



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** June 2, 2017

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

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

**FROM:** Elizabeth Price Jackson, Senior Title Examiner *EPJ*  
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Manager

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

**ACTION REQUESTED:** APPROVAL OF GENERAL WARRANTY DEED, TEMPORARY SLOPE EASEMENT, TEMPORARY CONSTRUCTION EASEMENT AND DRAINAGE EASEMENT FROM CROCKETT DEVELOPMENT PROPERTY, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

**PROJECT:** Boggy Creek Road (Boggy Creek Bridge North) (RAC)  
  
District 4

**PURPOSE:** To provide for access, construction, operation, and maintenance of road improvements as a requirement of a developers agreement.

**ITEMS:** General Warranty Deed (Instrument 1110-A.1/1110-B.1)  
Cost: Donation  
Total size: 1.024 acres  
  
Temporary Slope Easement (Instrument 7110A.1/7110B.1)  
Cost: Donation  
Total size: 15,719 square feet  
Term: Until no longer required

Temporary Construction Easement  
(Instrument 7110-A.1/7110-B.1/7110-C.1/7110-D.1)

Cost: Donation  
Total size: 26,558 square feet  
Term: 7 years

Drainage Easement (Instrument 8110.1)

Cost: Donation  
Size: 19,267 square feet

**APPROVALS:**

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

**REMARKS:**

These conveyances are a requirement of the Developers Agreement for Road and Bridge Improvements to Boggy Creek Road approved by the Board of County Commissioners (BCC) on November 27, 2007, the Amendment to Developers Agreement for Road and Bridge Improvements to Boggy Creek Road approved by the BCC on September 20, 2011, and the Supplemental Agreement Regarding Developers Agreement for Road and Bridge Improvements to Boggy Creek Road (Wetherbee Road to South Access Road) approved by the BCC on April 25, 2017.

Grantor to pay all closing costs and prorated taxes.

JUN 20 2017

Instrument: 1110-A.1/1110-B.1

Project: Boggy Creek Road (Boggy Creek Bridge North) (RAC)

**GENERAL WARRANTY DEED**

THIS GENERAL WARRANTY DEED, made and executed the 21 day of April, A.D. 2017, by Crockett Development Property, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827, GRANTOR, do hereby give, grant, bargain, and release to 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, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

**SEE ATTACHED SCHEDULE "A"**

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

**a portion of**

**21-24-30-3127-00-030**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.


AND the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

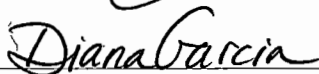
Instrument: 1110-A.1/1110-B.1


Project: Boggy Creek Road (Boggy Creek Bridge North) (RAC)

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

Signed, sealed, and delivered  
in the presence of:

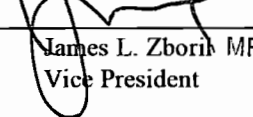
  
Witness

  
Printed Name

  
Witness

  
Printed Name

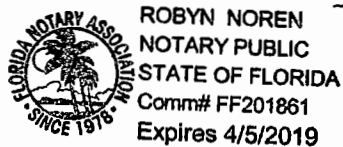
Crockett Development Property, LLC,  
a Florida limited liability company

By:   
James L. Zboril MR  
Vice President

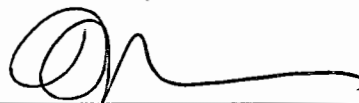
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21 day of April, 2017,  
by James L. Zboril, as Vice President of Crockett Development Property, LLC, a Florida limited liability company,  
on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_  
as identification.



(Notary Seal)



Notary Signature

This instrument prepared by:

E. Price Jackson, a staff employee  
in the course of duty with  
the Real Estate Management Division  
of Orange County, Florida

\_\_\_\_\_  
Printed Notary Name

Notary Public in and for the  
County and State aforesaid

My commission expires:

**SCHEDULE "A"**  
**PARCEL No.: 1110-A**  
**RIGHT-OF-WAY**  
**SKETCH OF DESCRIPTION**  
**THIS IS NOT A SURVEY**  
  
**LEGAL DESCRIPTION**

**DESCRIPTION:**

That part of Section 21, Township 24 South, Range 30 East, Orange County, Florida and that part of Lot 3, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 21; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21 for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.86 feet and a chord bearing of N00°23'59"W; thence run the following courses and distances along said Easterly line and the Northerly line of said Lot 3: Northerly along the arc of said curve through a central angle of 01°23'05" for a distance of 138.76 feet to the point of tangency; N01°05'31"W, 893.11 feet; S88°54'29"W, 20.00 feet; N01°05'31"W, 101.86 feet to the point of curvature of a curve concave Westerly having a radius of 1095.86 feet and a chord bearing of N20°43'05"W; thence Northerly along the arc of said curve through a central angle of 39°15'08" for a distance of 750.75 feet to a non-tangent line; N51°18'27"W, 936.50 feet to the POINT OF BEGINNING; N51°18'27"W, 2172.54 feet; N51°18'25"W, 684.82 feet to the Southwesterly right-of-way line of Boggy Creek Road, described as Parcel RW2 in Official Records Book 10046, Page 4180, of the Public Records of Orange County, Florida; thence departing said Northerly line run S38°41'35"W along said Southwesterly right-of-way line, 11.50 feet; thence departing said Southwesterly right-of-way line run S51°18'25"E, 138.20 feet; thence S50°18'36"E, 488.54 feet; thence S51°18'27"E, 1276.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 11399.15 feet and a chord bearing of S52°30'27"E; thence Southeasterly along the arc of said curve through a central angle of 02°24'00" for a distance of 477.49 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 11399.16 feet and a chord bearing of S52°30'27"E; thence Southeasterly along the arc of said curve through a central angle of 02°24'00" for a distance of 477.49 feet to the POINT OF BEGINNING.

Containing 1.018 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES:**

- This is not a survey.

- Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being S88°59'39"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.

- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.

- This sketch does not reflect or determine ownership.

- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property. The lands described hereon may be subject to easements and restrictions not shown hereon.

- This Sketch of Description may not depict all easements of record that may be within or adjoining the lands described hereon.

- This Sketch of Description is based on information provided to Donald W. McIntosh Associates, Inc. by Dewberry Engineers, Inc.

**LEGEND**

L1 LINE NUMBER (SEE TABLE)  
C1 CURVE NUMBER (SEE TABLE)  
Δ= CENTRAL ANGLE  
R= RADIUS  
L= ARC LENGTH  
CB= CHORD BEARING

SECTION 21-24-30 SECTION 21, TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

ORB OFFICIAL RECORDS BOOK  
PG(S) PAGE(S)  
PB PLAT BOOK  
PGS PAGES  
R/W RIGHT-OF-WAY  
No. NUMBER  
PC POINT OF CURVATURE  
NT NON-TANGENT  
PRC POINT OF REVERSE CURVATURE  
PT POINT OF TANGENCY

1110-A PARCEL NAME

SEE SHEETS 2-4 FOR SKETCH OF DESCRIPTION

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
PARCEL 1110-A (RIGHT-OF-WAY)

11/9/16 PH REVISED SKETCH,  
DESCRIPTION AND NOTES

DATE BY DESCRIPTION

REVISIONS



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman November 09, 2016  
Florida Registered Surveyor and Mapper  
Certificate No. 5048

