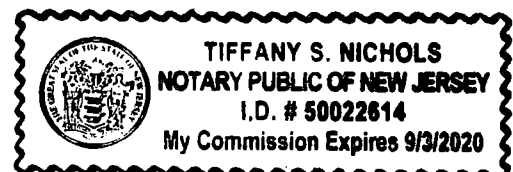
Tiffany S. Nichols  
Printed Notary Name

**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

Notary Public in and for  
the County and State aforesaid

My commission expires: 9-3-20



## SCHEDULE "A"

PARCEL No.: 7011A

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follow:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1331.33 feet to a point on the East line of the Northwest 1/4 of said Northwest 1/4; thence departing said North line and said Centerline of Survey run South 00°11'01" East along said East line a distance of 60.50 feet; thence departing said East line run North 89°18'01" East a distance of 24.66 feet; thence run South 00°41'59" East a distance of 5.00 feet; thence run North 89°18'01" East a distance of 20.00 feet; thence run North 00°41'59" West a distance of 7.00 feet; thence run North 89°18'01" East a distance of 215.00 feet for a Point of Beginning; thence continue North 89°18'01" East a distance of 85.00 feet; thence run South 00°41'59" East a distance of 20.25 feet; thence run South 89°18'01" West a distance of 85.00 feet; thence run North 00°41'59" West a distance of 20.25 feet to the Point of Beginning.

Containing 1,721 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	8/7/07
CHECKED BY:	J. CAMPBELL	DATE:	8/7/07
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3
		SCALE:	N/A
		LEI JOB No.:	02076.10

# SKETCH OF DESCRIPTION

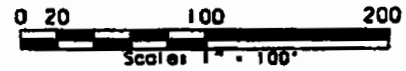
PARCEL No.: 7011A

THIS IS NOT A BOUNDARY SURVEY

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

$\Delta = 00^{\circ}04'27''$  RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"



SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

HOLDEN AVE.

R/W LINE

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.

$S00^{\circ}11'01''$  E  
60.50'

STA. 139+85.07

R/W LINE

146  
145  
144  
143  
142  
141  
140

EXIST. R/W LINE

Q SURVEY AND SECTION LINE

EXIST. R/W LINE

66' R/W PER  
O.R.B. 186, PG. 577

215.00'

POINT OF BEGINNING

$S00^{\circ}41'59''$  E  
20.25'

$S89^{\circ}18'01''$  W  
85.00'

$N89^{\circ}18'01''$  E  
85.00'

$N00^{\circ}41'59''$  W  
20.25'

EASEMENT  
O.R.B. 4326,  
PG. 2515

$N00^{\circ}41'59''$  W  
7.00'

$N89^{\circ}18'01''$  E  
20.00'

$S00^{\circ}41'59''$  E  
5.00'

$N89^{\circ}18'01''$  E  
24.66'

BUCHANAN BAY  
P.B. 28, PGS. 139

THE E. LINE OF THE N.W. 1/4 OF  
THE N.W. 1/4 OF SEC. 15-23-29

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

DATE: 8/7/07

REVISED:

SCALE: 1" = 100'

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

LEI JOB No.: 02076.10

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 7011A

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,721 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

DATE: 8/7/07

REVISED:

LEI JOB No.: 02076.10

SCALE: N/A

SHEET 3 OF 3

**SCHEDULE "B"**

**HOLDEN AVENUE PARCEL 7011A**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7011A is being acquired as a temporary non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

## SCHEDULE "A"

PARCEL No.: 7011B

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 106.87 feet for a Point of Beginning; thence continue South 00°10'12" East along said West right of way line a distance of 49.00 feet; thence departing said West right of way line run South 89°49'48" West a distance of 16.75 feet; thence run North 00°10'12" West a distance of 49.00 feet; thence run North 89°49'48" East a distance of 16.75 feet to the Point of Beginning.

Containing 821 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:	HOLDEN AVENUE		
DRAWN BY: C. LEFTAKIS	DATE: 8/7/07	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 8/7/07	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 6/24/13	SHEET	1 OF 3



# SKETCH OF DESCRIPTION

PARCEL No.: 7011B

THIS IS NOT A BOUNDARY SURVEY

SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

LINE TABLE  
L1 S89°18'01"W 30.00'  
L2 S00°10'12"E 33.00'

R/W LINE

RIO GRANDE AVE. 70' R/W  
PER O.R.B. 396, PG. 571  
AND O.R.B. 3019, PG. 782

EXIST. R/W LINE STA. 152+86.40

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"

R/W LINE

HOLDEN AVE.

C SURVEY AND  
SECTION LINE

66' R/W PER  
O.R.B. 186, PG. 577

N89°18'01"E

R/W LINE

NOT PLATTED

O.R.B. 5336,  
PG. 4199

0 20 100 200  
Scale: 1" = 100'

POINT OF BEGINNING

R/W LINE

RIO GRANDE AVE. 60' R/W PER O.R.B. 1682, PG. 840  
AND C.B. 15, PG. 16

S00°10'12"E 49.00'  
EXIST. R/W LINE  
STA. 152+86.40

S89°49'48"W 16.75'  
S00°10'12"E 49.00'  
N89°49'48"E 16.75'

SEC. 15, TWP. 23 S., RGE. 29 E.

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

DATE: 8/7/07

REVISED:

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 7011B

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 821 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

C	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 8/7/07	REVISED:	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 8/7/07	LEI JOB No.: 02076.10	SHEET 3 OF 3

**SCHEDULE "B"**

**HOLDEN AVENUE PARCEL 7011B**

**TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7011B is being acquired as a temporary non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

## SCHEDULE "A"

PARCEL No.: 7011C

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the intersection of said West right of way line of Rio Grande Avenue with the South line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rio Grande Avenue run North 53°13'59" West a distance of 47.16 feet to the beginning of a non-tangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87°46'27" West; thence from a tangent bearing of South 86°14'52" West, run Westerly along the arc of said curve through a central angle of 03°03'09" a distance of 307.48 feet to the point of tangency; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 56.79 feet; thence run South 00°41'59" East a distance of 3.00 feet for a Point of Beginning; thence continue South 00°41'59" East a distance of 5.00 feet; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 605.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run North 89°18'01" East parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 295.00 feet; thence run South 00°41'59" East a distance of 2.00 feet; thence run North 89°18'01" East a distance of 100.00 feet; thence run North 00°41'59" West a distance of 2.00 feet; thence run North 89°18'01" East a distance of 210.00 feet to the Point of Beginning.

Containing 2,825 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY: J. CAMPBELL	DATE: 4/25/13	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 4/25/13	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 6/24/13	SHEET	1 OF 4

# SKETCH OF DESCRIPTION

PARCEL No.: 70IIC

THIS IS NOT A BOUNDARY SURVEY

SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

HOLDEN AVE.

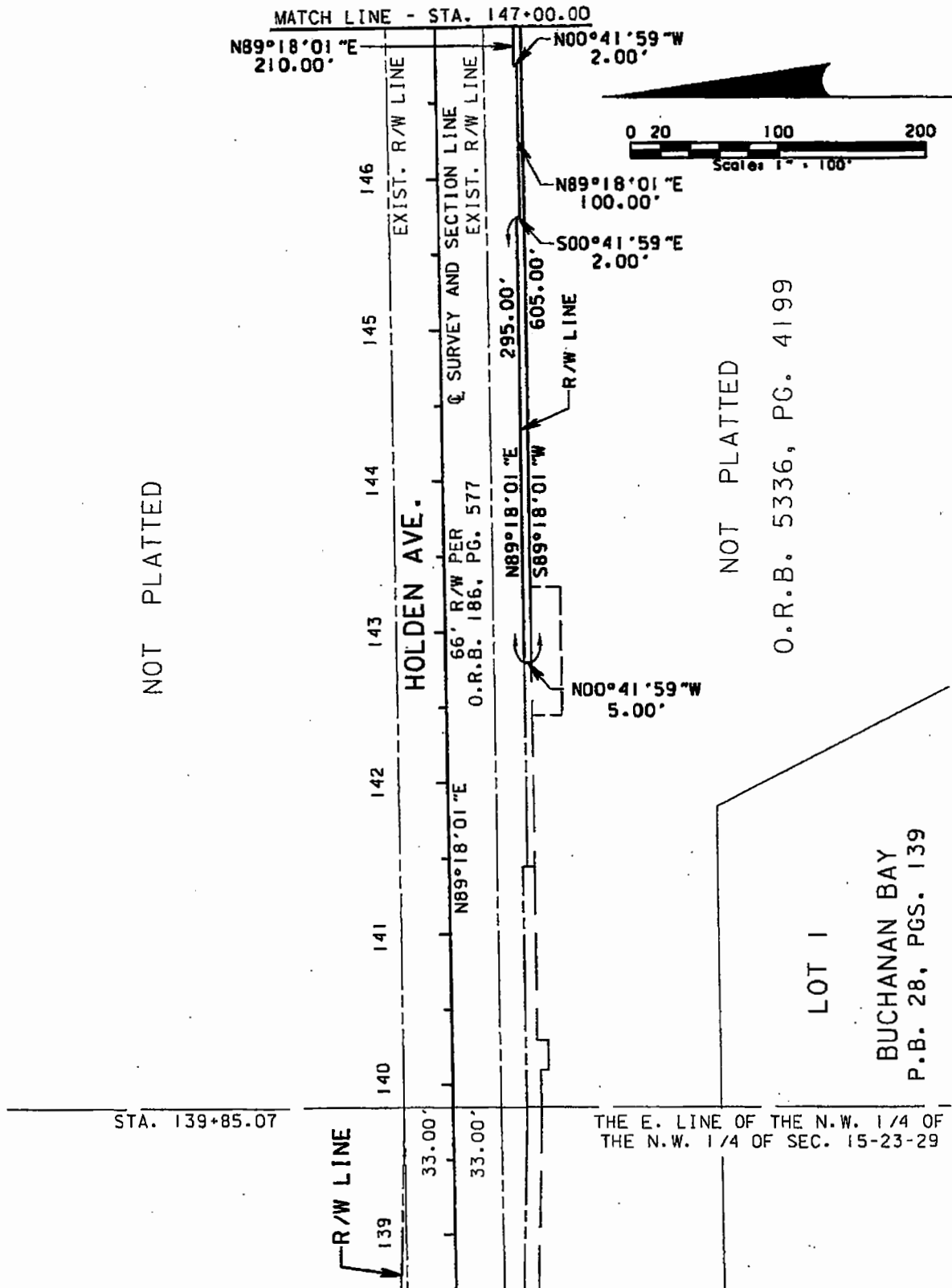
NOT PLATTED

O.R.B. 5336, PG. 4199

LOT 1

BUCHANAN BAY  
P.B. 28, PGS. 139

SEC. 15, TWP. 23 S., RGE. 29 E.



HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: J. CAMPBELL

CHECKED BY: J. CAMPBELL

DATE: 4/25/13

DATE: 4/25/13

REVISED:

LEI JOB No.: 02076.J0

SCALE: 1" = 100'

SHEET 2 OF 4

# SKETCH OF DESCRIPTION

PARCEL No.: 7011C

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE  
L1 N89°18'01"E 30.00'  
L2 S00°10'12"E 33.00'

0 20 100 200  
Scale: 1" = 100'

RIO GRANDE AVE. 70' R/W  
PER O.R.B. 396, PG. 571  
AND O.R.B. 3019, PG. 782  
N00°20'28"W 1322.21'(F)  
STA. 152+86.40

RIO GRANDE AVE. 60' R/W  
PER O.R.B. 1682, PG. 840 AND C.B. 15, PG. 16  
N00°10'12"W 5307.30'(F)  
STA. 152+86.40

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40  
Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"

S00°10'12"E  
38.00'  
N53°13'59"W  
47.16'

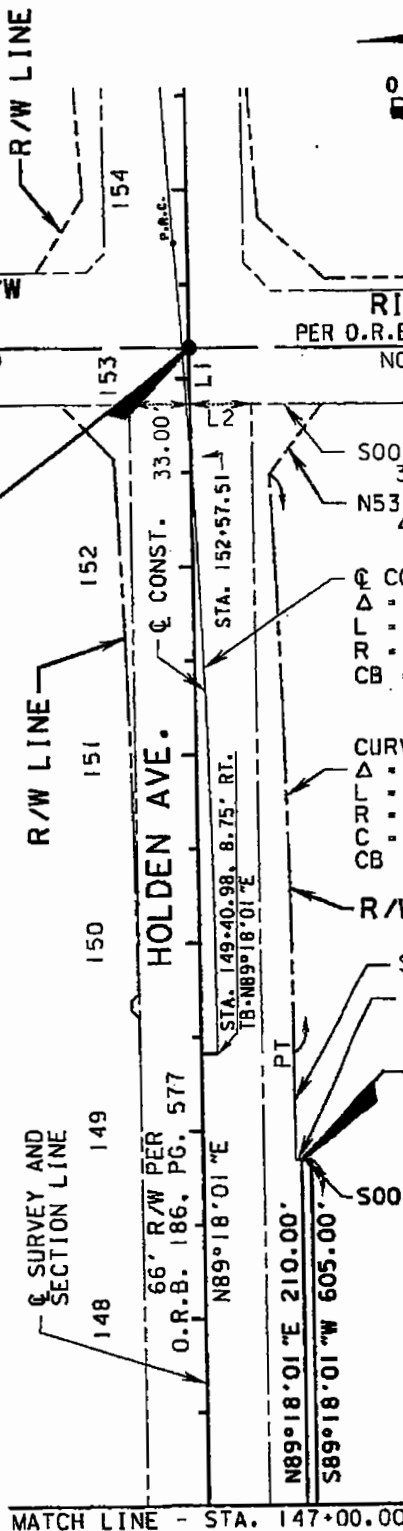
Q CONST. CURVE DATA  
Δ = 04°18'47" LT.  
L = 431.31'  
R = 5729.65'  
CB = N87°08'38"E

CURVE DATA  
Δ = 03°03'09"  
L = 307.48'  
R = 5771.40'  
C = 307.44'  
CB = S87°46'27"W

R/W LINE

S89°18'01"W 56.79'  
S00°41'59"E 3.00'  
POINT OF  
BEGINNING

S00°41'59"E  
5.00'



NOT PLATTED

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 10, TWP. 23 S., RGE. 29 E.

SEC. 15, TWP. 23 S., RGE. 29 E.

MATCH LINE - STA. 147+00.00

# SKETCH OF DESCRIPTION

PARCEL No.: 70IIC

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 2,825 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

## **SCHEDULE "B"**

### **HOLDEN AVENUE PARCEL 7011C**

#### **TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7011C is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of tying in and harmonizing the existing grade with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

08/28/07

R:\ROW Acquisition\Projects\3045 & 5109 Holden Avenue\3045 Parcel Files\3045 Schedule B-Texas to OBT\Easements\3045 P7011C 8-17-13.doc



This instrument prepared by,  
and after recording return to:

Edward A. Kalish, Esquire  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Avenue, Suite 2300  
Miami, Florida 33131

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

**SUBORDINATION OF ENCUMBRANCES TO  
PROPERTY RIGHTS OF ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That WHEREAS, it is proposed by ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE, 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 a Mortgage and Security Agreement, Assignment of Leases and Rents, and Financing Statement, all as more particularly described in **Schedule A** attached hereto, 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 portions of the premises hereafter 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 they 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:

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

**SEE SCHEDULE B, SCHEDULE C, SCHEDULE D, SCHEDULE E and  
COMPOSITE SCHEDULE F ATTACHED HERETO**

PROVIDED, ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of ORANGE COUNTY, in its use of the land specifically above described for Holden Avenue Parcel 8011 Slope and Fill Easement as described in **Schedule B** attached hereto, Holden Avenue Parcel 8011B Wall Maintenance Easement as described in **Schedule C** attached hereto, Holden Avenue Parcel 8011A Drainage Easement as described in **Schedule D** attached hereto, Holden Avenue Parcel 8011C Drainage Easement as described in **Schedule E** attached hereto, Holden Avenue Parcel 7011A, Parcel 7011B and Parcel 7011C Temporary Construction Easement attached hereto as **Composite Schedule F** (provided, however, the subordination of said encumbrances shall continue until the expiration of the term of each Temporary Construction Easement as set forth in the last paragraph of each such easement), 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 their respective intended 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.

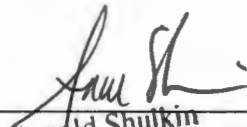
IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 4th day of October, A.D. 2016.

***{END OF TEXT - SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW}***

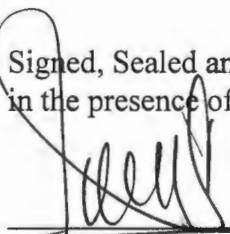
Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

**U.S. BANK NATIONAL ASSOCIATION, A  
NATIONAL BANKING ASSOCIATION  
ORGANIZED AND EXISTING UNDER THE LAWS  
OF THE UNITED STATES OF AMERICA, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS  
CAPACITY AS TRUSTEE FOR THE REGISTERED  
HOLDERS OF J.P. MORGAN CHASE  
COMMERCIAL MORTGAGE SECURITIES TRUST  
2007-CIBC19, COMMERCIAL MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2007-CIBC19**

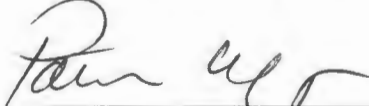
By: LNR Partners, LLC, a Florida limited liability  
company, its Attorney-in-Fact pursuant to Limited  
Power of Attorney dated March 15, 2011

By:   
Name: Arnold Shulkin  
Title: Vice President

Signed, Sealed and Delivered  
in the presence of:

  
\_\_\_\_\_  
Signature of Witness No. 1  
**Ciney Torres**

\_\_\_\_\_  
Printed Name of Witness No. 1

  
\_\_\_\_\_  
Signature of Witness No. 2

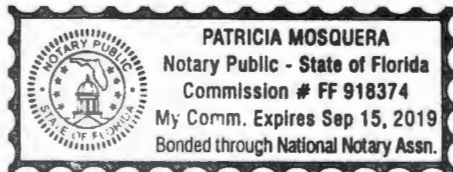
Patricia Mosquera

\_\_\_\_\_  
Printed Name of Witness No. 2

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

STATE OF FLORIDA                    )  
  ) SS:  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me this 4th day of October, 2016, by Arnold Shulkin, a Vice President of LNR Partners, LLC, a Florida limited liability company, on behalf of the said limited liability company, as Attorney-in-Fact on behalf of U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2007-CIBC19, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-CIBC19. Said individual is personally known to me.



Patricia Mosquera  
Notary Public, State of Florida  
Print Name: Patricia Mosquera  
My Commission Expires: Sept 15, 2019

[AFFIX NOTARY STAMP ABOVE]

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## **SCHEDULE A**

### **PROPERTY ENCUMBRANCES**

Mortgage and Security Agreement, made as of March 22, 2007 ("**Mortgage**"); executed by Chowder Apartments LP, a Florida limited partnership ("**Borrower**"), in favor of JPMorgan Chase Bank, N.A., a banking association chartered under the laws of the United States of America ("**Original Lender**"), recorded March 26, 2007, as Document No. 20070197576, in Official Records Book 9179, at Page 4448, of the Public Records of Orange County, Florida (the "**Records**"), which Mortgage was assigned by: (a) Original Lender to LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, pursuant to a certain Assignment of Mortgage and Security Agreement and Assignment of Assignment of Leases and Rents, acknowledged June 22, 2007, effective as of June 14, 2007, recorded October 23, 2007, as Document No. 20070701313, in Official Records Book 9480, at Page 4124, of the Records; and (b) Bank of America, N.A., a national banking association (successor by merger to LaSalle Bank National Association, a national banking association), as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, to U.S. Bank National Association, a national banking association organized and existing under the laws of the United States of America, not in its individual capacity but solely in its capacity as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19 ("**Lender**"), pursuant to a certain Assignment of Mortgage and Security Agreement, executed February 16, 2016, recorded February 18, 2016, as Document No. 20160085173, of the Records; and

(ii) Assignment of Leases and Rents, made as of March 22, 2007 ("**ALR**"), by Borrower in favor of Original Lender, recorded March 26, 2007, as Document No. 2007197577, in Official Records Book 9179, at Page 4509, of the Records, which ALR was assigned by: (a) Original Lender to LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, pursuant to a certain Assignment of Mortgage and Security Agreement and Assignment of Assignment of Leases and Rents, acknowledged June 22, 2007, effective as of June 14, 2007, recorded October 23, 2007, as Document No. 20070701313, in Official Records Book 9480, at Page 4124, of the Records; and (b) Bank of America, N.A., a national banking association (successor by merger to LaSalle Bank National Association, a national banking association), as Trustee for the registered holders of J.P. Morgan

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, to Lender, pursuant to a certain Assignment of Assignment of Leases and Rents, executed February 16, 2016, recorded February 18, 2016, as Document No. 20160085174, of the Records; and

(iii) Uniform Commercial Code Financing Statement, naming Borrower as Debtor and Original Lender as Secured Party ("**County UCC**"), recorded March 26, 2007, as Document No. 20070197578, in Official Records Book 9179, at Page 4528, of the Records, which County UCC was: (a) assigned by Original Lender to LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, pursuant to a certain UCC Financing Statement Amendment (assignment), recorded October 23, 2007, as Document No. 20070701314, in Official Records Book 9480, at Page 4129, of the Records; (b) continued by LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, pursuant to a certain UCC Financing Statement Amendment (continuation), recorded October 12, 2011, as Document No. 20110537884, in Official Records Book 10280, at Page 226, of the Records; and (c) assigned by Bank of America, N.A., a national banking association (successor by merger to LaSalle Bank National Association, a national banking association), as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, to Lender, pursuant to a certain UCC Financing Statement Amendment (assignment), recorded February 18, 2016, as Document No. 20160085175, of the Records.

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## **SCHEDULE B**

### **HOLDEN AVENUE PARCEL 8011 SLOPE AND FILL EASEMENT**

Parcel 8011 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

After the GRANTEE has completed construction of its roadway facility the GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, landscaping, adding fill material, ground lighting, metal fencing, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

## SCHEDULE "A"

PARCEL No.: 8011

ESTATE: PERPETUAL EASEMENT

PURPOSE: SLOPE AND FILL

### DESCRIPTION:

That part of

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line a distance of 38.00 feet; thence departing said West right of way line run North 53°13'59" West a distance of 41.01 feet for a Point of Beginning, said point being the beginning of a non-tangent curve concave Northerly having a radius of 5775.40 feet and a chord bearing of South 86°57'35" West; thence from a tangent bearing of South 86°12'05" West, run Westerly along the arc of said curve through a central angle of 01°31'00" a distance of 152.89 feet to the end of said curve; thence run North 02°16'55" West a distance of 4.00 feet to a point on a curve concave Northerly and concentric with the aforesaid curve having a radius of 5771.40 feet and a chord bearing of North 86°58'59" East; thence from a tangent bearing of North 87°43'06" East run Easterly along the arc of said curve through a central angle of 01°28'13" a distance of 148.11 feet to the end of said curve; thence run South 53°13'59" East a distance of 6.15 feet to the Point of Beginning.

Containing 602 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, P.A.  
L.B. No. 2856

JOHN J. CAMPBELL, JR., STATE OF  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	11/10/05
CHECKED BY:	J. CAMPBELL	DATE:	11/10/05
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3

SCALE: N/A  
LEI JOB No.: 02076.10



# SKETCH OF DESCRIPTION

PARCEL No.: 8011

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE  
L1 S89°18'01"W 30.00'  
L2 S00°10'12"E 33.00'

0 20 100 200  
Scale: 1" = 100'

R/W LINE

POINT OF BEGINNING

R/W LINE

RIO GRANDE AVE. 70' R/W

PER O.R.B. 396, PG. 571

AND O.R.B. 3019, PG. 782

N00°20'28"W 1322.21'(F)

EXIST. R/W LINE STA. 152+86.40

RIO GRANDE AVE. 60' R/W

PER O.R.B. 1682, PG. 840 AND C.B. 15, PG. 16

N00°10'12"W 5307.30'(F)

STA. 152+86.40 EXIST. R/W LINE

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"

Q. CONST. CURVE DATA  
Δ = 04°18'47" LT.  
L = 431.31'  
R = 5729.65'  
CB = N87°08'38"E

S00°10'12"E 38.00'  
N53°13'59"W 41.01'  
TAN. BRG. = S86°12'05"W  
S53°13'59"E 6.15'

CURVE DATA  
Δ = 01°31'00"  
L = 152.89'  
R = 5775.40'  
C = 152.89'  
CB = S86°57'35"W

CURVE DATA  
Δ = 01°28'13"  
L = 148.11'  
R = 5771.40'  
C = 148.11'  
CB = N86°58'59"E

N02°16'55"W 4.00'  
TAN. BRG. = N87°43'06"E

R/W LINE

R/W LINE

NOT PLATTED

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 10, TWP. 23 S., RGE. 29 E.

