



Interoffice Memorandum


APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS


BCC Mtg. Date: November 29, 2016

REAL ESTATE MANAGEMENT ITEM 12

DATE: November 8, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Kim Heim, Title Examiner 
Real Estate Management Division

**CONTACT
PERSON:** Ann Caswell, Manager

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

**ACTION
REQUESTED:** APPROVAL OF TEMPORARY UTILITY EASEMENT BETWEEN KB
HOME ORLANDO, LLC AND ORANGE COUNTY AND
AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Orchard Park at Stillwater Crossing Phase 3
Permit: 14-S-082 OCU File #: 78408

District 1

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

ITEM: Temporary Utility Easement
Cost: Donation
Total size: 16.55 acres
Term: Until replaced by a permanent platted easement

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 29 2016

THIS IS A DONATION

Project: Orchard Park at Stillwater Crossing Phase 3
Permit: 14-S-082 OCU File #: 78408

TEMPORARY UTILITY EASEMENT

THIS INDENTURE, Made this 20th day of October A.D., 2016, between KB Home Orlando, LLC, a Delaware limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 9102 South Park Center Loop, Suite 100, Orlando, FL 32819, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

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

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

09-23-27-0000-00-007

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever; provided, however, the easement hereby granted shall automatically terminate, without the necessity of the GRANTOR undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTOR or its successors or assigns shall cause the property over which the easement passes to be included in a subdivision plat recorded among the public records of Orange County, Florida.

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

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

In Project: Orchard Park at Stillwater Crossing Phase 3
Permit: 14-S-082 OCU File #: 78408

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be duly executed the day and year above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

David Hernandez
Printed Name

Karen Vaneri
Witness

KAREN VANERI
Printed Name

KB Home Orlando, LLC,
a Delaware limited liability company

BY: KB Home Florida, LLC,
a Delaware limited liability company,
its Manager

BY: KB Home,
a Delaware corporation,
its Managing Member

BY: [Signature]
Edward W. LAFETRA
Printed Name
LAND DEVELOPMENT MGR.
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 20th day of October, 2014, by Edward Lafetra, as Land Development Mgr, of KB Home, a Delaware corporation, as Managing Member of KB Home Florida, LLC, a Delaware limited liability company, as Manager of KB Home Orlando, LLC, a Delaware limited liability company, on behalf of the limited liability company. ☒ He ☐ She ☐ is personally known to me, or [] has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature
Miraida Lare
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 8/4/19

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

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

OC PERMIT No.: 14-S-082
 PROJECT NAME: ORCHARD PARK AT STILLWATER CROSSING PHASE 3
 PURPOSE: UTILITY EASEMENT
 ESTATE: TEMPORARY