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

DRAWN BY: PH  
DATE: 6/2016

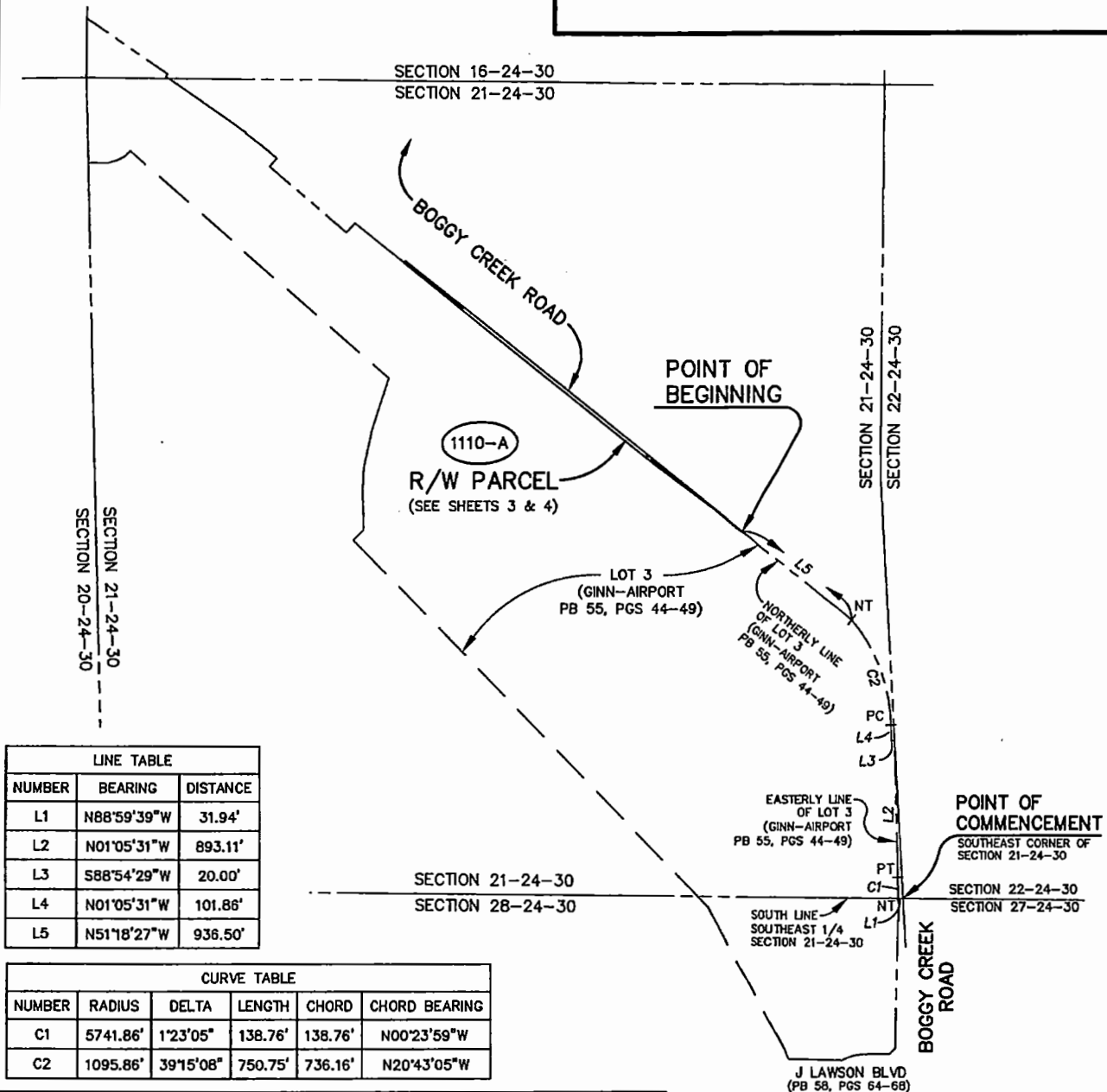
CHECKED BY: SG

JOB NO.  
16054.002

SCALE  
N/A

SHEET 1  
OF 4

PARCEL No.: 1110-A  
RIGHT-OF-WAY  
SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY



PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
PARCEL 1110-A (RIGHT-OF-WAY)



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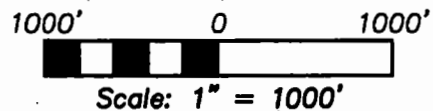
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DATE: 6/2016

CHECKED BY: SG

JOB NO.  
16054.002

SCALE  
1"=1000'

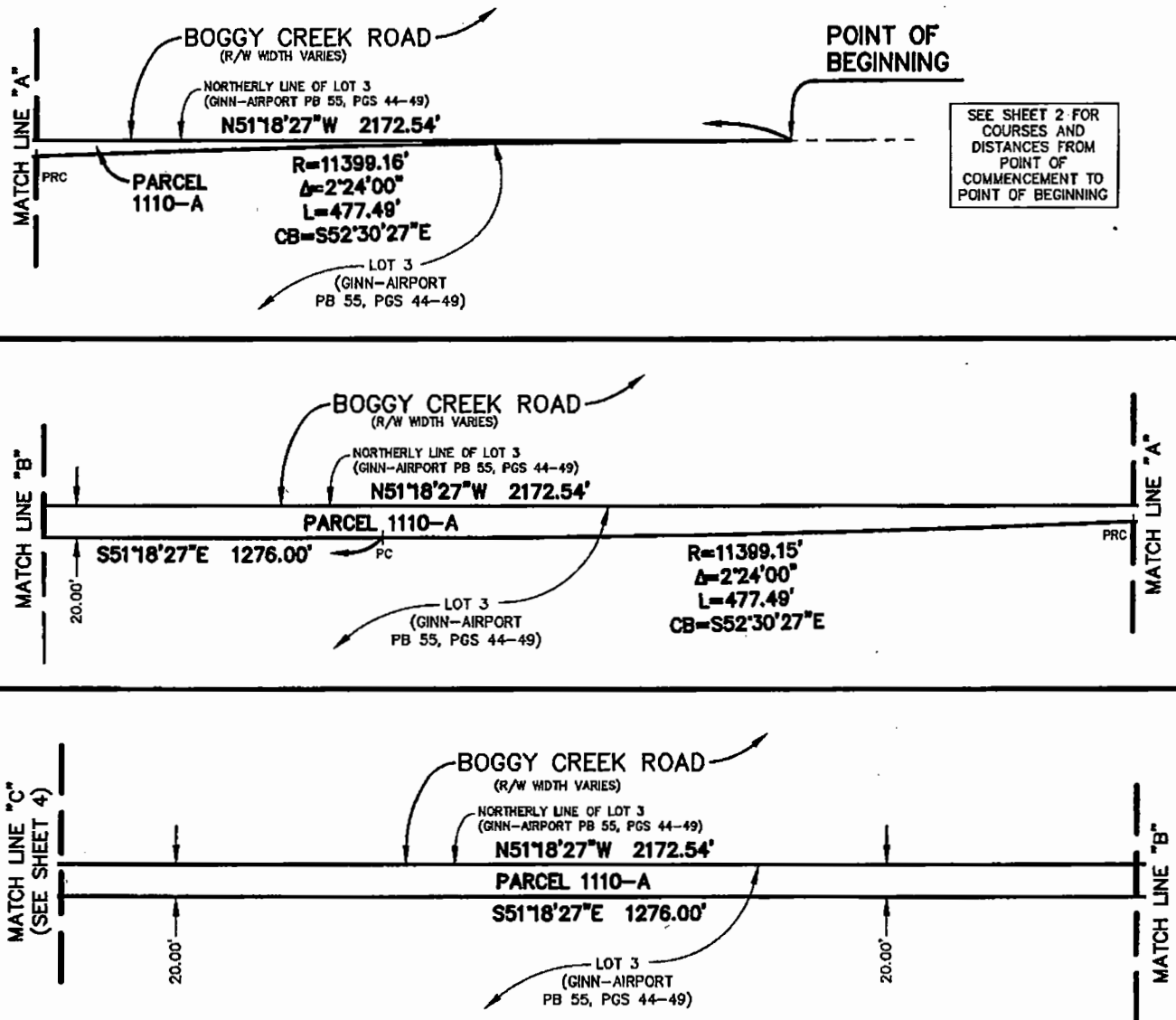
SHEET 2  
OF 4



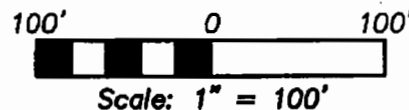
SEE SHEET 1 FOR  
LEGAL DESCRIPTION,  
NOTES AND LEGEND

CS#16-148(A)