SEC. 15, TWP. 23 S., RGE. 29 E.

HOLDEN AVE.

EXIST. R/W LINE 66' R/W PER  
O.R.B. 186, PG. 577

STA. 149+40.98, 8.75' RT.  
TB-N89°18'01"E

EXIST. R/W LINE  
N89°18'01"E

Q. SURVEY AND  
SECTION LINE

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 11/10/05

DATE: 11/10/05

REVISED: 8/1/07

LEI JOB No. 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 602 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3

Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

### **SCHEDULE C**

#### **HOLDEN AVENUE PARCEL 8011B WALL MAINTENANCE EASEMENT**

Parcel 8011B is being acquired as a permanent non-exclusive easement for maintenance purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a wall and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent wall and roadway facility on the granted easement without the prior written approval of the GRANTEE.

After the GRANTEE has completed construction of its roadway facility the GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, existing driveway, landscaping, ground lighting, metal fencing, and any activity that will not adversely affect the structural integrity of the adjacent wall and roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

## SCHEDULE "A"

PARCEL No.: 8011B

ESTATE: PERPETUAL EASEMENT

PURPOSE: WALL MAINTENANCE

### DESCRIPTION:

That part of

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1331.33 feet to a point on the East line of the Northwest 1/4 of said Northwest 1/4; thence departing said North line and said Centerline of Survey run South 00°11'01" East along said East line a distance of 60.50 feet; thence departing said East line run North 89°18'01" East a distance of 24.66 feet; thence run South 00°41'59" East a distance of 5.00 feet; thence run North 89°18'01" East a distance of 20.00 feet; thence run North 00°41'59" West a distance of 7.00 feet; thence run North 89°18'01" East a distance of 115.00 feet for a Point of Beginning; thence continue North 89°18'01" East a distance of 135.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run South 89°18'01" West a distance of 135.00 feet; thence run South 00°41'59" East a distance of 5.00 feet to the Point of Beginning.

Containing 675 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5592

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:	HOLDEN AVENUE		
DRAWN BY:	C. LEFTAKIS	DATE:	8/7/07
CHECKED BY:	J. CAMPBELL	DATE:	8/7/07
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	7/25/13	SHEET 1 OF 3
SCALE:	N/A		
LEI JOB No.:	02076.10		

# SKETCH OF DESCRIPTION

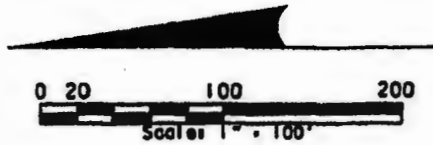
PARCEL No.: 8011B

THIS IS NOT A BOUNDARY SURVEY

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

$\Delta = 00^{\circ}04'27''$  RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"



SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

HOLDEN AVE.

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.

EASEMENT  
O.R.B. 4326,  
PG. 2515

$S00^{\circ}11'01''$  E  
60.50'

STA. 139+85.07

R/W LINE

EXIST. R/W LINE

146

145

144

143

142

141

140

139

Q SURVEY AND SECTION LINE  
EXIST. R/W LINE

146

145

144

143

142

141

140

139

EXIST. R/W LINE

146

145

144

143

142

141

140

139

R/W LINE

POINT OF BEGINNING

$N00^{\circ}41'59''$  W  
5.00'

$S00^{\circ}41'59''$  E  
5.00'

$N89^{\circ}18'01''$  E  
115.00'

$N00^{\circ}41'59''$  W  
7.00'

$N89^{\circ}18'01''$  E  
20.00'

$S00^{\circ}41'59''$  E  
5.00'

$N89^{\circ}18'01''$  E  
24.66'

THE E. LINE OF THE N.W. 1/4 OF  
THE N.W. 1/4 OF SEC. 15-23-29

BUCHANAN BAY  
P.B. 28, PGS. 139

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/1/07

DATE: 8/1/07

REVISED: 4/25/13

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011B

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 675 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

repared by: J. CAMPBELL

HOLDEN AVENUE  
ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS  
CHECKED BY: J. CAMPBELL

DATE: 8/7/07  
DATE: 8/7/07

REVISED: 4/25/13  
LEI JOB No.: 02076.10

SCALE: N/A  
SHEET 3 OF 3

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

#### **SCHEDULE D**

#### **HOLDEN AVENUE PARCEL 8011A DRAINAGE EASEMENT**

Parcel 8011A is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, excavate, add or remove fill material, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, an underground pipe and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE 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 underground pipe and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the underground pipe and appurtenant facilities.

After the GRANTEE has completed construction of its roadway facility the GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, landscaping, ground lighting, metal fencing, or any activity that will not adversely affect the structural integrity and maintenance of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.



## SCHEDULE "A"

PARCEL No.: 8011A

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence run South 89°18'01" West along said South right of way line a distance of 1301.32 feet to a point on the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence departing said South right of way line run South 00°13'13" East along said West line a distance of 17.50 feet for a Point of Beginning; thence departing said West line run North 89°18'01" East parallel with the aforesaid South right of way line of Holden Avenue a distance of 159.57 feet; thence run South 00°41'59" East a distance of 8.00 feet; thence run South 89°18'01" West a distance of 115.00 feet; thence run South 00°41'59" East a distance of 7.00 feet; thence run South 89°18'01" West a distance of 20.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run South 89°18'01" West a distance of 24.66 feet to a point on the aforesaid West line of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence run North 00°13'13" West along said West line a distance of 10.00 feet to the Point of Beginning.

Containing 1,466 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 6/24/13	SHEET	1 OF 3



# SKETCH OF DESCRIPTION

PARCEL No.: 8011A

THIS IS NOT A BOUNDARY SURVEY

RIO GRANDE AVE. 70' R/W

PER O.R.B. 396, PG. 571

AND O.R.B. 3019, PG. 782

EXIST. R/W LINE STA. 152+86.40

RIO GRANDE AVE. 60' R/W

PER O.R.B. 1682, PG. 840 AND C.B. 15, PG. 16

STA. 152+86.40 EXIST. R/W LINE

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

$\Delta = 00^{\circ}04'27''$  RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N80 STAMPED  
"RLS 1304"

SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

HOLDEN AVE. 152

66' R/W PER  
O.R.B. 186, PG. 577

N89°18'01"E

EXIST. R/W LINE  
CL SURVEY AND SECTION LINE

141

140

EXIST. R/W LINE

1301.32'

N89°18'01"E

159.57'

N89°18'01"E

S89°18'01"W 115.00'

R/W LINE

S00°41'59"E 8.00'

S00°41'59"E 7.00'

S89°18'01"W 20.00'

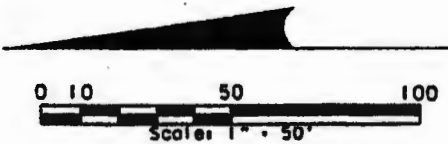
N00°41'59"W 5.00'

S89°18'01"W 24.66'

O.R.B. 5336, PG. 4199

NOT PLATTED

SEC. 15, TWP. 23 S., RGE. 29 E.



STA. 139+85.07

S00°13'13"E 17.50'

THE W. LINE OF THE N.E. 1/4 OF  
THE N.W. 1/4 OF SEC. 15-23-29

N00°13'13"W 10.00'

POINT OF BEGINNING

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 11/10/05

DATE: 11/10/05

REVISED: 1/28/09

LEI JOB No.: 02076.10

SCALE: 1" = 50'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011A

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,466 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 11/10/05

DATE: 11/10/05

REVISED: 1/28/09

LEI JOB No.: 02076.10

SCALE: N/A

SHEET 3 OF 3

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## **SCHEDULE E**

### **HOLDEN AVENUE PARCEL 8011C DRAINAGE EASEMENT**

Parcel 8011C is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, an underground pipe and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE 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 underground pipe and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the underground pipe and appurtenant facilities.

After the GRANTEE has completed construction of its roadway facility the GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, landscaping, ground lighting, metal fencing, or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

## SCHEDULE "A"

PARCEL No.: 8011C

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rio Grande Avenue run North 53°13'59" West a distance of 47.16 feet to the beginning of a non-tangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87°35'36" West; thence from a tangent bearing of South 86°14'52" West, run Westerly along the arc of said curve through a central angle of 02°41'28" a distance of 271.08 feet for a Point of Beginning; thence departing said curve run South 00°57'43" East a distance of 5.00 feet; thence run South 89°39'32" West a distance of 20.00 feet; thence run North 00°57'43" West a distance of 5.00 feet to a point on a curve concave Northerly having a radius of 5771.40 feet and a chord bearing of North 89°02'17" East; thence run Easterly along the arc of said curve through a central angle of 00°11'55" a distance of 20.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5622

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

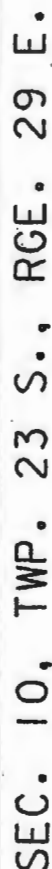
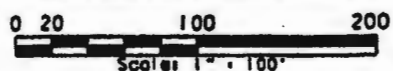
# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	8/7/07
CHECKED BY:	J. CAMPBELL	DATE:	8/7/07
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3

THIS IS NOT A BOUNDARY SURVEY



NOT PLATTED

NOT PLATTED

O.R.B. 5336.  
P.C. 4199

SEC: 15. TWP. 23 S.: RGE. 29 E.

# SKETCH OF DESCRIPTION

PARCEL No.: 8011C

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 100 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T.	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## **COMPOSITE SCHEDULE F**

### **HOLDEN AVENUE PARCEL 7011A TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7011A is being acquired as a temporary non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.



## SCHEDULE "A"

PARCEL No.: 7011A

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1331.33 feet to a point on the East line of the Northwest 1/4 of said Northwest 1/4; thence departing said North line and said Centerline of Survey run South 00°11'01" East along said East line a distance of 60.50 feet; thence departing said East line run North 89°18'01" East a distance of 24.66 feet; thence run South 00°41'59" East a distance of 5.00 feet; thence run North 89°18'01" East a distance of 20.00 feet; thence run North 00°41'59" West a distance of 7.00 feet; thence run North 89°18'01" East a distance of 215.00 feet for a Point of Beginning; thence continue North 89°18'01" East a distance of 85.00 feet; thence run South 00°41'59" East a distance of 20.25 feet; thence run South 89°18'01" West a distance of 85.00 feet; thence run North 00°41'59" West a distance of 20.25 feet to the Point of Beginning.

Containing 1,721 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:	HOLDEN AVENUE		
DRAWN BY:	C. LEFTAKIS	DATE:	8/7/07
CHECKED BY:	J. CAMPBELL	DATE:	8/7/07
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3
SCALE:	N/A	LEI JOB No.:	02076.10



# SKETCH OF DESCRIPTION

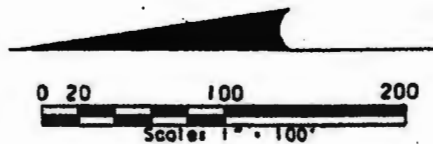
PARCEL No.: 7011A

THIS IS NOT A BOUNDARY SURVEY

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

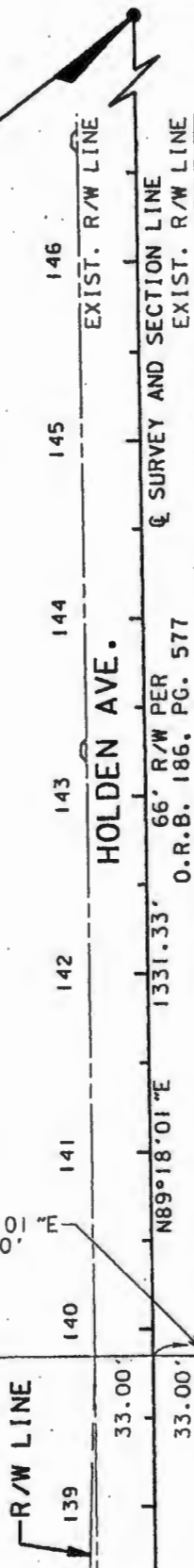
Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"



SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED



R/W LINE

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.