PARCEL 1

A TRACT OF LAND LYING IN SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE, COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9 FOR A POINT OF REFERENCE, THENCE RUN SOUTH 00°02'24" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 1332.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE RUN SOUTH 89°55'14" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 564.45 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°22'58" WEST, DEPARTING SAID NORTH LINE, FOR A DISTANCE OF 582.75 FEET; THENCE RUN SOUTH 45°13'19" EAST, FOR A DISTANCE OF 168.93 FEET; THENCE RUN SOUTH 60°05'10" EAST, FOR A DISTANCE OF 39.90 FEET; THENCE RUN SOUTH 23°33'16" WEST, FOR A DISTANCE OF 155.07 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 02°02'51", AN ARC LENGTH OF 15.19 FEET, A CHORD LENGTH OF 15.19 FEET AND A CHORD BEARING OF NORTH 64°04'25" WEST; THENCE RUN SOUTH 26°19'53" WEST, RADIAL WITH SAID CURVE FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF ORCHARD PARK AT STILLWATER CROSSING PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 143 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 24°58'05", AN ARC LENGTH OF 206.99 FEET, A CHORD LENGTH OF 205.36 FEET AND A CHORD BEARING OF NORTH 50°37'51" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 34°38'24", AN ARC LENGTH OF 45.34 FEET, A CHORD LENGTH OF 44.66 FEET AND A CHORD BEARING OF NORTH 55°28'01" WEST TO A POINT ON THE NORTHERLY LINE OF ORCHARD PARK AT STILLWATER CROSSING PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 35 THROUGH 38 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES: NORTH 13°25'09" EAST, NON-TANGENT WITH SAID CURVE, FOR A DISTANCE OF 50.07 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 09°09'22", AN ARC LENGTH OF 19.98 FEET, A CHORD LENGTH OF 19.95 FEET AND A CHORD BEARING OF NORTH 78°53'01" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 83°50'39", AN ARC LENGTH OF 14.63 FEET, A CHORD LENGTH OF 13.36 FEET AND A CHORD BEARING OF NORTH 41°32'22" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 00°22'58" EAST, FOR A DISTANCE OF 7.78 FEET; THENCE RUN NORTH 89°37'02" WEST, FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°22'58" WEST, FOR A DISTANCE OF 7.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET, A CHORD LENGTH OF 14.14 FEET AND A CHORD BEARING OF SOUTH 45°22'58" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 89°37'02" WEST, FOR A DISTANCE OF 220.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET, A CHORD LENGTH OF 14.14 FEET AND A CHORD BEARING OF NORTH 44°37'02" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 00°22'58" EAST, FOR A

(CONTINUES ON SHEET 2 OF 6)

SHEET 1 OF 6

SEE SHEETS 4-5 OF 6 FOR
SKETCH OF DESCRIPTION

SEE SHEET 6 OF 6 FOR
LEGEND AND TABLES



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING SOUTH 00°02'24" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130344
 DATE: 05/11/2016
 SCALE: 1" = 200 FEET
 FIELD BY: N/A

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

FOR THE LICENSED BUSINESS #6723 BY:

JAMES RICKMAN P.S.M. # 5633

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

OC PERMIT No.: 14-S-082

PROJECT NAME: ORCHARD PARK AT STILLWATER CROSSING PHASE 3

PURPOSE: UTILITY EASEMENT

ESTATE: TEMPORARY

(CONTINUED FROM SHEET 1 OF 6)

DISTANCE OF 12.00 FEET; THENCE RUN NORTH 89°37'02" WEST, FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°22'58" WEST, FOR A DISTANCE OF 12.00 FEET; THENCE RUN SOUTH 02°03'56" WEST, FOR A DISTANCE OF 80.03 FEET; THENCE RUN NORTH 89°37'02" WEST, FOR A DISTANCE OF 212.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF TINY ROAD, AS RECORDED IN PLAT BOOK 81, PAGES 18 THROUGH 27 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 00°22'58" EAST, FOR A DISTANCE OF 237.10 FEET; THENCE RUN SOUTH 89°37'02" EAST, FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 00°22'58" EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 6691, PAGE 139 OF SAID PUBLIC RECORDS, FOR A DISTANCE OF 521.43 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; THENCE RUN NORTH 89°55'14" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 690.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL 2