PARCEL No.: 1110-A  
 RIGHT-OF-WAY  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**  
 AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
 PARCEL 1110-A (RIGHT-OF-WAY)



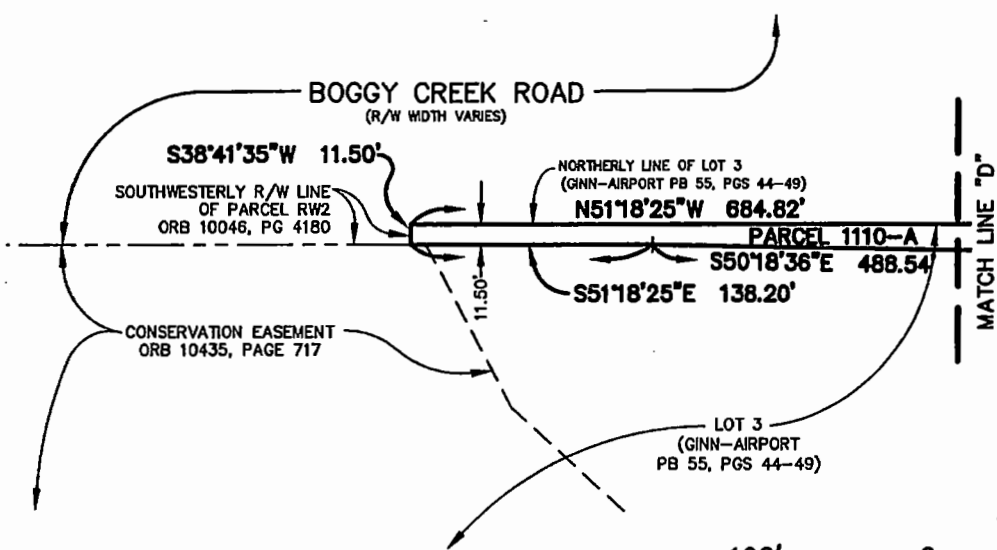
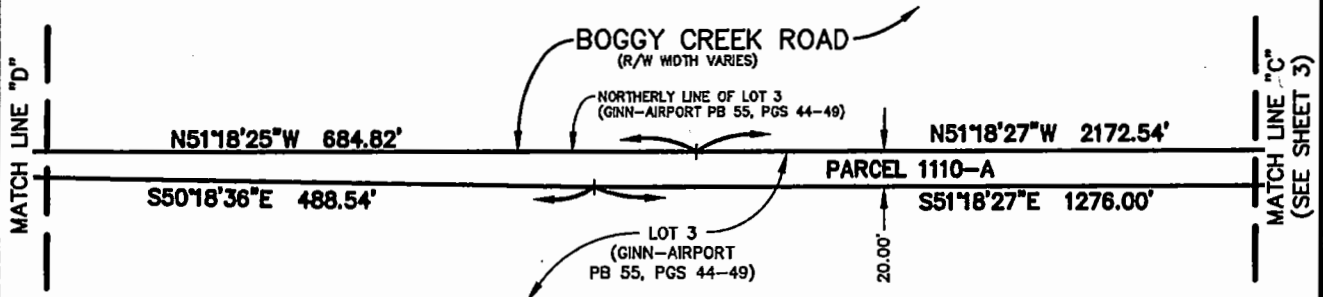
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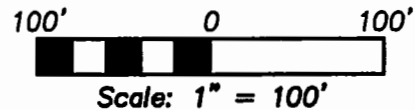
SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16054.002</u>	SCALE <u>1"=100'</u>	SHEET <u>3</u> OF <u>4</u>
DATE: <u>6/2016</u>				

PARCEL No.: 1110-A  
 RIGHT-OF-WAY  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**  
 AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
 PARCEL 1110-A (RIGHT-OF-WAY)



**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68



SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

DRAWN BY: <u>PH</u>	JOB NO. <u>16054.002</u>	SCALE <u>1"=100'</u>	SHEET <u>4</u>
DATE: <u>6/2016</u>	CHECKED BY: <u>SG</u>		OF <u>4</u>



**SCHEDULE "A"**  
**PARCEL No. 1110-B**  
**RIGHT-OF-WAY**  
**SKETCH OF DESCRIPTION**  
**THIS IS NOT A SURVEY**  
**LEGAL DESCRIPTION**

**DESCRIPTION:**

That part of Section 21, Township 24 South, Range 30 East, Orange County, Florida, and that part of Lot 3, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 21; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21 for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.86 feet and a chord bearing of N00°23'59"W; thence run the following courses and distances along said Easterly line and the Northerly line of said Lot 3: Northerly along the arc of said curve through a central angle of 01°23'05" for a distance of 138.76 feet to the point of tangency; N01°05'31"W, 893.11 feet; S88°54'29"W, 20.00 feet; N01°05'31"W, 101.86 feet to the point of curvature of a curve concave Westerly having a radius of 1095.86 feet and a chord bearing of N19°20'42"W; thence Northerly along the arc of said curve through a central angle of 36°30'21" for a distance of 698.23 feet to the POINT OF BEGINNING; thence continue Northwesterly along the arc of said curve concave Southwesterly having a radius of 1095.86 feet and a chord bearing of N38°58'16"W through a central angle of 02°44'46" for a distance of 52.53 feet to a non-tangent line; N51°18'27"W, 98.74 feet to the point of cusp of a curve concave Southwesterly having a radius of 1008.77 feet and a chord bearing of S47°01'50"E; thence departing said Northerly line run Southeasterly along the arc of said curve through a central angle of 08°33'14" for a distance of 150.60 feet to the POINT OF BEGINNING.

Containing 0.006 acres (283 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES:**

- This is not a survey.

- Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being S88°59'39"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.

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- This Sketch of Description is based on information provided to Donald W. McIntosh Associates, Inc. by Dewberry Engineers, Inc.

**LEGEND**

L1	LINE NUMBER (SEE TABLE)
C1	CURVE NUMBER (SEE TABLE)
SECTION 21-24-30	SECTION 21, TOWNSHIP 24 SOUTH, RANGE 30 EAST
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
No.	NUMBER
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
NT	NON-TANGENT
P-C	POINT OF CUSP

1110-B PARCEL NAME

SEE SHEETS 2 & 3 FOR SKETCH OF DESCRIPTION

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
PARCEL 1110-B (RIGHT-OF-WAY)

