





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: January 19, 2017

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 UTILITY EASEMENT AND TEMPORARY ACCESS AND UTILITY EASEMENT BETWEEN ARBOURS AT CROWN POINT, LLC AND ORANGE COUNTY AND SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM P/R MORTGAGE & INVESTMENT CORP. AND U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Arbours At Crown Point
Permit: 14-U-107 OCU File #: 79626

District 2

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

ITEMS: Utility Easement
Cost: Donation
Size: 150 square feet

Temporary Access and Utility Easement
Cost: Donation
Size: 30,624 square feet
Term: Until replaced by a permanent platted easement

Subordination of Encumbrances to Property Rights to Orange County

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.

FEB 07 2017

THIS IS A DONATION

Project: Arbours At Crown Point
Permit: 14-U-107 OCU File #: 79626

UTILITY EASEMENT

THIS INDENTURE, Made this 14 day of December, A.D. 20 16, between Arbours At Crown Point, LLC, a Florida limited liability company, having its principal place of business in the city of Birmingham, county of Shelby, whose address is 242 Inverness Gate Drive, 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, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:
a portion of
06-22-28-2856-00-013

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

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

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

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

Project: Arbours At Crown Point
Permit: 14-U-107 OCU File #: 79626

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

Signed, sealed and delivered
in the presence of:

Arbours At Crown Point, LLC,
a Florida limited liability company

AS
Witness

BY: Crown Point MM, LLC,
a Florida limited liability company
as Manager

Audrey Siesel
Printed Name

BY: [Signature]
Printed Name

[Signature]
Witness

GEORGE FARKAS
Printed Name

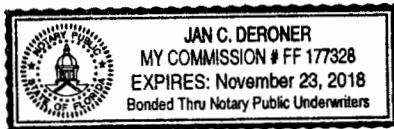
member / manager
Title

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

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 15 of Dec.,
2016, by Gabriel Ehrenstein as member - manager of
Crown Point MM, LLC, a Florida limited liability company, as Manager of Arbours At Crown Point, LLC,
a Florida limited liability company, on behalf of the limited liability company. (He/She is personally known
to me or has produced _____ as identification.

(Notary Seal)



Jan C. DeRoner
Notary Signature

Jan C. DeRoner
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

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

Arbours at Crown Point
Permit Number 14-U-107

LEGAL DESCRIPTION

A parcel of land located in Section 6, Township 22 South, Range 28 East and being a portion of the Fountains West Plat as recorded in Plat Book 72 Pages 111 through 116 of the Public Records of Orange County, Florida.

Commencing at a point on the Northerly right of way line of West Road as recorded in Official Record Book 9467, Pages 3804 through 3807 of the Public Records of Orange County Florida also being the point of beginning of the said Fountains West plat; thence N05°13'58"W, a distance of 6.74 feet along East line of Lot 5 as recorded in the aforementioned plat; thence N05°13'58"W, a distance of 330.86 feet along the West line of Tract 1; thence departing said west line N88°46'15"E, a distance of 28.23 feet along North line of said tract; thence N89°56'24"E, along said North line a distance of 348.00 feet; thence continue N89°56'24"E, a distance of 129.32 feet to the POINT OF BEGINNING of the herein described parcel; thence N89°56'24"E, a distance of 10.00 feet; thence N00°00'00" W, a distance of 15.00 feet; thence S89°56'24"W, a distance of 10.00 feet; thence S00°00'00"W, a distance of 15.00 feet to the POINT OF BEGINNING