A TRACT OF LAND LYING IN SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9 FOR A POINT OF REFERENCE, THENCE RUN SOUTH 00°02'24" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 2285.07 FEET; THENCE RUN SOUTH 89°57'36" WEST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 331.17 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°01'49" WEST, FOR A DISTANCE OF 269.67 FEET; THENCE RUN SOUTH 24°28'27" WEST FOR A DISTANCE OF 12.08 FEET; THENCE RUN SOUTH 00°01'49" WEST, FOR A DISTANCE OF 28.00 FEET; THENCE RUN SOUTH 42°14'36" EAST, FOR A DISTANCE OF 14.87 FEET; THENCE RUN SOUTH 00°01'49" WEST, FOR A DISTANCE OF 397.56 FEET; THENCE RUN NORTH 89°58'11" WEST, FOR A DISTANCE OF 115.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHEASTERLY THENCE RUN NORTHWESTERLY ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET, A CHORD LENGTH OF 14.14 FEET AND A CHORD BEARING OF NORTH 44°58'11" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 00°01'49" EAST, FOR A DISTANCE OF 7.00 FEET; THENCE RUN NORTH 89°58'11" WEST, FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°01'49" WEST, FOR A DISTANCE OF 7.03 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°21'04", AN ARC LENGTH OF 15.59 FEET, A CHORD LENGTH OF 14.06 FEET AND A CHORD BEARING OF SOUTH 44°42'21" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 484.43 FEET, A CENTRAL ANGLE OF 14°31'00", AN ARC LENGTH OF 122.74 FEET, A CHORD LENGTH OF 122.41 FEET AND A CHORD BEARING OF SOUTH 82°07'23" WEST TO A POINT ON THE EAST LINE OF ORCHARD PARK AT STILLWATER CROSSING PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 35 THROUGH 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID EAST LINE AND ALONG THE EAST LINE OF ORCHARD PARK AT STILLWATER CROSSING PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 143 OF SAID PUBLIC RECORDS THE FOLLOWING COURSES: NORTH 00°01'49" EAST, NON-TANGENT WITH SAID CURVE, FOR A DISTANCE OF 414.43 FEET; THENCE RUN SOUTH 89°58'11" EAST, FOR A DISTANCE OF 5.26 FEET; THENCE RUN NORTH 00°01'49" EAST, FOR A DISTANCE OF

(CONTINUES ON SHEET 3 OF 6)

SURVEYOR'S NOTES:

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16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20130344

DATE: 05/11/2016

SCALE: 1" = 200 FEET

FIELD BY: N/A

CALCULATED BY: MR

DRAWN BY: MR

CHECKED BY: SEJ

SHEET 2 OF 6

SEE SHEETS 4-5 OF 6 FOR
SKETCH OF DESCRIPTION
SEE SHEET 6 OF 6 FOR
LEGEND AND TABLES

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

OC PERMIT No.: 14-S-082
 PROJECT NAME: ORCHARD PARK AT STILLWATER CROSSING PHASE 3
 PURPOSE: UTILITY EASEMENT
 ESTATE: TEMPORARY

(CONTINUED FROM SHEET 2 OF 6)

50.00 FEET; THENCE RUN SOUTH 89°58'11" EAST, FOR A DISTANCE OF 115.87 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET, A CHORD LENGTH OF 14.14 FEET AND A CHORD BEARING OF NORTH 45°01'49" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 00°01'49" EAST, FOR A DISTANCE OF 262.48 FEET; THENCE RUN SOUTH 89°58'11" EAST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00°01'49" EAST, FOR A DISTANCE OF 7.70 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 107°11'49", AN ARC LENGTH OF 18.71 FEET, A CHORD LENGTH OF 16.10 FEET AND A CHORD BEARING OF NORTH 53°37'44" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 13°09'56", AN ARC LENGTH OF 109.15 FEET, A CHORD LENGTH OF 108.91 FEET AND A CHORD BEARING OF SOUTH 79°21'19" EAST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS LIE IN ORANGE COUNTY, FLORIDA AND CONTAIN A TOTAL OF 16.550 ACRES OF LAND MORE OR LESS.