11/9/16	PH	REVISED SKETCH, DESCRIPTION AND NOTES
7/25/16	PH	REVISED CURVE LABEL ON SHEET 3
DATE	BY	DESCRIPTION

REVISIONS



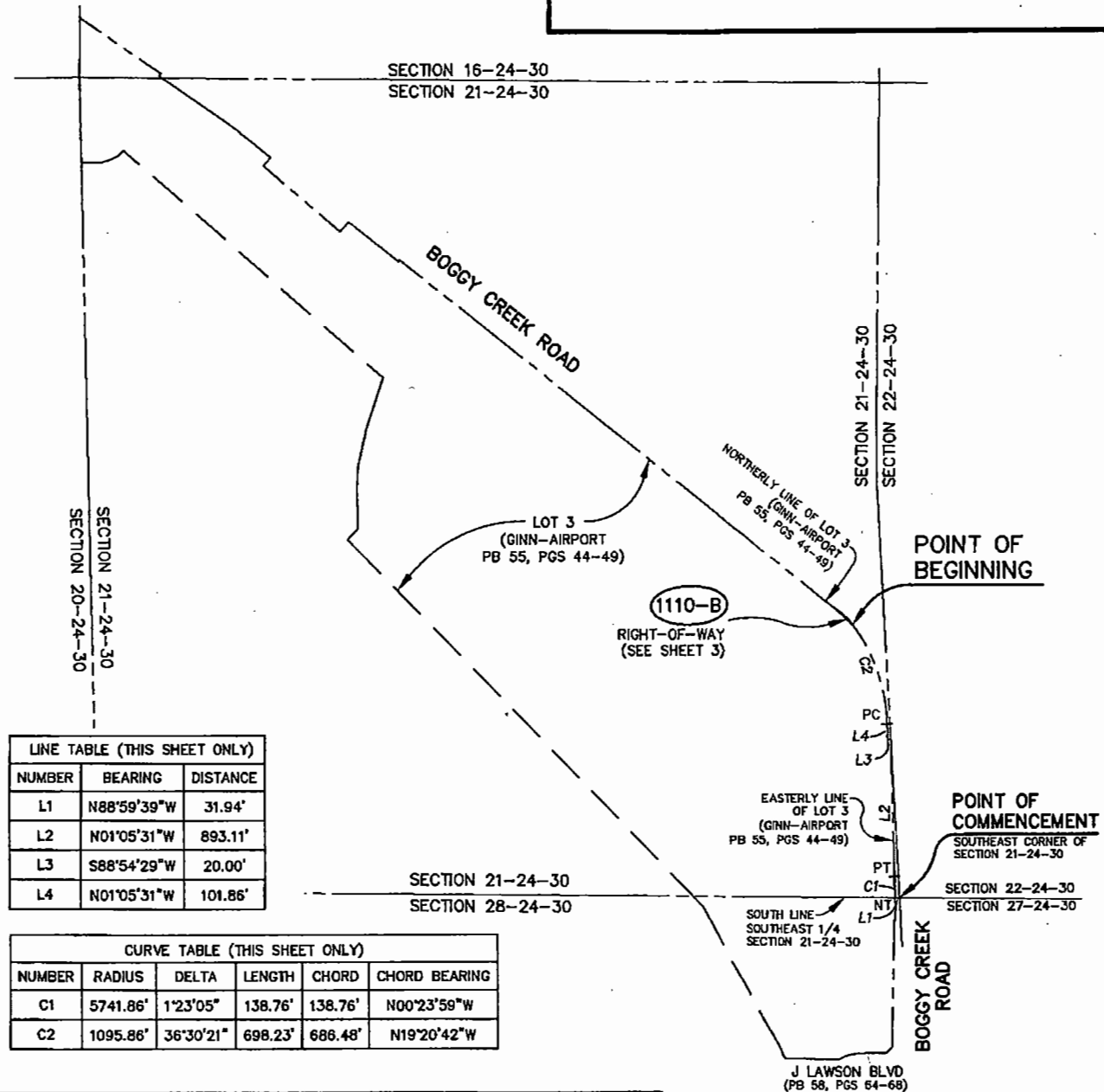
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Scott Grossman November 09, 2016  
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Certificate No. 5048  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: PH	JOB NO. 16054.002	SCALE N/A	SHEET 1 OF 3
DATE: 6/2016	CHECKED BY: SG		

PARCEL No. 1110-B  
RIGHT-OF-WAY  
SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N88°59'39"W	31.94'
L2	N01°05'31"W	893.11'
L3	S88°54'29"W	20.00'
L4	N01°05'31"W	101.86'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5741.86'	1°23'05"	138.76'	138.76'	N00°23'59"W
C2	1095.86'	36°30'21"	698.23'	686.48'	N19°20'42"W

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
PARCEL 1110-B (RIGHT-OF-WAY)



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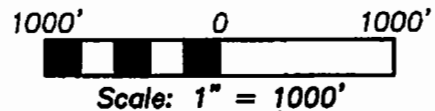
DRAWN BY: PH  
DATE: 6/2016

CHECKED BY: SG

JOB NO.  
16054.002

SCALE  
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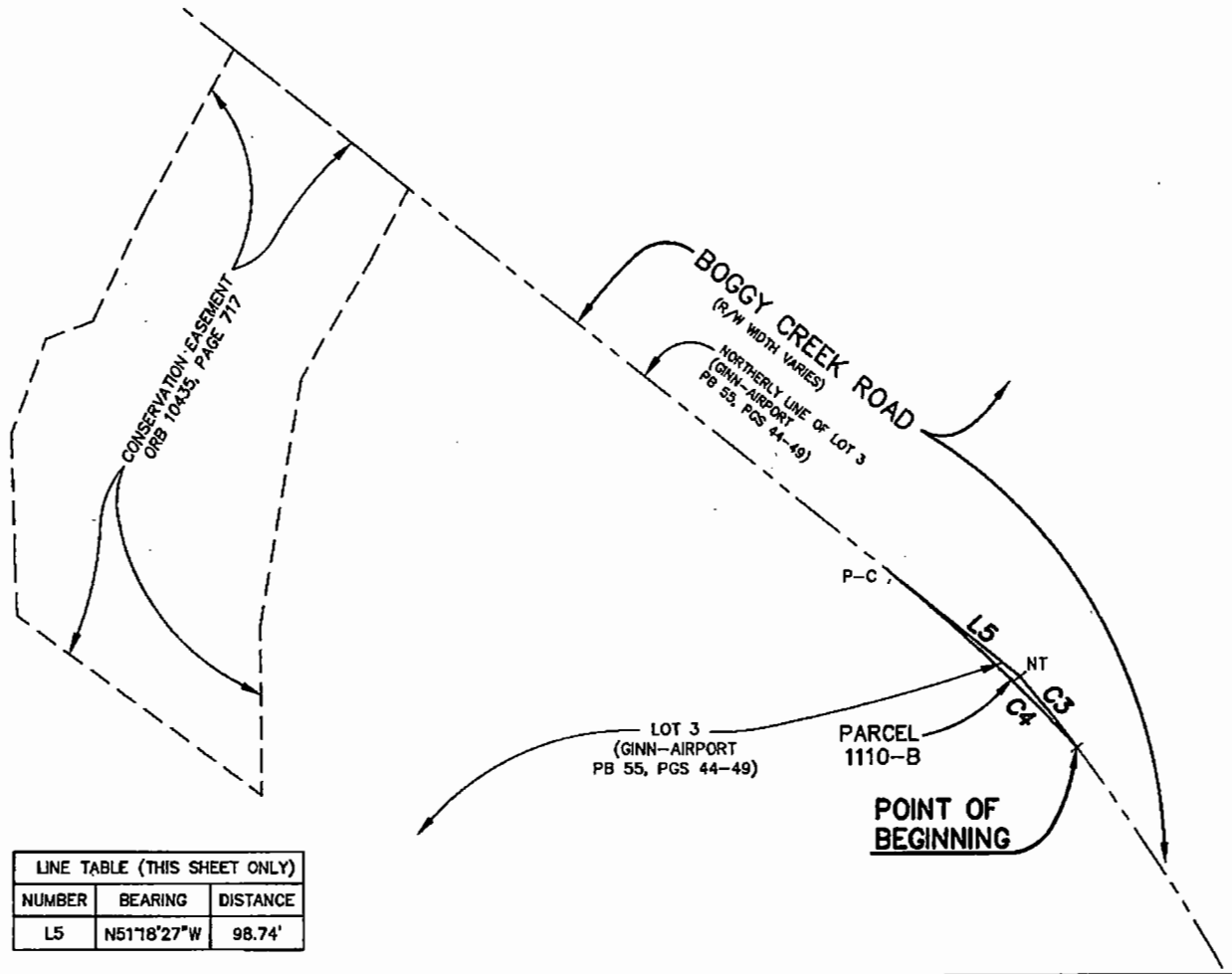
SHEET 2  
OF 3