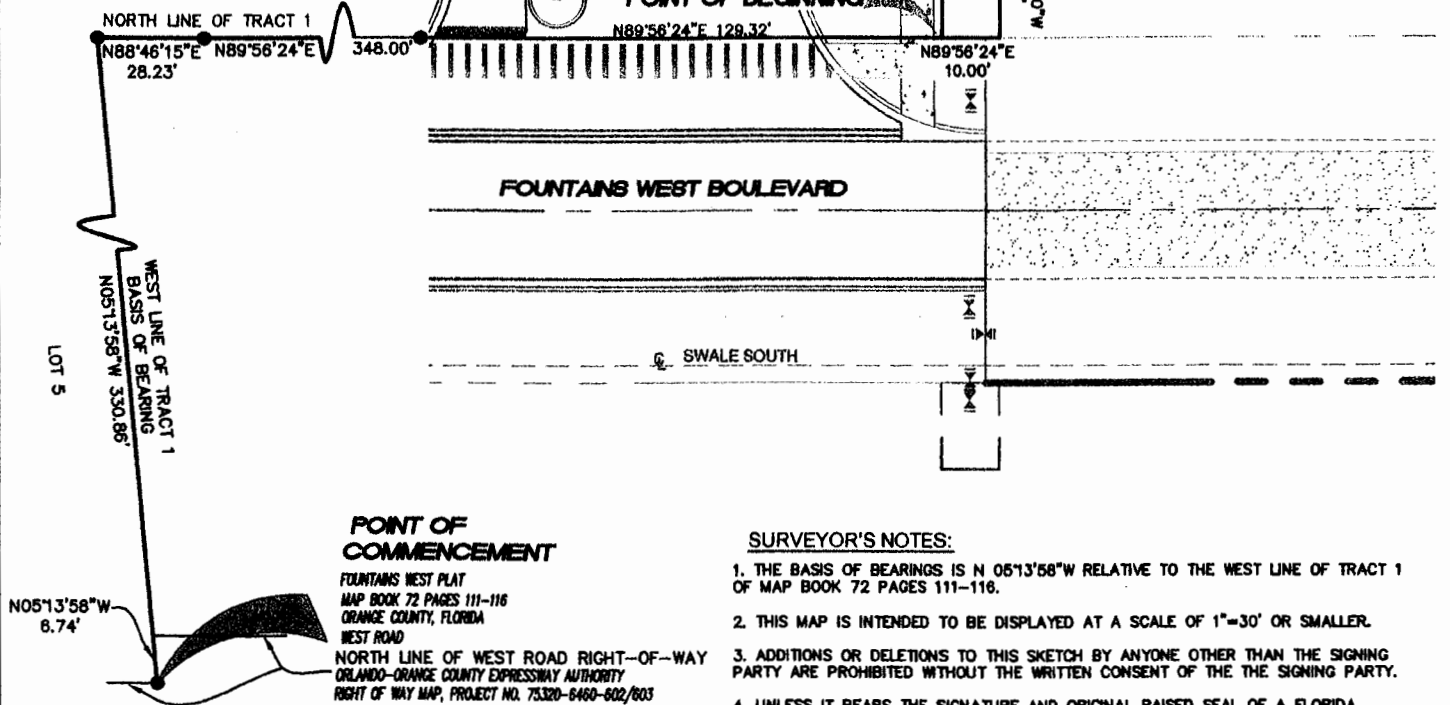
Containing 150 square feet, more or less.

UTILITY EASEMENT

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
Tom	CJL	72616	N/A	BLS08281601	1 of 2

Sketch of Description Arbours at Crown Point Permit Number 14-U-107

SECTION 6
TOWNSHIP 22 SOUTH
RANGE 28 EAST
ORANGE COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS IS N 05°13'58"W RELATIVE TO THE WEST LINE OF TRACT 1 OF MAP BOOK 72 PAGES 111-116.
2. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER.
3. ADDITIONS OR DELETIONS TO THIS SKETCH BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE THE SIGNING PARTY.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, MAP OR PLAT IS NOT VALID AND FOR INFORMATIONAL PURPOSES ONLY.
5. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON THAT BENEFIT OR ENCUMBER THE LAND SHOWN HEREON.
6. NEITHER THE SKETCH NOR THE DESCRIPTION ARE COMPLETE WITHOUT THE OTHER.
7. THIS SKETCH IS NOT A SURVEY.
8. DATE OF DRAWING: 7/28/16

BASE LINE LAND SURVEYORS, INC.
15351 AMBERBEAM BLVD
WINTER GARDEN, FL 34787
LICENSE BUSINESS NUMBER 2628

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WERE MADE UNDER MY RESPONSIBLE CHARGE AND TO THE APPLICABLE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 172.027, F.S. AND THE RULES OF PRACTICE.