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SHEET 3 OF 6

SEE SHEETS 4-5 OF 6 FOR
 SKETCH OF DESCRIPTION
 SEE SHEET 6 OF 6 FOR
 LEGEND AND TABLES



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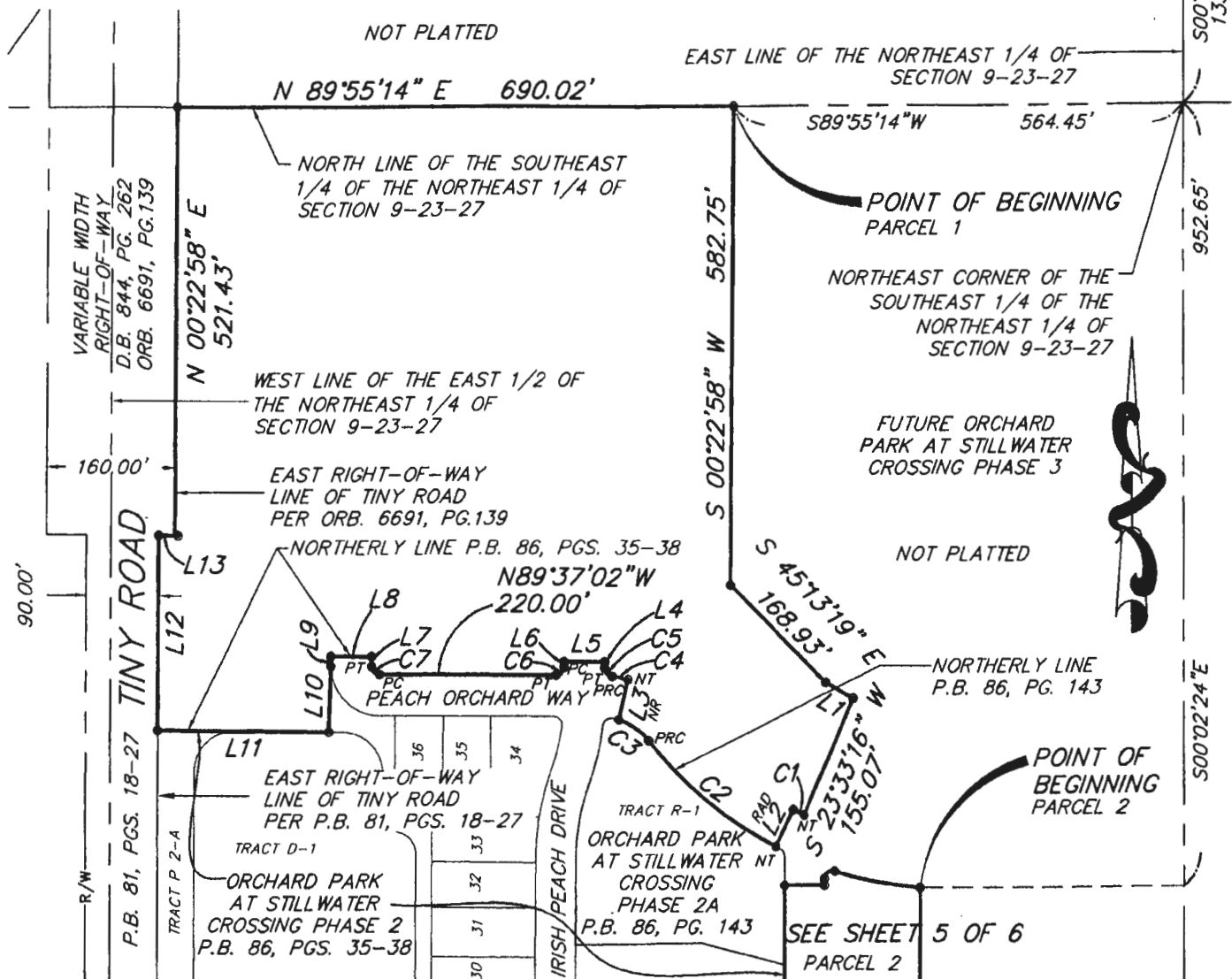
SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

OC PERMIT No.: 14-S-082
 PROJECT NAME: ORCHARD PARK AT STILLWATER CROSSING PHASE 3
 PURPOSE: UTILITY EASEMENT
 ESTATE: TEMPORARY

POINT OF COMMENCEMENT

PARCEL 1 AND PARCEL 2
 NORTHEAST CORNER OF
 THE NORTHEAST 1/4 OF
 SECTION 9-23-27



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SHEET 4 OF 6

SEE SHEETS 1-3 OF 6
 FOR LEGAL DESCRIPTION
 SEE SHEET 6 OF 6 FOR
 LEGEND AND TABLES

Drawing name: L:\Data\20130344\sketches\Sketch 6 Orchard Park Phase 4.dwg SKETCH 4