SEE SHEET 1 FOR  
LEGAL DESCRIPTION,  
NOTES AND LEGEND

CS# 16-148(B)

PARCEL No. 1110-B  
RIGHT-OF-WAY  
SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY



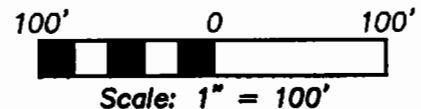
LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L5	N51°18'27"W	98.74'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	1095.86'	2°44'46"	52.53'	52.52'	N38°58'16"W
C4	1008.77'	8°33'14"	150.60'	150.46'	S47°01'50"E

SEE SHEET 2 FOR  
COURSES AND DISTANCES FROM  
POINT OF COMMENCEMENT TO  
POINT OF BEGINNING

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
PARCEL 1110-B (RIGHT-OF-WAY)



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68



SEE SHEET 1 FOR  
LEGAL DESCRIPTION,  
NOTES AND LEGEND

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16054.002</u>	SCALE <u>1"=100'</u>	SHEET <u>3</u> OF <u>3</u>
DATE: <u>6/2016</u>				

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 20 2017

Instrument: 7110A.1/7110B.1

Project: Boggy Creek Road (Boggy Creek Bridge North) (RAC)

### TEMPORARY SLOPE EASEMENT

THIS INDENTURE, made and executed the 21 day of April, A.D. 2017, by Crockett Development Property, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827, GRANTOR, do hereby give, grant, bargain, and release to 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 \$10.00 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 easement solely for the purpose of insuring the integrity of the county road which runs over the property encumbered by this easement. This easement is to allow GRANTEE to maintain the elevation of the road, to GRANTEE'S specifications, with the right to grade, excavate and/or add fill material to the easement area; and the right of access in, over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

#### SEE ATTACHED SCHEDULE "A" (the "Easement Property")

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

**a portion of**

**21-24-30-3127-00-030**

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

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

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of title to the Easement Property 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 fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

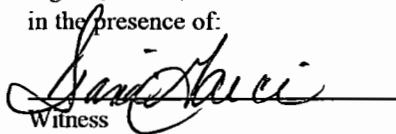
This easement, and the rights granted herein, shall terminate and be of no further force or effect as to the Easement Property (or portion thereof, as the case may be) at such time as the lands within which the Easement Property (or portion thereof) are located are filled such that slopes are no longer required for the construction, repair and/or maintenance of the adjoining paving improvements for Boggy Creek Road.

Instrument: 7110A.1/7110B.1

Project: Boggy Creek Road (Boggy Creek Bridge North) (RAC)

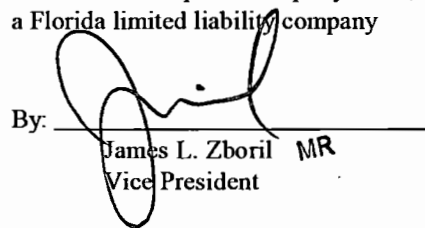
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

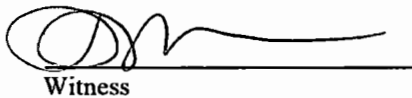
Signed, sealed, and delivered  
in the presence of:

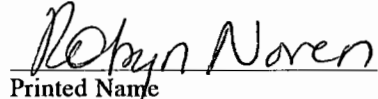
  
Witness

  
Printed Name

Crockett Development Property, LLC,  
a Florida limited liability company

By:   
James L. Zboril MR  
Vice President

  
Witness

  
Printed Name

(Signature of TWO witnesses required by Florida law)

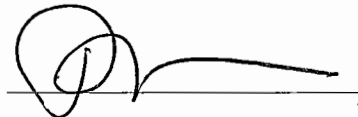
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21 day of April, 2017,  
by James L. Zboril, as Vice President of Crockett Development Property, LLC, a Florida limited liability company,  
on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_  
as identification.



(Notary Seal)

ROBYN NOREN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF201861  
Expires 4/5/2019



Notary Signature

**This instrument prepared by:**

E. Price Jackson, a staff employee  
in the course of duty with  
the Real Estate Management Division  
of Orange County, Florida

\_\_\_\_\_  
Printed Notary Name

Notary Public in and for the  
County and State aforesaid

My commission expires:

**SCHEDULE "A"**  
**PARCEL No.: 7110-A**  
**TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT**  
**SKETCH OF DESCRIPTION**  
**THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION**

**DESCRIPTION:**

That part of Section 21, Township 24 South, Range 30 East, Orange County, Florida and that part of Lot 3, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 21; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21 for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.86 feet and a chord bearing of N00°23'59"W; thence run the following courses and distances along said Easterly line and the Northerly line of said Lot 3: Northerly along the arc of said curve through a central angle of 01°23'05" for a distance of 138.76 feet to the point of tangency; N01°05'31"W, 893.11 feet; S88°54'29"W, 20.00 feet; N01°05'31"W, 101.86 feet to the point of curvature of a curve concave Westerly having a radius of 1095.86 feet and a chord bearing of N20°43'05"W; thence Northerly along the arc of said curve through a central angle of 39°15'08" for a distance of 750.75 feet to a non-tangent line; N51°18'27"W, 577.41 feet to the POINT OF BEGINNING and to the Conservation Easement described in Official Records Book 10435, Page 717, of the Public Records of Orange County, Florida; thence departing said Conservation Easement continue N51°18'27"W along said Northerly line of Lot 3 for a distance of 359.09 feet to the point of curvature of a curve concave Southwesterly having a radius of 11399.16 feet and a chord bearing of N52°30'27"W; thence departing said Northerly line run Northwesterly along the arc of said curve through a central angle of 02°24'00" for a distance of 477.49 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 11399.15 feet and a chord bearing of N53°15'30"W; thence Northwesterly along the arc of said curve through a central angle of 00°53'55" for a distance of 178.76 feet to a non-tangent line; thence S37°11'27"W, 10.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 11409.15 feet and a chord bearing of S53°15'30"E; thence Southeasterly along the arc of said curve through a central angle of 00°53'55" for a distance of 178.92 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 11389.16 feet and a chord bearing of S52°30'27"E; thence Southeasterly along the arc of said curve through a central angle of 02°24'00" for a distance of 477.07 feet to the point of tangency; thence S51°18'27"E, 360.71 feet to the aforesaid Conservation Easement; thence N29°27'24"E along said Conservation Easement, 10.13 feet to the POINT OF BEGINNING.

Containing 0.233 acres (10,160 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES:**

- This is not a survey.

- Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being S88°59'39"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.

- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.

- This sketch does not reflect or determine ownership.

- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property. The lands described hereon may be subject to easements and restrictions not shown hereon.

- This Sketch of Description may not depict all easements of record that may be within or adjoining the lands described hereon.

- This Sketch of Description is based on information provided to Donald W. McIntosh Associates, Inc. by Dewberry Engineers, Inc.