CHRISTOPHER J. [Signature]
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 6372

UTILITY EASEMENT

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
Tom	CJL	72816	N/A	BLS08281601	2 OF 2

FEB 07 2017

THIS IS A DONATION

Project: Arbours At Crown Point Permit: 14-U-107 OCU File #: 79626

TEMPORARY ACCESS AND UTILITY EASEMENT

THIS INDENTURE, Made this 5th day of January AD, 2017, between Arbours At Crown Point, LLC, a Florida limited liability company, having its principal place of business in the city of Birmingham, county of Shelby, whose address is 242 Inverness Center Drive, 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 \$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 an easement for access and utility purposes, 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

06-22-28-2856-00-013

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 easement and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the granted easement.

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

Signed, sealed, and delivered
in the presence of:

Arbours At Crown Point, LLC,
a Florida limited liability company

Debbie Scheiner
Witness

BY: Crown Point MM, LLC,
a Florida limited liability company,
as Manager

Debbie Scheiner
Printed Name

BY: Gabe Ehrenstein

A. M.
Witness

Gabe Ehrenstein
Printed Name

Audrey Siegel
Printed Name

Manager
Title

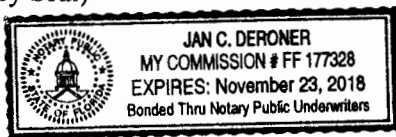
(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 5 day of January, 2017 by Gabriel Ehrenstein as manager of Crown Point MM, LLC, a Florida limited liability company, as Manager of Arbours At Crown Point, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she ☒ is personally known to me, or ☐ has produced _____ as identification.

(Notary Seal)



Jan C. DeRoner
Notary Signature

Jan C. DeRoner
Printed Notary Name

Notary Public in and for
the county and state aforesaid

My commission expires: Nov. 23, 2018

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

Arbours at Crown Point
Permit Number 14-U-107

LEGAL DESCRIPTION

A parcel of land located in Section 6, Township 22 South, Range 28 East and being a portion of Tract 1 of The Fountains West Plat as recorded in Plat Book 72 Pages 111 through 116 of the Public Records of Orange County, Florida.

Commencing at a point on the Northerly right of way line of West Road as recorded in Official Record Book 9467, Pages 3804 through 3807 of the Public Records of Orange County Florida also being the Point of Beginning of the said aforementioned Fountains West plat ; thence N05°13'58"W, a distance of 277.45 feet along East line of Lot 5 as recorded in the aforementioned plat to the Point of Beginning for this description;

thence continue N05°13'58"W, a distance of 60.15 feet along the West line of Tract 1 to the Northwest corner of Tract 1; thence N88°46'15"E, along the north line of Tract 1 for a distance of 28.23 feet; thence continue along North line of said Tract 1 N89°56'24"E, a distance of 348.00 feet to the Southeast corner of Lot 8; thence N89°56'28.79"E, a distance of 136.86 feet; thence S00°03'36"E, a distance of 60.00 feet; thence S89°56'24" W, a distance of 484.25 feet; thence S88°46'15"W, a distance of 23.42 feet to the POINT OF BEGINNING.

Containing 30,624 square feet, more or less.