BUCHANAN BAY  
P.B. 28, PGS. 139

THE E. LINE OF THE N.W. 1/4 OF  
THE N.W. 1/4 OF SEC. 15-23-29

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

DATE: 8/7/07

REVISED:

SCALE: 1" = 100'

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

LEI JOB No.: 02076.10

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 7011A

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,721 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## **COMPOSITE SCHEDULE F**

### **HOLDEN AVENUE PARCEL 7011B TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7011B is being acquired as a temporary non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

## SCHEDULE "A"

PARCEL No.: 7011B

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 106.87 feet for a Point of Beginning; thence continue South 00°10'12" East along said West right of way line a distance of 49.00 feet; thence departing said West right of way line run South 89°49'48" West a distance of 16.75 feet; thence run North 00°10'12" West a distance of 49.00 feet; thence run North 89°49'48" East a distance of 16.75 feet to the Point of Beginning.

Containing 821 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	8/7/07
CHECKED BY:	J. CAMPBELL	DATE:	8/7/07
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 3
		SCALE:	N/A
		LEI JOB No.:	02076.10

# SKETCH OF DESCRIPTION

PARCEL No.: 7011B

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE  
L1 S89°18'01"W 30.00'  
L2 S00°10'12"E 33.00'

0 20 100 200  
Scale: 1" = 100'

POINT OF BEGINNING

R/W LINE

RIO GRANDE AVE. 70' R/W  
PER O.R.B. 396, PG. 571  
AND O.R.B. 3019, PG. 782

RIO GRANDE AVE. 60' R/W  
PER O.R.B. 1682, PG. 840  
AND C.B. 15, PG. 16

EXIST. R/W LINE STA. 152+86.40

S00°10'12"E 49.00'  
EXIST. R/W LINE  
STA. 152+86.40

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"

R/W LINE

S89°49'48"W 16.75'  
S00°10'12"E 49.00'  
N89°49'48"E 16.75'

R/W LINE

HOLDEN AVE.

Q SURVEY AND  
SECTION LINE

66' R/W PER  
O.R.B. 186, PG. 577  
N89°18'01"E

NOT PLATTED

NOT PLATTED

O.R.B. 5336,  
PG. 4199

SEC. 10, TWP. 23 S., RGE. 29 E.

SEC. 15, TWP. 23 S., RGE. 29 E.

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

DATE: 8/7/07

REVISED:

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 7011B

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 821 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C.3  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

**COMPOSITE SCHEDULE F**

**HOLDEN AVENUE PARCEL 7011C TEMPORARY CONSTRUCTION EASEMENT**

Parcel 7011C is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of tying in and harmonizing the existing grade with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

## SCHEDULE "A"

PARCEL No.: 7011C

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rio Grande Avenue run North 53°13'59" West a distance of 47.16 feet to the beginning of a non-tangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87°46'27" West; thence from a tangent bearing of South 86°14'52" West, run Westerly along the arc of said curve through a central angle of 03°03'09" a distance of 307.48 feet to the point of tangency; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 56.79 feet; thence run South 00°41'59" East a distance of 3.00 feet for a Point of Beginning; thence continue South 00°41'59" East a distance of 5.00 feet; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 605.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run North 89°18'01" East parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 295.00 feet; thence run South 00°41'59" East a distance of 2.00 feet; thence run North 89°18'01" East a distance of 100.00 feet; thence run North 00°41'59" West a distance of 2.00 feet; thence run North 89°18'01" East a distance of 210.00 feet to the Point of Beginning.

Containing 2,825 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE		
DRAWN BY:	J. CAMPBELL	DATE:	4/25/13	SCALE: N/A
CHECKED BY:	J. CAMPBELL	DATE:	4/25/13	LEI JOB No.: 02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED:	6/24/13	SHEET 1 OF 4	



# SKETCH OF DESCRIPTION

PARCEL No.: 7011C

THIS IS NOT A BOUNDARY SURVEY

SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

HOLDEN AVE.

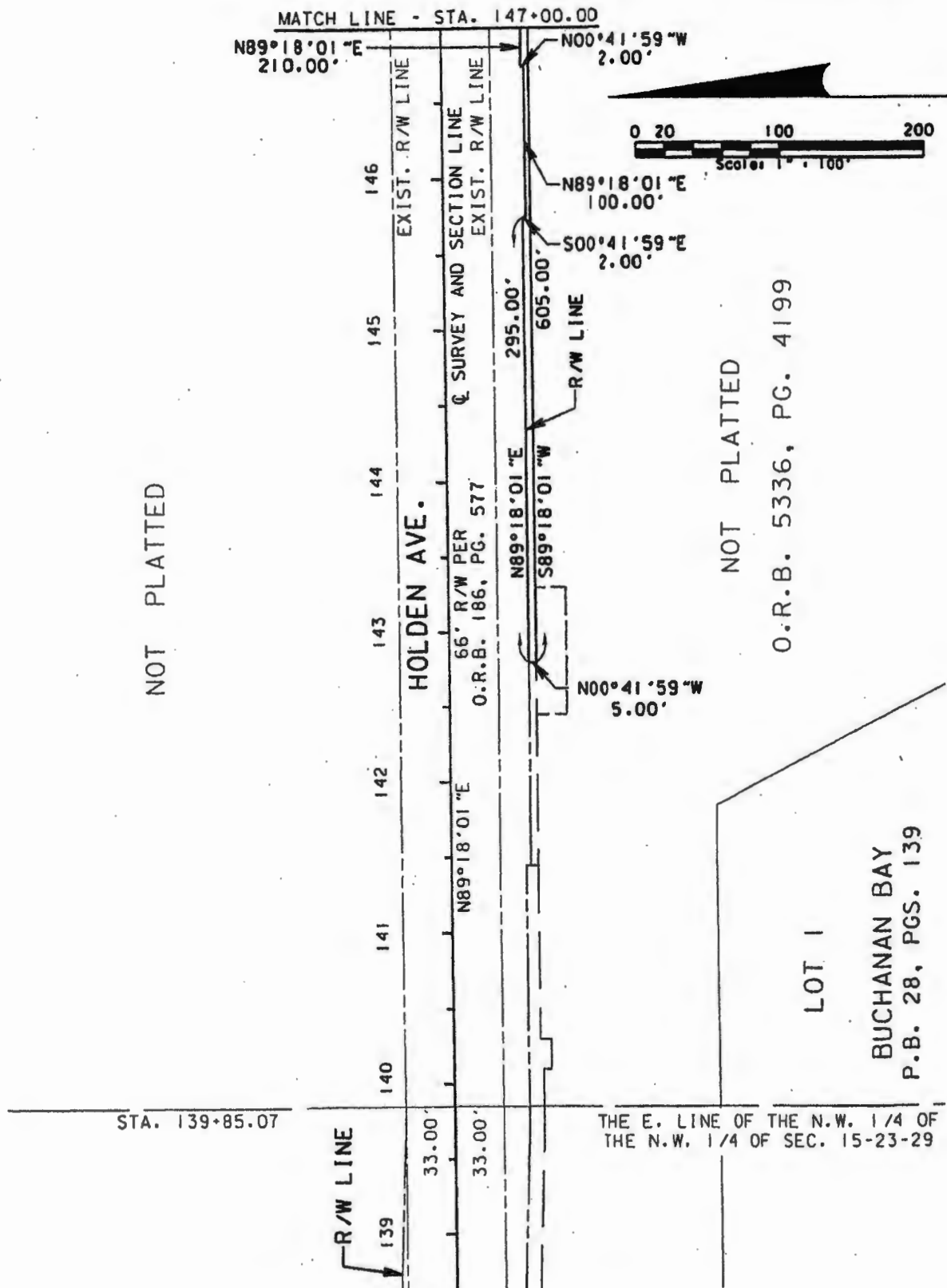
NOT PLATTED

O.R.B. 5336, PG. 4199

LOT 1

BUCHANAN BAY  
P.B. 28, PGS. 139

SEC. 15, TWP. 23 S., RGE. 29 E.



HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: J. CAMPBELL

CHECKED BY: J. CAMPBELL

DATE: 4/25/13

DATE: 4/25/13

REVISED:

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 4

# SKETCH OF DESCRIPTION

PARCEL No.: 7011C

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE  
L1 N89°18'01"E 30.00'  
L2 S00°10'12"E 33.00'

0 20 100 200  
Scale: 1" = 100'

SEC. 10, TWP. 23 S., RGE. 29 E.

RIO GRANDE AVE. 70' R/W

PER O.R.B. 396, PG. 571  
AND O.R.B. 3019, PG. 782

N00°20'28"W 1322.21' (F)

STA. 152+86.40

RIO GRANDE AVE. 60' R/W

PER O.R.B. 1682, PG. 840 AND C.B. 15, PG. 16

N00°10'12"W 5307.30' (F)

STA. 152+86.40

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"

S00°10'12"E 38.00'  
N53°13'59"W 47.16'

Q CONST. CURVE DATA

Δ = 04°18'47" LT.  
L = 431.31'  
R = 5729.65'  
CB = N87°08'38"E

CURVE DATA

Δ = 03°03'09"  
L = 307.48'  
R = 5771.40'  
C = 307.44'  
CB = S87°46'27"W

R/W LINE

S89°18'01"W 56.79'  
S00°41'59"E 3.00'  
POINT OF  
BEGINNING

S00°41'59"E 5.00'

R/W LINE

R/W LINE

Q SURVEY AND  
SECTION LINE

HOLDEN AVE.

66' R/W PER  
O.R.B. 186, PG. 577

MATCH LINE - STA. 147+00.00

NOT PLATTED

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: J. CAMPBELL

CHECKED BY: J. CAMPBELL

DATE: 4/25/13

DATE: 4/25/13

REVISED:

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 3 OF 4

# SKETCH OF DESCRIPTION

PARCEL No.: 7011C

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 2,825 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**NOV 29 2016**

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Instrument: 1011.5/8011.5/8011A.5/8011B.5/8011C.5  
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

### **SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by ORANGE COUNTY, charter county and a 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 Agreement held by the undersigned; and,

WHEREAS, On behalf of ORANGE COUNTY, a request has been made for the undersigned to subordinate said encumbrance 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 encumbrance 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 SCHEDULE "A"**

#### **Encumbrance:**

Bright House Networks, LLC, f/k/a Time Warner Entertainment-Advance/Newhouse Partnership,  
d/b/a Time Warner Cable f/ka American Television & Communications Corporation,  
formerly doing business as Orange/Seminole Cablevision

FROM: Chelsea Associates Ltd.

Agreement filed December 2, 1974

Recorded in Official Record Book 2586, Page 944

Public Records of Orange County, Florida

Instrument: 1011.5/8011.5/8011A.5/8011B.5/8011C.5

Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

PROVIDED, ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of ORANGE COUNTY, FLORIDA, 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 encumbrance 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 the COUNTY and cease to be used for road right-of-way purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 5th day of October A.D., 2015.

Signed, sealed, and delivered  
in the presence of:

Bright House Networks, LLC, a Delaware limited liability  
company, f/k/a Time Warner Entertainment - Advance  
/Newhouse Partnership, d/b/a Time Warner Cable f/k/a  
American Television & Communications Corporation,  
formerly doing business as Orange/Seminole Cablevision

WITNESSES:

Joseph D. DiFiore  
Witness

Joseph D. DiFiore  
Printed Name

Christian Branch  
Witness

Christian Branch  
Printed Name

BY: Michel L. Champagne  
Michel L. Champagne, VP of Ops/General Mgr.

9/25/2015

Instrument: 1011.5/8011.5/8011A.5/8011B.5/8011C.5

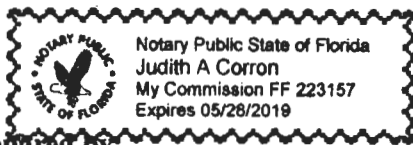
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 5th day of October A.D., 2015, before me personally appeared Michel L. Champagne as VP of Ops/General Manager of Bright House Networks, LLC, a Delaware limited liability company, f/k/a Time Warner Entertainment-Advance/Newhouse Partnership, d/b/a Time Warner Cable, f/k/a American Television & Communications Corporation, formerly doing business as Orange/Seminole Cablevision, to me known to be, or who has produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited liability company.