**LEGEND**

L1 LINE NUMBER (SEE TABLE)  
C1 CURVE NUMBER (SEE TABLE)  
Δ= CENTRAL ANGLE  
R= RADIUS  
L= ARC LENGTH  
CB= CHORD BEARING

SECTION 21-24-30 SECTION 21, TOWNSHIP 24 SOUTH,  
RANGE 30 EAST  
ORB OFFICIAL RECORDS BOOK  
PG(S) PAGE(S)  
PB PLAT BOOK  
PGS PAGES  
R/W RIGHT-OF-WAY  
No. NUMBER  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
PRC POINT OF REVERSE CURVATURE  
NT NON-TANGENT

7110-A PARCEL NAME

SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA

PARCEL 7110-A (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)

11/11/16	PH	REVISED SKETCH
11/9/16	PH	REVISED SKETCH, DESCRIPTION AND NOTES
DATE	BY	DESCRIPTION
REVISIONS		



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman November 11, 2016  
Florida Registered Surveyor and Mapper  
Certificate No. 5048

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

DRAWN BY: PH  
DATE: 6/2016

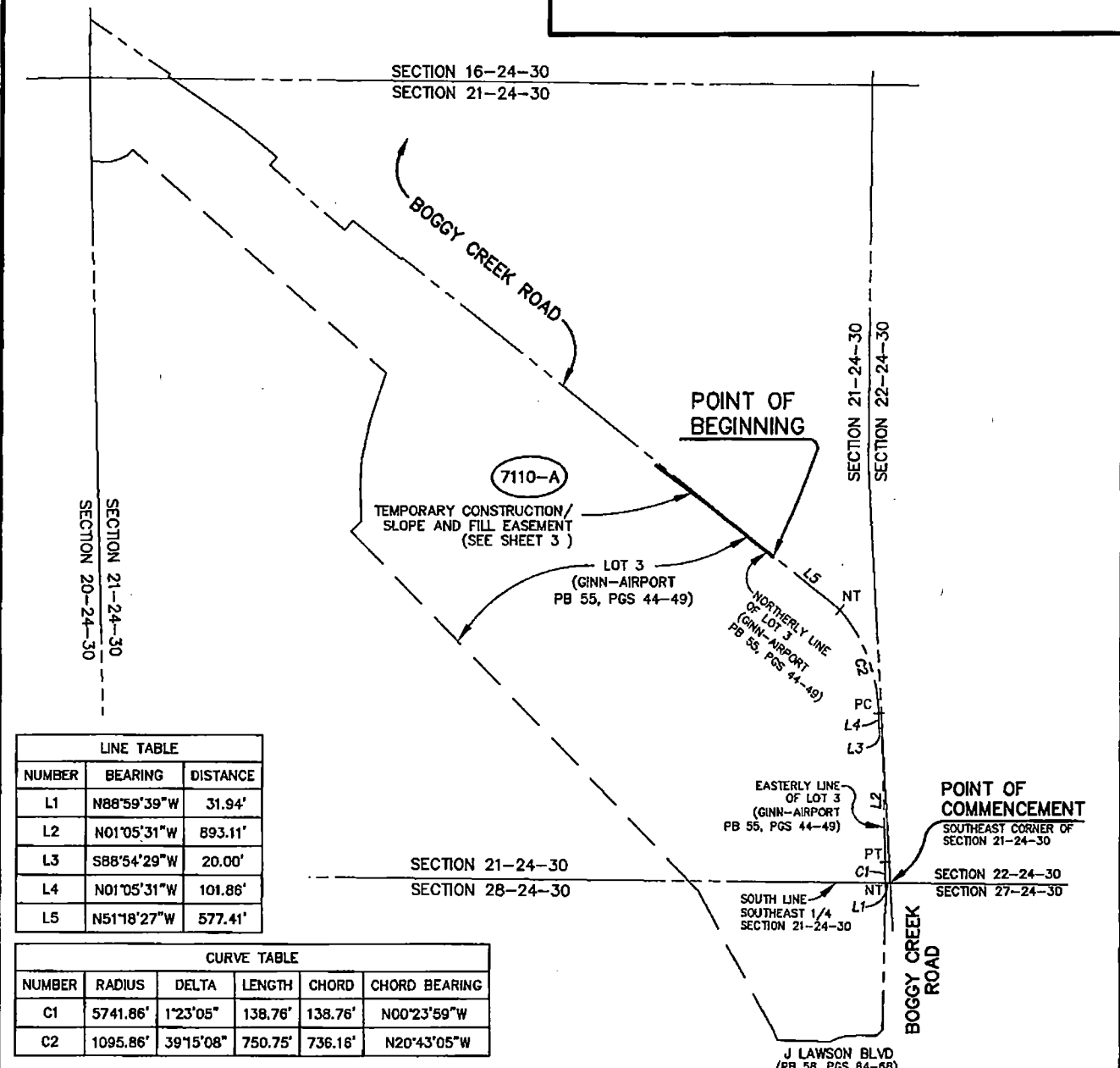
CHECKED BY: SG

JOB NO.  
16054.002

SCALE  
N/A

SHEET 1  
OF 3

PARCEL No.: 7110-A  
 TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°59'39"W	31.94'
L2	N01°05'31"W	893.11'
L3	S88°54'29"W	20.00'
L4	N01°05'31"W	101.86'
L5	N51°18'27"W	577.41'

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5741.86'	1°23'05"	138.76'	138.76'	N00°23'59"W
C2	1095.86'	39°15'08"	750.75'	736.16'	N20°43'05"W

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**  
 AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
 PARCEL 7110-A (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)



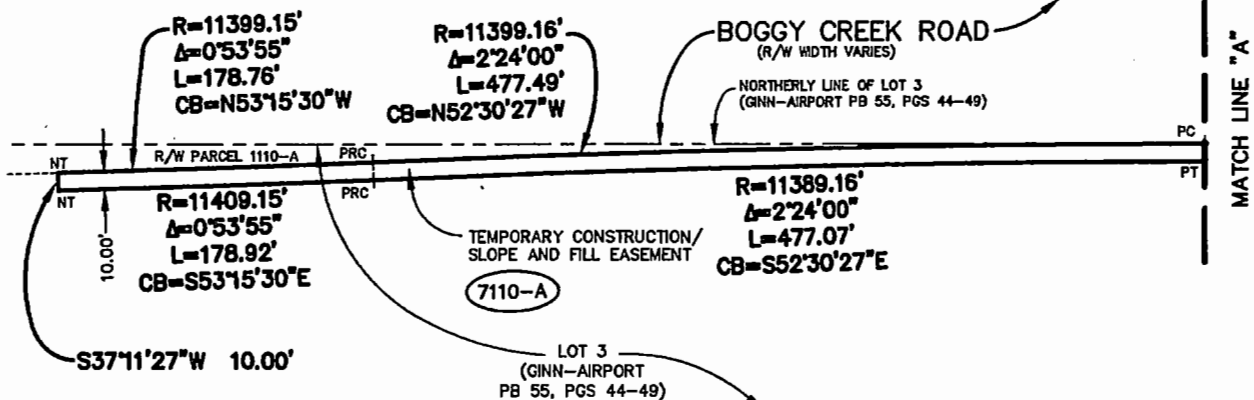
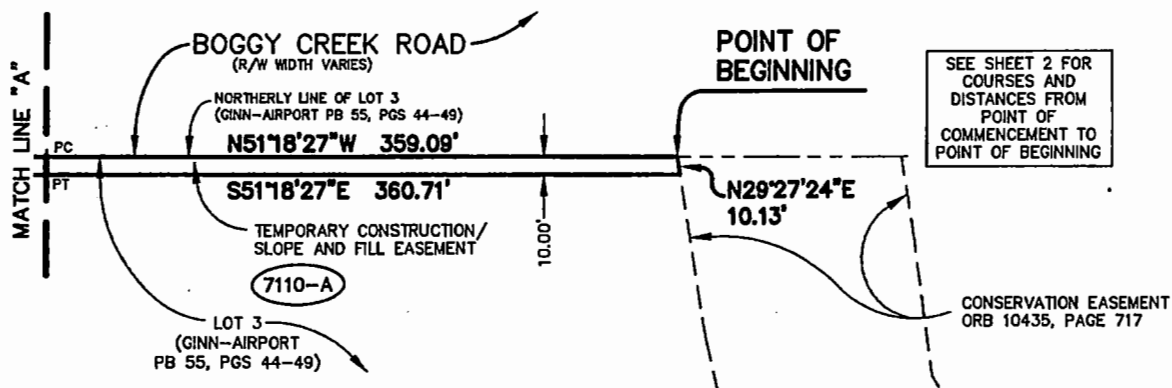
**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16054.002</u>	SCALE <u>1"=1000'</u>	SHEET <u>2</u> OF <u>3</u>
DATE: <u>6/2016</u>				