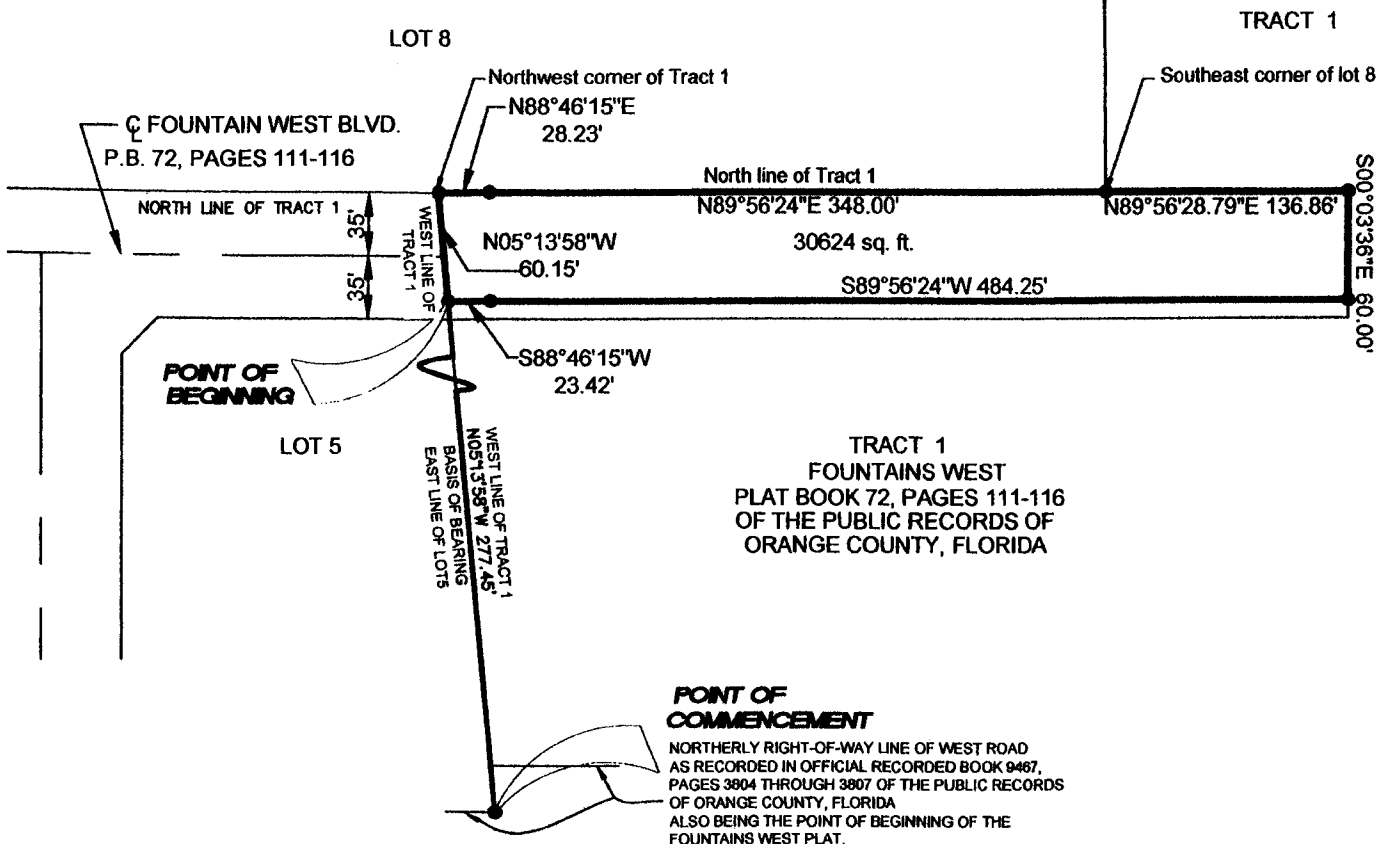
ACCESS EASEMENT

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
Tom	CJL	10/31/16	N/A	BLS10312016	1 of 2