Witness my hand and official seal this 5th day of October, 2015.

(Notary Seal)



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

Judith A. Corron  
Notary Signature  
JUDITH A. CORRON  
Printed Notary Name

Notary Public in and for the  
county and state aforesaid.  
My commission expires:

## SCHEDULE "A"

PARCEL No.: 1011

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Sold property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South line of said Holden Avenue as shown on said Right of Way Map for a Point of Beginning; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rio Grande Avenue run North 53°13'59" West a distance of 47.16 feet to the beginning of a nontangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87°46'27" West; thence from a tangent bearing of South 86°14'52" West, run Westerly along the arc of said curve through a central angle of 03°03'09" a distance of 307.48 feet to the point of tangency; thence departing said curve run South 89°18'01" West parallel with the aforesaid South right of way line of Holden Avenue a distance of 56.79 feet; thence run South 00°41'59" West a distance of 3.00 feet; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey a distance of 210.00 feet; thence run South 00°41'59" East a distance of 2.00 feet; thence run South 89°18'01" West a distance of 100.00 feet; thence run North 00°41'59" West a distance of 2.00 feet; thence run South 89°18'01" West a distance of 430.00 feet; thence run North 00°41'59" West a distance of 3.00 feet; thence run South 89°18'01" West parallel with the aforesaid Centerline of Survey a distance of 159.57 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of aforesaid Section 15, Township 23 South, Range 29 East; thence run North 00°13'13" West along said East line a distance of 17.50 feet to the aforesaid South right of way line of Holden Avenue; thence departing said East line run North 89°18'01" East along said South right of way line of Holden Avenue a distance of 1301.32 feet to the Point of Beginning.

Containing 0.564 acres, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY:	C. LEFTAKIS	DATE:	7/13/04
CHECKED BY:	J. CAMPBELL	DATE:	7/13/04
SEC. 15, TWP. 23 S., RGE. 29 E.		REVISOR:	6/24/13
		SCALE:	N/A
		LEI JOB No.:	02076.10
		SHEET	1 OF 4

AUG 28 2015

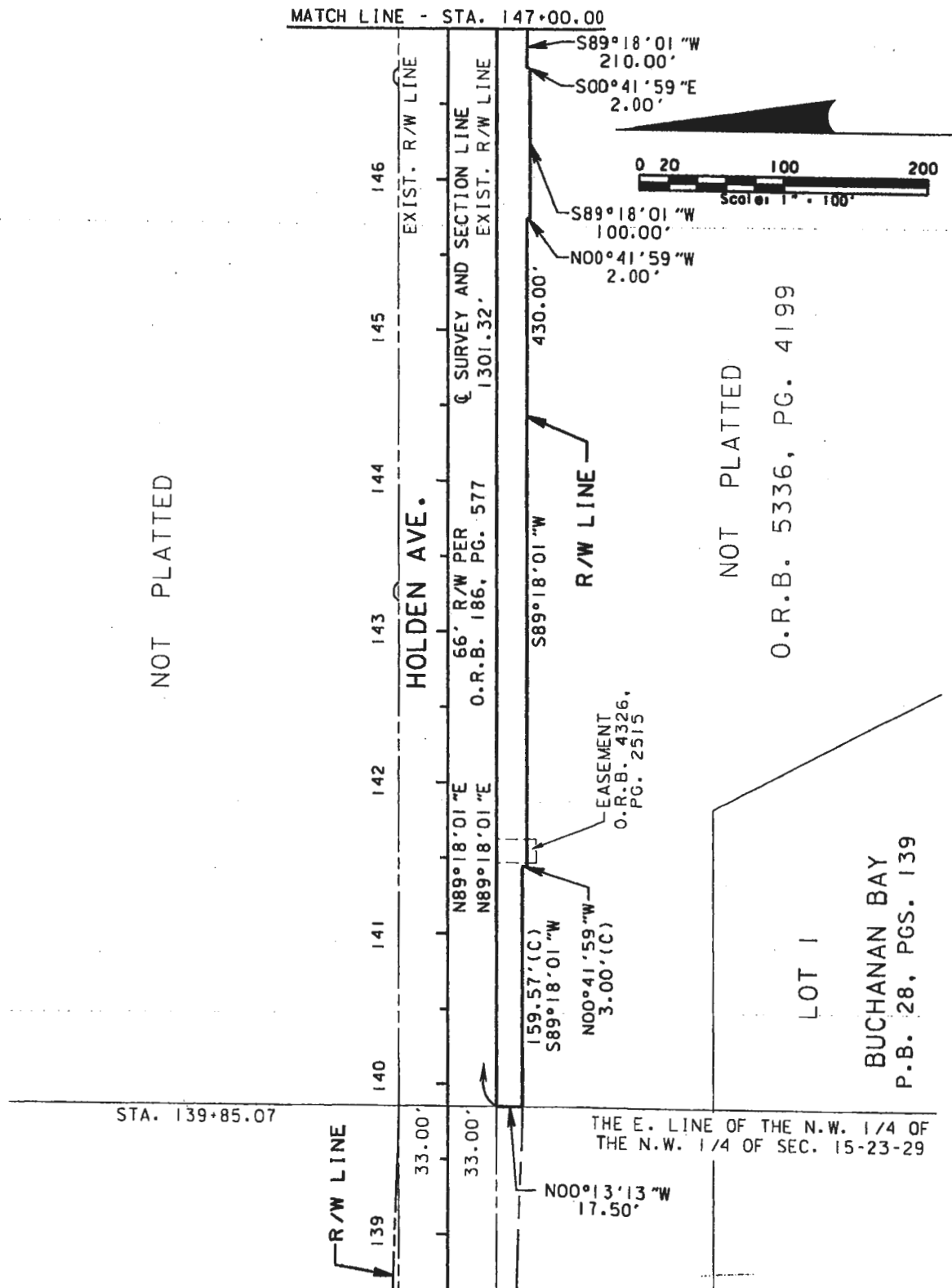
# SKETCH OF DESCRIPTION

PARCEL No.: 1011

THIS IS NOT A BOUNDARY SURVEY

SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED



SEC. 15, TWP. 23 S., RGE. 29 E.

HOLDEN AVENUE  
ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

DATE: 7/13/04

REVISED: 8/7/07

SCALE: 1" = 100'

CHECKED BY: J. CAMPBELL

DATE: 7/13/04

LEI JOB No.: 02076.10

SHEET 2 OF 4

AUG 28 2015



# SKETCH OF DESCRIPTION

PARCEL No.: 1011

THIS IS NOT A BOUNDARY SURVEY

SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

RIO GRANDE AVE. 70' R/W

PER O.R.B. 396, PG. 571  
AND O.R.B. 3019, PG. 782

N00°20'28"W 1322.21'(F)

STA. 152+86.40

EXIST. R/W LINE

POINT OF COMMENCEMENT

P.I. STA. 153+16.40

Δ = 00°04'27" RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N8D STAMPED  
"RLS 1304"

POINT OF BEGINNING

RIO GRANDE AVE. 60' R/W

PER O.R.B. 1682, PG. 840 AND C.B. 15, PG. 16

N00°10'12"W 5307.30'(F)

N00°10'12"W STA. 152+86.40

EXIST. R/W LINE

S00°10'12"E

38.00'

N53°13'59"W

47.16'

Q CONST. CURVE DATA

Δ = 04°18'47" LT.

L = 431.31'

R = 5729.65'

CB = N87°08'38"E

CURVE DATA

Δ = 03°03'09"

L = 307.48'

R = 5771.40'

C = 307.44'

CB = S87°46'27"W

R/W LINE

S89°18'01"W

56.79'

S00°41'59"E

3.00'

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.

LINE TABLE

L1	S89°18'01"W	30.00'
L2	S00°10'12"E	33.00'

MATCH LINE - STA. 147+00.00

AUG 28 2013

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 7/13/04

DATE: 7/13/04

REVISED: 6/24/13

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 3 OF 4

# SKETCH OF DESCRIPTION

PARCEL No.: 1011

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 0.564 ACRES, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE	DRAWN BY: C. LEFTAKIS	DATE: 7/13/04	REVISED: 8/7/07	SCALE: N/A
ORANGE COUNTY PROJECT No. CIP 3045	CHECKED BY: J. CAMPBELL	DATE: 7/13/04	LEI JOB No.: 02076.10	SHEET 4 OF 4

455 2 3 2015

## SCHEDULE "A"

PARCEL No.: 8011

ESTATE: PERPETUAL EASEMENT

PURPOSE: SLOPE AND FILL

### DESCRIPTION:

That part of

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line a distance of 38.00 feet; thence departing said West right of way line run North 53°13'59" West a distance of 41.01 feet for a Point of Beginning, said point being the beginning of a non-tangent curve concave Northerly having a radius of 5775.40 feet and a chord bearing of South 86°57'35" West; thence from a tangent bearing of South 86°12'05" West, run Westerly along the arc of said curve through a central angle of 01°31'00" a distance of 152.89 feet to the end of said curve; thence run North 02°16'55" West a distance of 4.00 feet to a point on a curve concave Northerly and concentric with the aforesaid curve having a radius of 5771.40 feet and a chord bearing of North 86°58'59" East; thence from a tangent bearing of North 87°43'06" East run Easterly along the arc of said curve through a central angle of 01°28'13" a distance of 148.11 feet to the end of said curve; thence run South 53°13'59" East a distance of 6.15 feet to the Point of Beginning.

Containing 602 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC. CAMPBELL  
L.B. No. 2856

JOHN J. CAMPBELL, JR., STATE OF  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE	
DRAWN BY: C. LEFTAKIS	DATE: 11/10/05	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 11/10/05	LEI JOB No.:	02076.J0
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 6/24/13	SHEET	1 OF 3

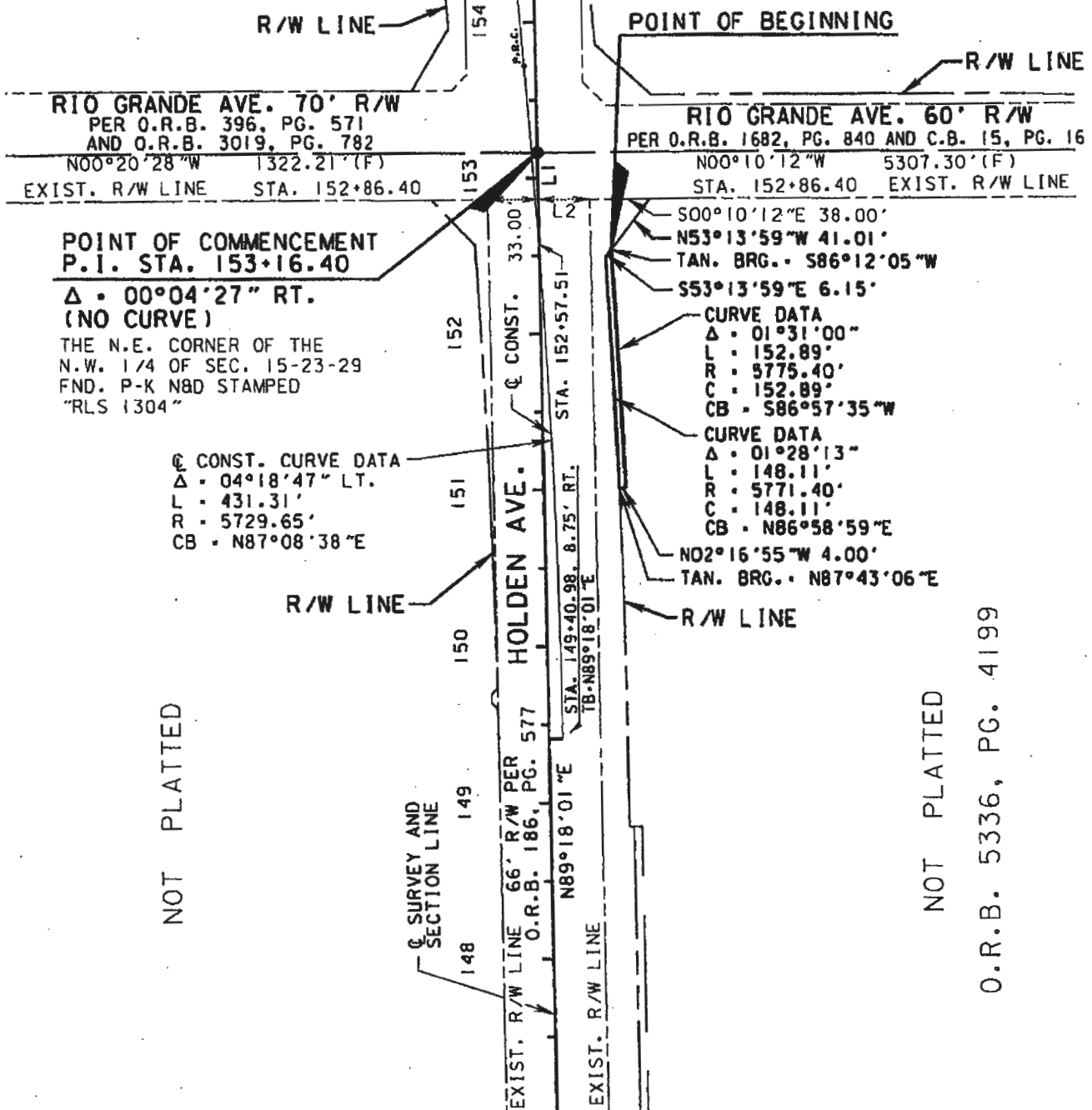
# SKETCH OF DESCRIPTION

PARCEL No.: 8011

THIS IS NOT A BOUNDARY SURVEY

LINE TABLE  
L1 S89°18'01"W 30.00'  
L2 S00°10'12"E 33.00'

0 20 100 200  
Scale: 1" = 100'



SEC. 10, TWP. 23 S., RGE. 29 E.