North  
 SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

CS#16-148(C)

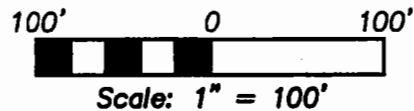
PARCEL No.: 7110-A  
 TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA

PARCEL 7110-A (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)



**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH  
 DATE: 6/2016

CHECKED BY: SG

JOB NO.  
16054.002

SCALE  
1"=100'

SHEET 3  
 OF 3

SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND



CS#16-148(C)



**SCHEDULE "A"**  
**PARCEL No.: 7110-B**  
**TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT**  
**SKETCH OF DESCRIPTION**  
**THIS IS NOT A SURVEY**  
**LEGAL DESCRIPTION**

**DESCRIPTION:**

That part of Section 21, Township 24 South, Range 30 East, Orange County, Florida and that part of Lot 3, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 21; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21 for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.86 feet and a chord bearing of N00°23'59"W; thence run the following courses and distances along said Easterly line: Northerly along the arc of said curve through a central angle of 01°23'05" for a distance of 138.76 feet to the point of tangency; N01°05'31"W, 893.11 feet; S88°54'29"W, 20.00 feet; N01°05'31"W, 101.86 feet to the point of curvature of a curve concave Westerly having a radius of 1095.86 feet and a chord bearing of N16°16'47"W; thence Northerly along the arc of said curve through a central angle of 30°22'31" for a distance of 580.97 feet to the POINT OF BEGINNING; thence continue Northwesterly along the arc of said curve concave Southwesterly having a radius of 1095.86 feet and a chord bearing of N34°31'58"W through a central angle of 06°07'50" for a distance of 117.26 feet to a point on a non-tangent curve concave Southwesterly having a radius of 1008.77 feet and a chord bearing of N47°01'50"W; thence departing said Easterly line run Northwesterly along the arc of said curve through a central angle of 08°33'14" for a distance of 150.60 feet to the point of tangency and the Northerly line of said Lot 3; thence N51°18'27"W along said Northerly line, 349.76 feet to the Conservation Easement described in Official Records Book 10435, Page 717, of the Public Records of Orange County, Florida; thence departing said Northerly line run S29°03'09"W along said Conservation Easement, 10.14 feet; thence departing said Conservation Easement run S51°18'27"E, 348.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 998.77 feet and a chord bearing of S43°41'46"E; thence Southeasterly along the arc of said curve through a central angle of 15°13'23" for a distance of 265.37 feet to the POINT OF BEGINNING.

Containing 0.128 acres (5,559 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES:**

- This is not a survey.

- Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being S88°59'39"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.

- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.

- This sketch does not reflect or determine ownership.

- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property. The lands described hereon may be subject to easements and restrictions not shown hereon.

- This Sketch of Description may not depict all easements of record that may be within or adjoining the lands described hereon.

- This Sketch of Description is based on information provided to Donald W. McIntosh Associates, Inc. by Dewberry Engineers, Inc.

**LEGEND**

L1 LINE NUMBER (SEE TABLE)  
C1 CURVE NUMBER (SEE TABLE)  
Δ= CENTRAL ANGLE  
R= RADIUS  
L= ARC LENGTH  
CB= CHORD BEARING

SECTION 21-24-30 SECTION 21, TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

ORB OFFICIAL RECORDS BOOK  
PG(S) PAGE(S)  
PB PLAT BOOK  
PGS PAGES  
R/W RIGHT-OF-WAY  
No. NUMBER  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
PRC POINT OF REVERSE CURVATURE  
NT NON-TANGENT

7110-B PARCEL NAME

SEE SHEETS 2 & 3 FOR SKETCH OF DESCRIPTION

**PREPARED FOR: CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
PARCEL 7110-B (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)

11/11/16	PH	REVISED SKETCH AND DESCRIPTION
11/9/16	PH	REVISED SKETCH, DESCRIPTION AND NOTES
DATE	BY	DESCRIPTION



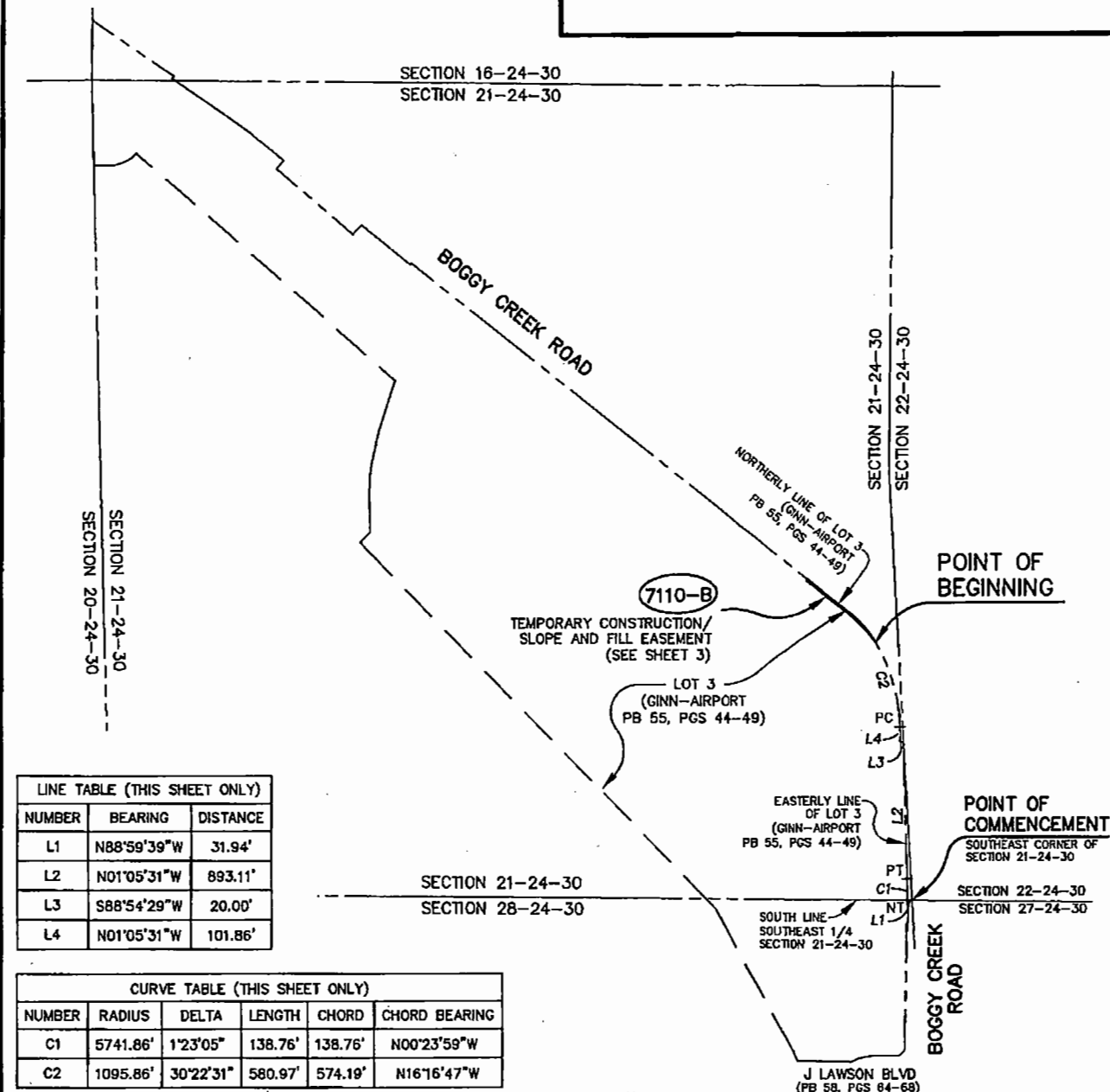
**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman November 11, 2016  
Florida Registered Surveyor and Mapper  
Certificate No. 5048  
NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