Sketch of Description Arbours at Crown Point Permit Number 14-U-107



**SECTION 6
TOWNSHIP 22 SOUTH
RANGE 28 EAST
ORANGE COUNTY, FLORIDA**



SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS IS N 05°13'58"W RELATIVE TO THE WEST LINE OF TRACT 1, OF PLAT BOOK 72 PAGES 111-116.
2. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=100' OR SMALLER.
3. ADDITIONS OR DELETIONS TO THIS SKETCH BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE THE SIGNING PARTY.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, MAP OR PLAT IS NOT VALID AND FOR INFORMATIONAL PURPOSES ONLY.
5. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN HEREON THAT BENEFIT OR ENCUMBER THE LAND SHOWN HEREON.
6. NEITHER THE SKETCH NOR THE DESCRIPTION ARE COMPLETE WITHOUT THE OTHER.
7. THIS SKETCH IS NOT A SURVEY.
8. DATE OF DRAWING: 10/31/16

BASE LINE LAND SURVEYORS, INC.
15351 AMBERBEAM BLVD
WINTER GARDEN, FL. 34787
LICENSE BUSINESS NUMBER 2628

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WERE MADE UNDER MY RESPONSIBILITY AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, CHAPTER 61, N. FLORIDA ADMINISTRATIVE CODE, AND IN ACCORDANCE WITH THE FLORIDA STATE STATUTES.

CHRISTOPHER J. LEE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NUMBER 6372

ACCESS EASEMENT

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
Tom	CJL	10/31/16	N/A	BLS10312016	2 OF 2

FEB 07 2017

Project: Arbours At Crown Point
Permit: 14-U-107 OCU File #: 79626

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and 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 that certain Utility Easement dated December 17, 2016, between Arbours At Crown Point, LLC, and Orange County, recorded concurrently herewith in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Multifamily Mortgage, Assignment of Leases and Rents and Security Agreement; U.S. Department of Housing and Urban Development Regulatory Agreement For Multifamily Projects; and Financing Statement, 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 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 encumbrances as they have been or as 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:

SEE ATTACHED EXHIBIT "A"

Encumbrances:

P/R Mortgage & Investment Corp. (Lender)
U.S. Department of Housing and Urban Development
FROM: Arbours At Crown Point, LLC
Multifamily Mortgage, Assignment of Leases and Rents and Security Agreement
filed December 29, 2015
Recorded in Official Records Book 11033, Page 8955

Project: Arbours At Crown Point
Permit: 14-U-107 OCU File #: 79626

Encumbrances (continued):

U.S. Department of Housing and Urban Development Regulatory
Agreement For Multifamily Projects filed December 29, 2015
Recorded in Official Records Book 11033, Page 9004
Financing Statement filed December 29, 2015
Recorded in Official Records Book 11033, Page 9041
All in the Public Records of Orange County, Florida

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 utility easement purposes only, 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 utility easement 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 22 day of December, A.D. 20 16.

P/R Mortgage & Investment Corp.,
an Indiana corporation

Signed, sealed, and delivered
in the presence of:

Kate L. Belser
Witness

Kate L. Belser
Printed Name

Rochelle D. Shores
Witness

Rochelle D. Shores
Printed Name

BY: John H. Petrie

John H. Petrie
Printed Name

Senior Vice-President
Title

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)



Project: Arbours At Crown Point
Permit: 14-U-107 OCU File #: 79626

STATE OF Indiana

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 22nd of December, 2016, by John H. Petrie, as Sr. Vice President of P/R Mortgage & Investment Corp., an Indiana corporation, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 22nd day of December, 2016.

(Notary Seal)



Victoria S. Major
Notary Signature

Victoria S. Major
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

Project: Arbours At Crown Point
Permit: 14-U-107 OCU File #: 79626

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 27th day of December, A.D. 2016.