SEC. 15, TWP. 23 S., RGE. 29 E.

# SKETCH OF DESCRIPTION

PARCEL No.: 8011

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 602 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 11/10/05

DATE: 11/10/05

REVISED: 8/7/07

LEI JOB No.: 02076.10

SCALE: N/A

SHEET 3 OF 3

## SCHEDULE "A"

PARCEL No.: 8011A

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence run South 89°18'01" West along said South right of way line a distance of 1301.32 feet to a point on the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence departing said South right of way line run South 00°13'13" East along said West line a distance of 17.50 feet for a Point of Beginning; thence departing said West line run North 89°18'01" East parallel with the aforesaid South right of way line of Holden Avenue a distance of 159.57 feet; thence run South 00°41'59" East a distance of 8.00 feet; thence run South 89°18'01" West a distance of 115.00 feet; thence run South 00°41'59" East a distance of 7.00 feet; thence run South 89°18'01" West a distance of 20.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run South 89°18'01" West a distance of 24.66 feet to a point on the aforesaid West line of the Northeast 1/4 of the Northwest 1/4 of said Section 15; thence run North 00°13'13" West along said West line a distance of 10.00 feet to the Point of Beginning.

Containing 1,466 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:		HOLDEN AVENUE		
DRAWN BY:	C. LEFTAKIS	DATE:	11/10/05	SCALE: N/A
CHECKED BY:	J. CAMPBELL	DATE:	11/10/05	LEI JOB No.: 02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 6/24/13	SHEET 1 OF 3		

**THIS IS NOT A BOUNDARY SURVEY**

SEC. 10, TWP. 23 S., RGE. 29 E.

SEC. 15, TWP. 23 S., RGE. 29 E.

SCALE: 1" = 50'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011A

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,466 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP



## SCHEDULE "A"

PARCEL No.: 8011B

ESTATE: PERPETUAL EASEMENT

PURPOSE: WALL MAINTENANCE

### DESCRIPTION:

That part of

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 1331.33 feet to a point on the East line of the Northwest 1/4 of said Northwest 1/4; thence departing said North line and said Centerline of Survey run South 00°11'01" East along said East line a distance of 60.50 feet; thence departing said East line run North 89°18'01" East a distance of 24.66 feet; thence run South 00°41'59" East a distance of 5.00 feet; thence run North 89°18'01" East a distance of 20.00 feet; thence run North 00°41'59" West a distance of 7.00 feet; thence run North 89°18'01" East a distance of 115.00 feet for a Point of Beginning; thence continue North 89°18'01" East a distance of 135.00 feet; thence run North 00°41'59" West a distance of 5.00 feet; thence run South 89°18'01" West a distance of 135.00 feet; thence run South 00°41'59" East a distance of 5.00 feet to the Point of Beginning.

Containing 675 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5522

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:	HOLDEN AVENUE		
DRAWN BY: C. LEFTAKIS	DATE: 8/7/07	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 8/7/07	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 7/23/13	SHEET	1 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011B

THIS IS NOT A BOUNDARY SURVEY

POINT OF COMMENCEMENT  
P.I. STA. 153+16.40

$\Delta = 00^{\circ}04'27''$  RT.  
(NO CURVE)

THE N.E. CORNER OF THE  
N.W. 1/4 OF SEC. 15-23-29  
FND. P-K N&D STAMPED  
"RLS 1304"



SEC. 10, TWP. 23 S., RGE. 29 E.

NOT PLATTED

HOLDEN AVE.

NOT PLATTED

O.R.B. 5336, PG. 4199

SEC. 15, TWP. 23 S., RGE. 29 E.

EASEMENT  
O.R.B. 4326,  
PG. 2515

$S00^{\circ}11'01''$  E  
60.50'

STA. 139+85.07

POINT OF  
BEGINNING

BUCHANAN BAY  
P.B. 28, PGS. 139

THE E. LINE OF THE N.W. 1/4 OF  
THE N.W. 1/4 OF SEC. 15-23-29

R/W LINE

R/W LINE

EXIST. R/W LINE

EXIST. R/W LINE

Q SURVEY AND SECTION LINE

66' R/W PER  
O.R.B. 186, PG. 577

$S89^{\circ}18'01''$  W  
135.00'

$N00^{\circ}41'59''$  W  
5.00'

$S00^{\circ}41'59''$  E  
5.00'

$N89^{\circ}18'01''$  E  
115.00'

$N00^{\circ}41'59''$  W  
7.00'

$N89^{\circ}18'01''$  E  
20.00'

$S00^{\circ}41'59''$  E  
5.00'

$N89^{\circ}18'01''$  E  
24.66'

33.00'

33.00'

146

145

144

143

142

141

140

139

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/1/07

DATE: 8/1/07

REVISED: 4/25/13

LEI JOB No.: 02076.10

SCALE: 1" = 100'

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 8011B

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 675 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

## SCHEDULE "A"

PARCEL No.: 8011C

ESTATE: PERPETUAL EASEMENT

PURPOSE: DRAINAGE

### DESCRIPTION:

That part of:

"From the Southwest corner of NE 1/4 of NW 1/4 Section 15, Township 23 South, Range 29 East, run North 0°12'30" East, 180.0 feet along the West line of said NE 1/4 of NW 1/4, thence North 89°34' East, 60.32 feet thence North 79°34' East, 350.0 feet; thence North 0°11'16" West, 421.61 feet to the Point of Beginning. Continue thence North 0°11'16" West, 75.74 feet; thence North 26°26' West, 450 feet; thence South 89°38' West, 199.05 feet to a point on the West line of the aforesaid NE 1/4 of NW 1/4; thence North 0°12'30" East, 183 feet to the NW corner thereof; thence North 89°38' East, 1331.17 feet to the NE corner of said NE 1/4 of NW 1/4; thence South 0°17' West, along the West line thereof 663 feet; thence South 89°38' West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County, Florida."

(Said property being the same lands as described in Official Records Book 5336, Page 4199 of the Public Records of Orange County, Florida.)

described as follows:

Commence at a P-K nail and disk stamped "RLS 1304" marking the Northeast corner of the Northwest 1/4 of Section 15, Township 23 South, Range 29 East, Orange County, Florida, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South 89°18'01" West along the North line of said Northwest 1/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on said Right of Way Map; thence departing said North line and said Centerline of Survey run South 00°10'12" East along said Northerly projection a distance of 33.00 feet to the Intersection of said West right of way line of Rio Grande Avenue with the South right of way line of said Holden Avenue as shown on said Right of Way Map; thence continue South 00°10'12" East along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rio Grande Avenue run North 53°13'59" West a distance of 47.16 feet to the beginning of a non-tangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87°35'36" West; thence from a tangent bearing of South 86°14'52" West, run Westerly along the arc of said curve through a central angle of 02°41'28" a distance of 271.08 feet for a Point of Beginning; thence departing said curve run South 00°57'43" East a distance of 5.00 feet; thence run South 89°39'32" West a distance of 20.00 feet; thence run North 00°57'43" West a distance of 5.00 feet to a point on a curve concave Northerly having a radius of 5771.40 feet and a chord bearing of North 89°02'17" East; thence run Easterly along the arc of said curve through a central angle of 00°11'55" a distance of 20.00 feet to the Point of Beginning.

Containing 100 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, INC.  
L.B. No. 2856

JOHN J. CAMPBELL, JR.  
P.S.M. No. 5622

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

# LOCHRANE

Consulting Engineers • Surveyors

201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

PROJECT NAME:	HOLDEN AVENUE		
DRAWN BY: C. LEFTAKIS	DATE: 8/7/07	SCALE:	N/A
CHECKED BY: J. CAMPBELL	DATE: 8/7/07	LEI JOB No.:	02076.10
SEC. 15, TWP. 23 S., RGE. 29 E.	REVISED: 6/24/13	SHEET	1 OF 3

# SKETCH OF DESCRIPTION

PARCEL No.: 80IIC

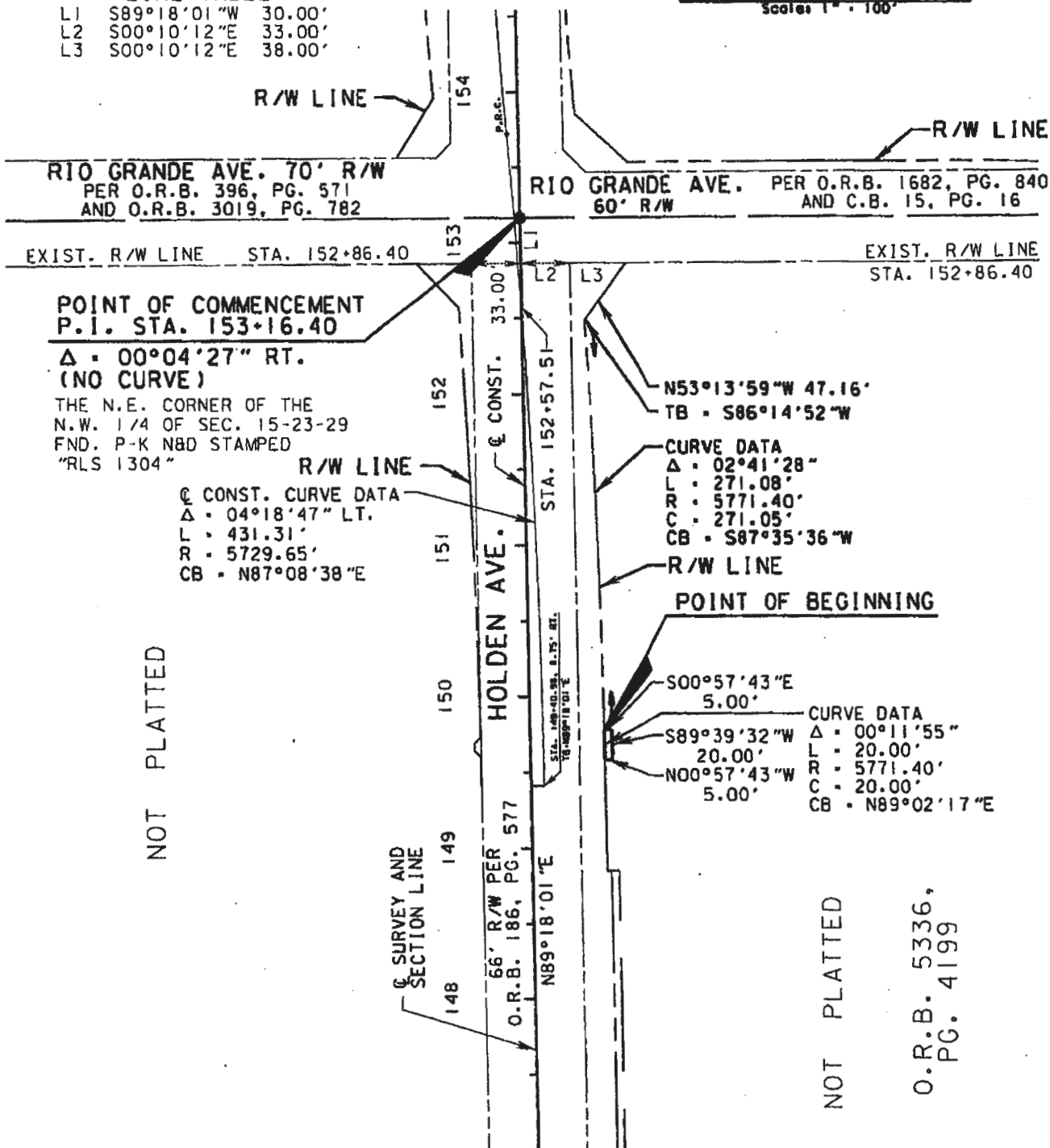
THIS IS NOT A BOUNDARY SURVEY

SEC. 10, TWP. 23 S., RCE. 29 E.