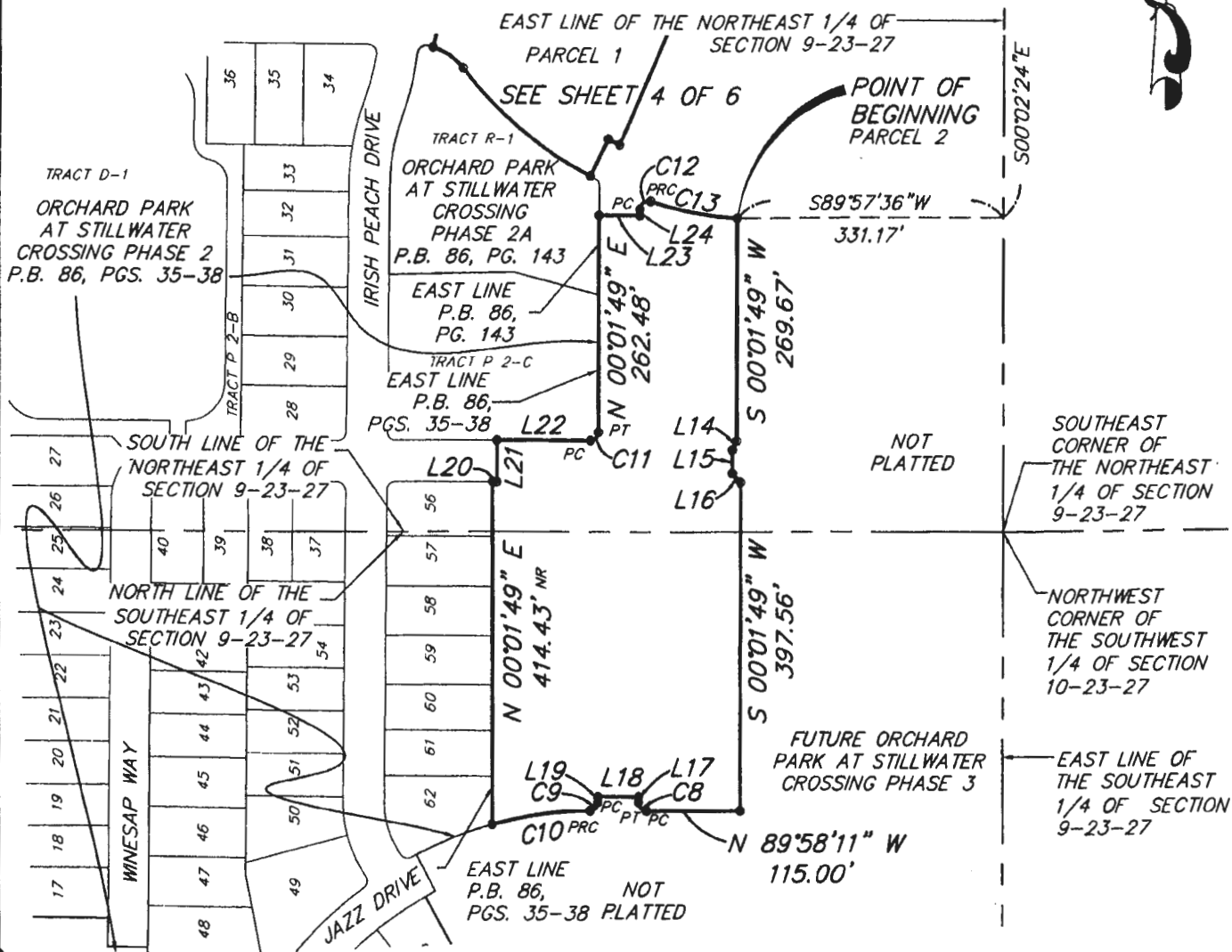
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 AT STILLWATER CROSSING PHASE 3
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POINT OF COMMENCEMENT
 PARCEL 1 AND PARCEL 2
 NORTHEAST CORNER OF
 THE NORTHEAST 1/4 OF
 SECTION 9-23-27