U.S. Department of Housing and Urban
Development

Signed, sealed, and delivered
in the presence of:

John Southerland
Witness

John Southerland
Printed Name

Lydia Anne Brush
Witness

LYDIA ANNE BRUSH
Printed Name

BY: Barbara Williams
Authorized Agent

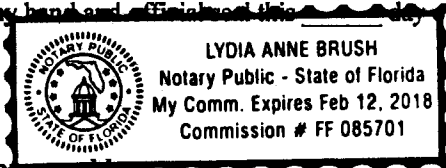
Barbara Williams
Printed Name

(Signature of TWO witnesses required by Florida law)

Before me, a Notary Public in and for the said County and State, personally appeared Barbara Williams known to me to be the person who, as the duly Authorized Agent of the Secretary of Housing and Urban Development acting by and through the Federal Housing Commissioner, executed the foregoing Subordination of Encumbrances to Property Rights to Orange County by virtue of the authority vested in him/her as such Authorized Agent, and he/she acknowledged to me that he/she did sign said Subordination of Encumbrances to Property Rights to Orange County on behalf of the Secretary of Housing and Urban Development acting by and through the Federal Housing Commissioner as such Authorized Agent of the purposes therein contained. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 27th day of December, 2016.

(Notary Seal)



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

Lydia Anne Brush
Notary Signature

LYDIA ANNE BRUSH
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:

**Arbours at Crown Point
Permit Number 14-U-107****LEGAL DESCRIPTION**

A parcel of land located in Section 6, Township 22 South, Range 28 East and being a portion of the Fountains West Plat as recorded in Plat Book 72 Pages 111 through 116 of the Public Records of Orange County, Florida.

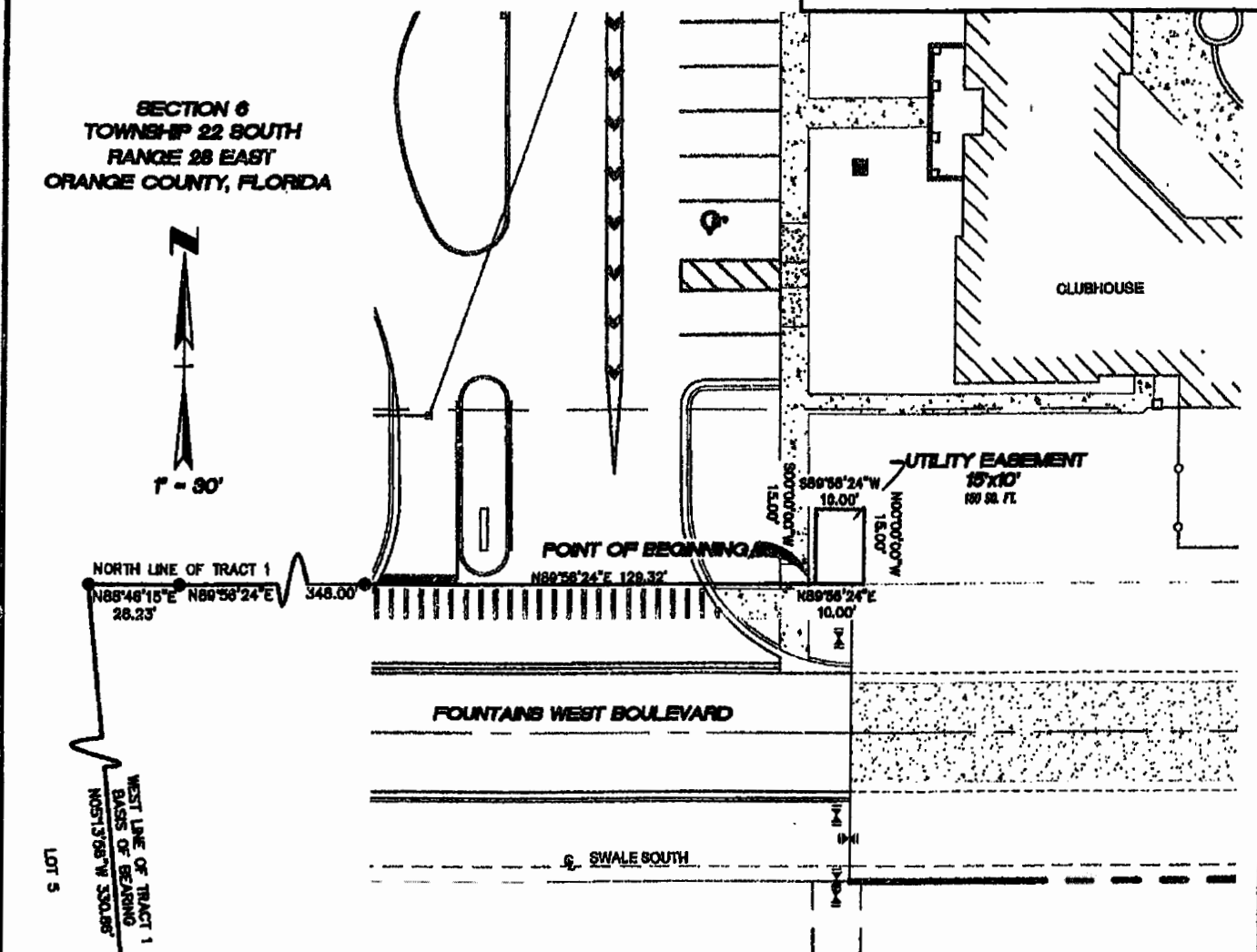
Commencing at a point on the Northerly right of way line of West Road as recorded in Official Record Book 9467, Pages 3804 through 3807 of the Public Records of Orange County Florida also being the point of beginning of the said Fountains West plat; thence N05°13'58"W, a distance of 6.74 feet along East line of Lot 5 as recorded in the aforementioned plat; thence N05°13'58"W, a distance of 330.86 feet along the West line of Tract 1; thence departing said west line N88°48'15"E, a distance of 28.23 feet along North line of said tract; thence N89°56'24"E, along said North line a distance of 348.00 feet; thence continue N89°56'24"E, a distance of 129.32 feet to the POINT OF BEGINNING of the herein described parcel; thence N89°56'24"E, a distance of 10.00 feet; thence N00°00'00" W, a distance of 15.00 feet; thence S89°56'24"W, a distance of 10.00 feet; thence S00°00'00"W, a distance of 15.00 feet to the POINT OF BEGINNING