NOT PLATTED

LINE TABLE  
L1 S89°18'01"W 30.00'  
L2 S00°10'12"E 33.00'  
L3 S00°10'12"E 38.00'

0 20 100 200  
Scale: 1" = 100'



NOT PLATTED

O.R.B. 5336,  
PG. 4199

SEC. 15, TWP. 23 S., RCE. 29 E.

# SKETCH OF DESCRIPTION

PARCEL No.: 8011C

THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N.89°35'29"E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 100 SQUARE FEET, MORE OR LESS.
4. SEE SHEET 1 FOR LEGAL DESCRIPTION;  
SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

CL	CENTERLINE	PC	POINT OF CURVATURE
Δ	DELTA (CENTRAL ANGLE)	PG(S).	PAGE(S)
C	CHORD DISTANCE	PI	POINT OF INTERSECTION
CB	CHORD BEARING	PT	POINT OF TANGENCY
C.M.	CONCRETE MONUMENT	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
D	DEGREE OF CURVE	R	RADIUS
EXIST.	EXISTING	(R)	RADIAL
FND.	FOUND	RGE.	RANGE
ID.	IDENTIFICATION	RT.	RIGHT
L	LENGTH	R/W	RIGHT OF WAY
LB	LICENSED BUSINESS	SEC.	SECTION
LT.	LEFT	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	T	TANGENT
P.B.	PLAT BOOK	TWP.	TOWNSHIP

HOLDEN AVENUE

ORANGE COUNTY PROJECT No. CIP 3045

DRAWN BY: C. LEFTAKIS

CHECKED BY: J. CAMPBELL

DATE: 8/7/07

DATE: 8/7/07

REVISED: 1/28/09

LEI JOB No.: 02076.10

SCALE: N/A

SHEET 3 OF 3

ORANGE COUNTY REAL ESTATE MANAGEMENT DIVISION  
**REVIEW APPRAISER'S STATEMENT**

PARCEL	PROJECT	LIMITS	PROPERTY OWNER	CIP
1011	Holden Avenue Segment 1	John Young Pkwy to Orange Blossom Trail	Chowder Apartments LP	3045

A. I certify that, to the best of my knowledge and belief:

- The facts and data reported by the review appraiser and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this review report, my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did personally inspect the subject property and appropriate comparable sales as used in the report under review on March 6, 2015.
- Value estimates of items compensable under state law, have been clearly identified below, as appropriate.
- Each appraiser's value estimate and my recommended compensation are as stated below.
- Unless stated, no one provided significant professional assistance to the person signing this review report. (or identified in attached Part B, Review Appraiser's Statement)

	1	2	3	4
<b>APPRAISER</b>	P. Roper			
<b>DATE OF REPORT</b>	4/9/2015			
<b>PURPOSE*</b>	A			
<b>PROPERTY TYPE</b>	Improved Multifamily			
<b>ACQUISITION SIZE:</b>	0.564 Ac			
<b>APPRAISAL DOV</b>	2/4/2015			
<b>APPRAISAL TOTAL:</b>	\$1,463,100			
<b>LAND</b>	\$202,000			
<b>IMPROVEMENTS</b>	\$110,000			
<b>COST TO CURE</b>	\$651,100			
<b>DAMAGES</b>	\$500,000			
<b>REVIEWER</b>	C. Langton			

\*Purpose: A=Neg., B=Rev. Neg., C=2nd Rev. Neg., D=OT, E=Rev. OT, F=DOD, G=Rev. DOD, H=2nd Rev/DOD, O=Owner Report, R=Rev. Owner Report, X=Other.

**RECOMMENDED COMPENSATION: \$ 1,463,100**

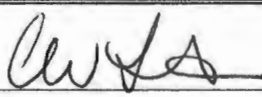
**ALLOCATION: LAND \$ 202,000**

**IMPROVEMENTS \$ 110,000**

**DAMAGES &/or COST TO CURE \$ 1,151,100**

**UNECONOMIC REMNANT (UNECO): N/A**

Value to Acquisition Including Uneconomic Remainder		
Land Area:		Partial/Whole (P/W):
Land:		
Improvements		
Damages and/or Cost to Cure		
Total:		


Reviewer: Christopher W. Langton
State-Certified General Real Estate Appraiser RZ3396
Date: 5/5/2015
Ann Caswell, Manager

ORANGE COUNTY REAL ESTATE MANAGEMENT DIVISION  
**REVIEW APPRAISER'S STATEMENT**

PARCEL	PROJECT	LIMITS	PROPERTY OWNER	CIP
8011ABC	Holden Avenue Segment 1	John Young Pkwy to Orange Blossom Trail	Chowder Apartments LP	3045

- A. I certify that, to the best of my knowledge and belief:
- The facts and data reported by the review appraiser and used in the review process are true and correct.
  - The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
  - I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
  - My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this review report, my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
  - I did personally inspect the subject property and appropriate comparable sales as used in the report under review on March 6, 2015.
  - Value estimates of items compensable under state law, have been clearly identified below, as appropriate.
  - Each appraiser's value estimate and my recommended compensation are as stated below.
  - Unless stated, no one provided significant professional assistance to the person signing this review report. (or identified in Part B, Review Appraiser's Statement (attached))

	1	2	3	4
<b>APPRAISER</b>	P. Roper			
<b>DATE OF REPORT</b>	4/9/2015			
<b>PURPOSE*</b>	A			
<b>PROPERTY TYPE</b>	Improved Multifamily			
<b>ACQUISITION SIZE:</b>	602 SF; 1,466 SF (A); 675 SF (B); 100 SF (C)			
<b>APPRAISAL DOV</b>	2/4/2015			
<b>APPRAISAL TOTAL:</b>	\$27,700			
<b>LAND</b>	\$22,800			
<b>IMPROVEMENTS</b>	\$4,900			
<b>COST TO CURE</b>	\$0			
<b>DAMAGES</b>	\$0			
<b>REVIEWER</b>	C. Langton			

\*Purpose: A=Neg., B=Rev. Neg., C=2nd Rev. Neg., D=OT, E=Rev. OT, F=DOD, G=Rev. DOD, H=2nd Rev/DOD, O=Owner Report, R=Rev. Owner Report, X=Other.

**RECOMMENDED COMPENSATION: \$ 27,700**

**ALLOCATION: LAND \$ 22,800**

**IMPROVEMENTS \$ 4,900**

**DAMAGES &/or COST TO CURE \$ 0**

**UNECONOMIC REMNANT (UNECO): N/A**

Value to Acquisition Including Uneconomic Remainder		
Land Area:		Partial/Whole (P/W):
Land:		
Improvements		
Damages and/or Cost to Cure		
Total:		


Reviewer: Christopher W. Langton
State-Certified General Real Estate Appraiser RZ3396
Date: 5/5/2015
Ann Caswell, Manager



ORANGE COUNTY REAL ESTATE MANAGEMENT DIVISION  
**REVIEW APPRAISER'S STATEMENT**

PARCEL	PROJECT	LIMITS	PROPERTY OWNER	CIP
7011ABC	Holden Avenue Segment 1	John Young Pkwy to Orange Blossom Trail	Chowder Apartments LP	3045

A. I certify that, to the best of my knowledge and belief:

- The facts and data reported by the review appraiser and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this review report, my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did personally inspect the subject property and appropriate comparable sales as used in the report under review on March 6, 2015.
- Value estimates of items compensable under state law, have been clearly identified below, as appropriate.
- Each appraiser's value estimate and my recommended compensation are as stated below.
- Unless stated, no one provided significant professional assistance to the person signing this review report. (or identified in Part B, Review Appraiser's Statement (attached)).

	1	2	3	4
<b>APPRAISER</b>	P. Roper			
<b>DATE OF REPORT</b>	4/9/2015			
<b>PURPOSE*</b>	A			
<b>PROPERTY TYPE</b>	Improved Multifamily			
<b>ACQUISITION SIZE:</b>	1,721 SF (A); 821 SF (B); 2,825 SF (C)			
<b>APPRAISAL DOV</b>	2/4/2015			
<b>APPRAISAL TOTAL:</b>	\$42,800			
<b>LAND</b>	\$21,800			
<b>IMPROVEMENTS</b>	\$21,000			
<b>COST TO CURE</b>	\$0			
<b>DAMAGES</b>	\$0			
<b>REVIEWER</b>	C. Langton			

\*Purpose: A=Neg., B=Rev. Neg., C=2nd Rev. Neg., D=OT, E=Rev. OT, F=DOD, G=Rev. DOD, H=2nd Rev/DOD, O=Owner Report, R=Rev. Owner Report, X=Other.

**RECOMMENDED COMPENSATION: \$ 42,800**

**ALLOCATION: LAND \$ 21,800**

**IMPROVEMENTS \$ 21,000**

**DAMAGES &/or COST TO CURE \$ 0**

**UNECONOMIC REMNANT (UNECO): N/A**

Value to Acquisition Including Uneconomic Remainder		
Land Area:		Partial/Whole (P/W):
Land:		
Improvements		
Damages and/or Cost to Cure		
Total:		


Reviewer: Christopher W. Langton
State-Certified General Real Estate Appraiser RZ3396
Date: 5/5/2015
Ann Caswell, Manager

**REVIEW APPRAISER'S STATEMENT**

**Parcel No.: 1011/8011ABC/7011ABC**

**Page No.: 4**

**B. Reviewer's Statement of reasoning in conformance with the current R/W Procedures.**

**ASSINGMENT PARAMETERS**

This review was conducted by Christopher W. Langton, State-Certified General Real Estate Appraiser RZ3396, Real Estate Review Appraiser, employed by the Orange County Real Estate Management Division.

The client and the intended user of this review is Orange County. The intended use is to determine whether the analysis, opinions, and conclusions in the appraisal report under review are appropriate and reasonable. The purpose of the opinions and conclusions contained herein are to be used as a basis for establishing recommended compensation for proposed acquisitions as part of the Holden Avenue Widening Project.

This appraisal was prepared by Paul. M. Roper, MAI, SRA, State-Certified General Appraiser RZ141, an employee of Clayton, Roper & Marshall. According to the appraisal report, significant appraisal assistance was provided by Brian L. Roper, State-Registered Trainee Appraiser RI23800, also an employee of Clayton, Roper & Marshall.

The report under review is an appraisal to estimate the market value of the subject, the proposed acquisitions, and any applicable severance damages and/or cost to cure. The real estate and real property interest that was appraised is the unencumbered fee simple interest. The effective date of the opinion in the report being reviewed is February 4, 2015, which is also the effective date of this review.

The nature and extent of this review included a desk and field review of the subject property and the comparable sales. The scope of this review assignment does not include the development of an independent opinion of value by the reviewer. However, it does necessitate the reviewer to determine whether the appraisal report under review is both reasonable and supportable. In addition, the scope does entail a determination as to the appraisal report's compliance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The report type reviewed is an Appraisal Report, as defined by USPAP 2-2(a). The format is appropriate for the analysis. The purpose of the appraisal was to estimate the market value of the subject and provide the County a basis for establishing recommended compensation for the proposed acquisition(s) in connection with a transportation facility.

It should be noted that market value estimates typically exclude business damages, goodwill damages, relocation costs, and incidental costs, even though they may be considered elements of full compensation under Florida law.