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JOB NO. 20130344

DATE: 05/11/2016

SCALE: 1" = 200 FEET

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CALCULATED BY: MR

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SHEET 5 OF 6
 SEE SHEETS 1-3 OF 6
 FOR LEGAL DESCRIPTION
 SEE SHEET 6 OF 6 FOR
 LEGEND AND TABLES



16 East Plant Street
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SKETCH OF DESCRIPTION

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OC PERMIT No.: 14-S-082
 PROJECT NAME: ORCHARD PARK
 AT STILLWATER CROSSING PHASE 3
 PURPOSE: UTILITY EASEMENT
 ESTATE: TEMPORARY

LEGEND

POC.....POINT OF COMMENCEMENT
 POB.....POINT OF BEGINNING
 ORB.....OFFICIAL RECORDS BOOK
 PG.....PAGE
 •CHANGE IN DIRECTION
 PC.....POINT OF CURVATURE
 PT.....POINT OF TANGENCY
 NT.....NON-TANGENT
 NR.....NON-RADIAL
 RAD....RADIAL
 PRC....POINT OF REVERSE
 CURVATURE
 DB.....DEED BOOK

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.90'	S60°05'10"E
L2	50.00'	S26°19'53"W
L3	50.07'	N13°25'09"E
L4	7.78'	N00°22'58"E
L5	50.00'	N89°37'02"W
L6	7.00'	S00°22'58"W
L7	12.00'	N00°22'58"E
L8	50.00'	N89°37'02"W
L9	12.00'	S00°22'58"W
L10	80.03'	S02°03'56"W
L11	212.65'	N89°37'02"W
L12	237.10'	N00°22'58"E
L13	20.00'	S89°37'02"E
L14	12.08'	S24°28'27"W
L15	28.00'	S00°01'49"W
L16	14.87'	S42°14'36"E
L17	7.00'	N00°01'49"E
L18	50.00'	N89°58'11"W
L19	7.03'	S00°01'49"W
L20	5.26'	S89°58'11"E
L21	50.00'	N00°01'49"E
L22	115.87'	S89°58'11"E
L23	50.00'	S89°58'11"E
L24	7.70'	N00°01'49"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	425.00'	02°02'51"	15.19'	15.19'	N64°04'25"W
C2	475.00'	24°58'05"	206.99'	205.36'	N50°37'51"W
C3	75.00'	34°38'24"	45.34'	44.66'	N55°28'01"W
C4	125.00'	09°09'22"	19.98'	19.95'	N78°53'01"W
C5	10.00'	83°50'39"	14.63'	13.36'	N41°32'22"W
C6	10.00'	90°00'00"	15.71'	14.14'	S45°22'58"W
C7	10.00'	90°00'00"	15.71'	14.14'	N44°37'02"W
C8	10.00'	90°00'00"	15.71'	14.14'	N44°58'11"W
C9	10.00'	89°21'04"	15.59'	14.06'	S44°42'21"W
C10	484.43'	14°31'00"	122.74'	122.41'	S82°07'23"W
C11	10.00'	90°00'00"	15.71'	14.14'	N45°01'49"E
C12	10.00'	107°11'49"	18.71'	16.10'	N53°37'44"E
C13	475.00'	13°09'56"	109.15'	108.91'	S79°21'19"E

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING SOUTH 00°02'24" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130344
 DATE: 05/11/2016
 SCALE: 1" = 200 FEET
 FIELD BY: N/A

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

SHEET 6 OF 6
 SEE SHEETS 1-3 OF 6
 FOR LEGAL DESCRIPTION
 SEE SHEETS 4-5 OF 6 FOR
 SKETCH OF DESCRIPTION



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 Winter Garden, Florida 34787 * (407) 654-5355