Containing 150 square feet, more or less.

UTILITY EASEMENT

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
Tom	CJL	72616	N/A	BLS08281801	1 of 2

**SECTION 6
TOWNSHIP 22 SOUTH
RANGE 28 EAST
ORANGE COUNTY, FLORIDA**



POINT OF COMMENCEMENT

**FOUNTAINS BEST PLAT
MAP BOOK 72 PAGES 111-118
ORANGE COUNTY, FLORIDA
WEST ROAD**

NORTH LINE OF WEST ROAD RIGHT-OF-WAY
- ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
RIGHT OF WAY MAP, PROJECT NO. 75320-0460-002/003

BASE LINE LAND SURVEYORS, INC.
15351 AMBERBEAM BLVD
WINTER GARDEN, FL 32787
LICENSE BUSINESS NUMBER 2628

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WERE MADE UNDER MY REASONABLE SUPERVISION AND TO THE APPLICABLE MINIMUM TECHNICAL STANDARDS OF SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 72.07(2)(b), F.S. AND THE RULES THEREOF.

CHRISTOPHER J. HART
PROFESSIONAL LANDSCAPE ARCHITECT
FLORIDA CERTIFICATION NUMBER 6372

SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS IS N 06°13'56"W RELATIVE TO THE WEST LINE OF TRACT 1 OF MAP BOOK 72 PAGES 111-116.
2. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER.
3. ADDITIONS OR DELETIONS TO THIS SKETCH BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
4. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, MAP OR PLAT IS NOT VALID AND FOR INFORMATIONAL PURPOSES ONLY.
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6. NEITHER THE SKETCH NOR THE DESCRIPTION ARE COMPLETE WITHOUT THE OTHER.
7. THIS SKETCH IS NOT A SURVEY.
8. DATE OF DRAWING: 7/28/16.

UTILITY EASEMENT

DRAWN Tom	CHECKED CJL	DATE 72816	SCALE N/A	DRAWING NUMBER BLS08281601	SHEET 2 of 2
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