## REVIEW APPRAISER'S STATEMENT

Parcel No.: 1011/8011ABC/7011ABC

Page No.: 5

### SUBJECT DESCRIPTION

The parent tract is located at the southwest corner of Holden Avenue and Rio Grande Avenue within unincorporated Orange County. The subject is addressed as 4700 S. Rio Grande Avenue, Orlando, FL 32839. The site is improved with a 304-unit residential apartment complex, known as Chowder Bay Apartments. The improvements were constructed in 1975 and had an actual age of 40 years. The appraiser estimated the effective age of 25 years based upon the observed condition. Access is available from a driveway connection along Rio Grande Avenue and a driveway connection along Holden Avenue. The improvements are consistent with the existing R-3, Residential zoning classification. The subject site contains 15.342 acres, all of which was considered usable.

The highest and best use analysis considers the four components thereof. Mr. Roper concludes that the highest and best use, "as if vacant", is for multi-family development. The highest and best use, "as improved", is continued use of the existing multi-family improvements. The appraiser's analysis and development of the highest and best use are appropriate and reasonable. The methodology is consistent with and in conformance with standard appraisal practice. The report employs the Sales Comparison Approach to value the land, as if vacant. The Sales Comparison Approach and Income Approach were employed to value the subject, as improved. Given the age of the improvements, the Cost Approach was excluded.

Mr. Roper has included four comparable sales to value the land and has correlated to a value indication within the value range of the sales. His value indication is reasonable and supported for the subject property. The comparable sales indicate a range from \$17,456 to \$19,051 per unit. Mr. Roper concludes to a value of \$18,000 per unit. Since the subject contains 304 unit, the land value (rounded) is \$5,472,000 or \$8.19 per sf.

Mr. Roper has included three comparable improved sales to value the subject and has correlated to a value indication within the value range of the sales. His value indication is reasonable and supported for the subject property. The comparable sales indicate a range from \$56,858 to \$64,813 per unit. Mr. Roper concludes to a value of \$60,000 per unit. Since the subject contains 304 units, this indicates a market value of \$18,240,000 via the Sales Comparison Approach.

Mr. Roper has also developed an Income Approach based upon comparable rental data. In developing this analysis, the appraiser estimates Net Operating Income for the subject, which is then capitalized at a market rate. The data contained within this analysis is reasonable and supported for the subject property. This approach indicated a market value of \$20,650,000.

The Sales Comparison and Income Approach were then reconciled to conclude with a market value for the subject of \$20,000,000. The value is reasonable and supported by the data provided.

## REVIEW APPRAISER'S STATEMENT

Parcel No.: 1011/8011ABC/7011ABC

Page No.: 6

### PART ACQUIRED

There are multiple proposed acquisitions, described as follows:

Parcel 1011 is a Fee Simple acquisition along the northern boundary of the parent tract. The strip and corner clip acquisition contains 0.564 acres (24,568 sf). In addition, a variety of site improvements are impacted and require compensation. The value (rounded) of the land and the contributory value of the improvements are as follows:

Parcel 1011	Land: 24,568 sf x \$8.19=	\$202,000
	Improvements:	\$110,000

Parcels 8011ABC are Permanent Easement acquisitions also located along the northern boundary of the parent tract. Parcel 8011 is a Slope & Fill Easement containing 602 sf. Parcel 8011A is a Drainage Easement containing 1,466 sf. Parcel 8011B is a Wall Maintenance Easement containing 675 sf. Parcel 8011C is a Drainage Easement containing 100 sf. The easement acquisitions were opined to represent 95% of the fee simple rights. In addition, a variety of site improvements are impacted and require compensation. The value (rounded) of the land and the contributory value of the improvements are as follows:

Parcel 8011	Land: 602 sf x \$8.19 x 95%=	\$5,000
	Improvements:	\$2,000
Parcel 8011A	Land: 1,466 sf x \$8.19 x 95%=	\$11,500
	Improvements:	\$0
Parcel 8011B	Land: 675 sf x \$8.19 x 95%=	\$5,300
	Improvements:	\$2,500
Parcel 8011C	Land: 100 sf x \$8.19 x 95%=	\$1,000
	Improvements:	\$400

Parcels 7011ABC are Temporary Construction Easement acquisitions located along portions of Holden Avenue and Rio Grand Avenue. Parcel 7011A contains 1,721 sf and will allow the County to harmonize the existing Holden Avenue driveway with the new roadway improvements. Parcel 7011B contains 821 sf and will allow the County to harmonize the existing Rio Grand Avenue driveway with the new roadway improvements. Parcel 7011C contains 2,825 sf and will allow the County to harmonize the back of sidewalk grading along Holden Avenue to the remainder.

The TCEs essentially allow the County to rent a portion of the subject site for a specified period, in this instance 7 years. The TCE analysis requires a land capitalization rate. Further, since the annual rental payments would be paid in advance in a lump sum, a discount rate is necessary to indicate the present value of those future payments (see Roper report for PV factors/details). The value (rounded) of the land and the contributory value of the improvements are as follows:

Parcel 7011A	Land:	\$7,000
	Improvements:	\$4,500
Parcel 7011B	Land:	\$3,400
	Improvements:	\$5,000

**REVIEW APPRAISER'S STATEMENT**

Parcel No.: 1011/8011ABC/7011ABC

Page No.: 7

Parcel 7011C	Land:	\$11,400
	Improvements:	\$11,500

**DAMAGES &/OR COST TO CURE**

Roper analyzed the remainder in the cured condition. Uncured, the remainder would suffer a loss in parking and constricted drive aisles. In this situation, KCG has developed a cure plan to restore functional utility to remainder to the extent possible. The cure plan includes removal of the northernmost apartment building (8-units), which restores on-site circulation patterns and parking. Cured Remainder parking is reduced from 528 to 522 spaces but this is offset by the removal of 8 apartment units. The parking ratio slightly improves from 1.74 spaces per unit before the acquisition to 1.76 after. The cured drive-aisle is actually wider than the drive-aisle before the acquisition. The parking area along Holden Ave is shifted southerly. The Net Cost to Cure is \$651,100, which has been allocated to Parcel 1011.

However, the remainder suffers incurable severance damage due to the loss of the 8-unit apartment building. This damage is estimated at \$500,000. In total, Parcel 1011 Damages & Cost to Cure is \$1,151,100.

**CONCLUSION**

The analyses and conclusions within the Roper appraisal report are reasonable and supported by the data provided. It is my opinion that the data, appraisal methods and techniques, analyses, opinions, conclusions and adjustments within the Roper report are appropriate and reasonable. The report is complete and adequately supported within the scope of an Appraisal Report and in the context of market conditions as of the effective date of valuation. I believe that the value conclusions estimated in the appraisal are both reasonable and supportable. This report is approved as meeting the current Uniform Standards of Professional Appraisal Practice and R/W procedures.

Compensation is allocated as follows:

**Parcel 1011**

Land	\$202,000
Improvements	\$110,000
Damages	\$500,000
Cost to Cure	\$651,100
Total	<u>\$1,463,100</u>

**Parcel 7011ABC**

Land	\$21,800
Improvements	\$21,000
Damages	\$0
Cost to Cure	\$0
Total	<u>\$42,800</u>

**Parcel 8011ABC**

Land	\$22,800
Improvements	\$4,900
Damages	\$0
Cost to Cure	\$0
Total	<u>\$27,700</u>

CWL

Project: Holden Avenue RCA  
Limits: (John Young Parkway to Orange Blossom Trail)  
Parcel: 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C

XX Pre-Condemnation  
\_\_\_\_\_ Post-Condemnation

### SETTLEMENT ANALYSIS

#### **County's Appraised Value**

##### Land:

Parcel 1011 (24,567.84 S.F.)	\$ 208,600.00
Parcel 8011 (602.00 S.F.)	\$ 4,600.00
Parcel 8011A (1,466.00 S.F.), Parcel 8011B (675.00 S.F.), Parcel 8011C (100.00 S.F.)	\$ 17,200.00
Parcel 7011A (1,721.00 S.F.)	\$ 8,700.00
Parcel 7011B (821.00 S.F.)	\$ 4,200.00
Parcel 7011C (2,825.00 S.F.)	\$ 14,200.00

##### Improvements:

Parcel 1011	\$ 190,500.00
Parcel 8011	\$ 3,200.00
Parcels 8011A/8011B/8011C	\$ 4,200.00
Parcel 7011A	\$ 6,700.00
Parcel 7011B	\$ 6,200.00
Parcel 7011C	\$ 17,300.00

##### Cost-to-Cure/Damages

Parcel 1011	\$1,152,100.00
Parcel 8011	\$ 3,200.00
Parcels 8011A/8011B/8011C	\$0
Parcel 7011A	\$0
Parcel 7011B	\$ 4,400.00
Parcel 7011C	\$0

#### **Total Appraisal Value**

**\$1,645,300.00**

#### **Owner's Offer**

Parcels 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C \$2,200,000.00

#### **Potential Costs if Condemned:**

##### Owner's Probable Testimony for

Taking, Damages & Costs to Cure:

**\$2,200,000.00**

##### Additional Fees and Costs:

Appraisal Update Costs	\$ 35,000.00
Attorney's Fees	\$ 75,000.00
Other Costs	\$ 40,000.00

#### **Total of Additional Fees & Costs**

**\$ 150,000.00**

Additional County Fees and Costs

**\$ 184,107.00**

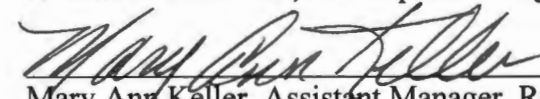
Project: Holden Avenue RCA  
Limits: (John Young Parkway to Orange Blossom Trail)  
Parcel: 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C

<b>Total of Additional Fees &amp; Costs</b>	<b>\$ 334,107.00</b>
<b>Total Potential Costs if Condemned:</b>	<b><u>\$2,534,107.00</u></b>
<b>Recommended Settlement Amount</b>	<b>\$2,200,000.00</b>

### **EXPLANATION OF RECOMMENDED SETTLEMENT**

The subject parcels are required for the improvement and widening of Holden Avenue. The property is located at the southwest corner of Rio Grande Avenue and Holden Avenue. This property is zoned R-3, and is improved as Chowder Bay Apartments with 304 multifamily residential apartment units. The apartment complex was built in 1975. Parcel 1011 is designated as road right of way and contains 24,567.84 square feet, Parcel 8011 is designated as a slope and fill easement and contains 602 square feet, Parcel 8011A is designated as a drainage easement and contains 1,466 square feet, Parcel 8011B is designated as a Wall Maintenance Easement and contains 675 square feet, Parcel 8011C is designated as a drainage easement and contains 100 square feet, Parcel 7011A (1,721 square feet), Parcel 7011B (821 square feet), Parcel 7011C (2,825 square feet) are designated as seven year temporary construction easements. The offer of \$2,200,000 was made at 34% over the appraised value of \$1,642,100.00 to anticipate improving market conditions and cost avoidance. The owner's attorney raised numerous engineering issues regarding the loss parking, fencing, landscaping, and driveway construction. Ultimately, the parties were able to resolve all of their issues and the owner accepted the original offer of \$2,200,000. I recommend and request approval at \$2,200,000.00.

Recommended by:  Date 10/28/16  
Russell L. Corriveau, Sr. Acquisition Agent, Real Estate Management Division

Approved by:  Date 11-4-16  
Mary Ann Keller, Assistant Manager, Real Estate Management Division

Approved by:  Date 11-11-16  
Ann Caswell, Manager, Real Estate Management Division

Approved by: Next page Date \_\_\_\_\_  
Elaine Asad, Senior Assistant County Attorney


Approved by: Next page Date \_\_\_\_\_  
Raymond Williams, Manager, Public Works Department

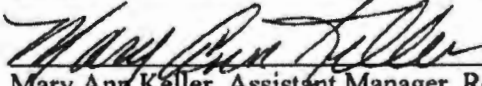
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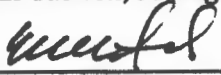
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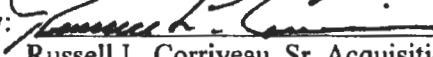


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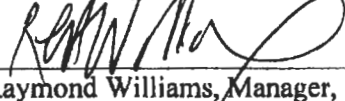
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