DRAWN BY: PH  
DATE: 6/2016  
CHECKED BY: SG  
JOB NO. 16054.002  
SCALE N/A  
SHEET 1 OF 3

PARCEL No.: 7110-B  
 TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N88°59'39"W	31.94'
L2	N01°05'31"W	893.11'
L3	S88°54'29"W	20.00'
L4	N01°05'31"W	101.86'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5741.86'	1°23'05"	138.76'	138.76'	N00°23'59"W
C2	1095.86'	30°22'31"	580.97'	574.19'	N16°16'47"W

PREPARED FOR: CROCKET DEVELOPMENT PROPERTY, LLC

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA

PARCEL 7110-B (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)



**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH  
 DATE: 6/2016

CHECKED BY: SG

JOB NO.  
 16054.002

SCALE  
 1"=1000'

SHEET 2  
 OF 3

Scale: 1" = 1000'



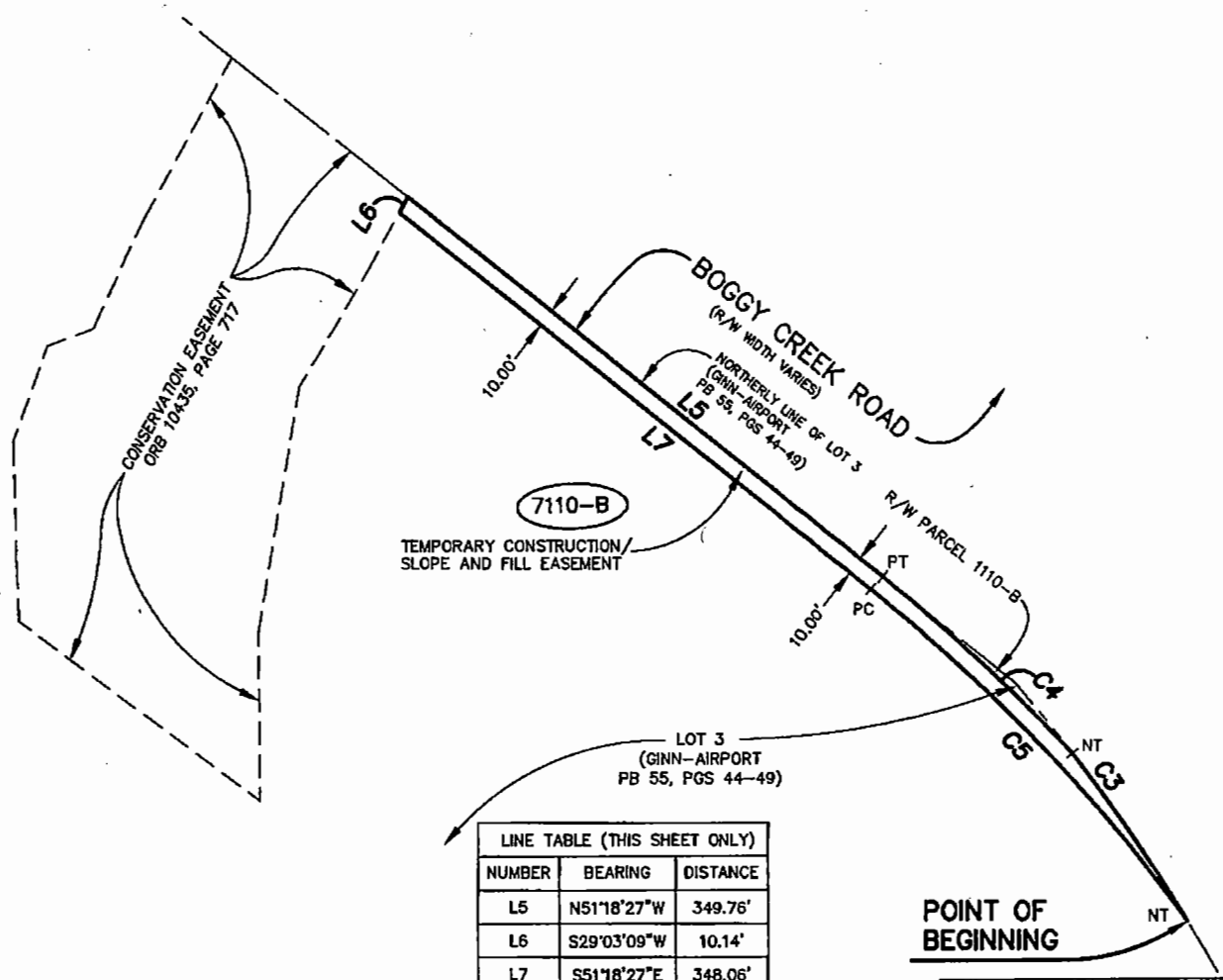
SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

CS# 16-148(D)

Printed: Fri 11-Nov-2016 - 03:03PM

F:\Proj\2008\28107\Sdwg\sod\CS# 16-148D (Parcel 7110-B TS&F Easement).dwg

PARCEL No.: 7110-B  
 TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L5	N51°18'27"W	349.76'
L6	S29°03'09"W	10.14'
L7	S51°18'27"E	348.06'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	1095.86'	6°07'50"	117.26'	117.20'	N34°31'58"W
C4	1008.77'	8°33'14"	150.60'	150.46'	N47°01'50"W
C5	998.77'	15°13'23"	265.37'	264.59'	S43°41'46"E

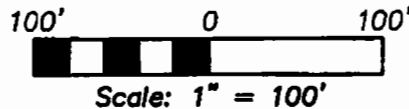
POINT OF BEGINNING

SEE SHEET 2 FOR  
 COURSES AND DISTANCES FROM  
 POINT OF COMMENCEMENT TO  
 POINT OF BEGINNING

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA

PARCEL 7110-B (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68



SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

DRAWN BY: PH  
 DATE: 6/2016

CHECKED BY: SG

JOB NO.  
16054.002

SCALE  
1"=100'

SHEET 3  
 OF 3

CS# 16-148(D)

Instrument: 7110-A.1/7110-B.1/7110-C.1/7110-D.1  
Project: Boggy Creek Road (Boggy Creek Bridge North) (RAC)

**TEMPORARY CONSTRUCTION EASEMENT**

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to us, we, Crockett Development Property, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827, GRANTOR, do hereby give, grant, bargain, and release to 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, a temporary easement to enter upon the portion of the lands of the owners being described as follows:

**SEE ATTACHED SCHEDULE "A"**

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

**a portion of**

**21-24-30-3127-00-030**

for the purpose of tying in and harmonizing said property and the driveways, walkways, etc., thereon with the construction to be undertaken by ORANGE COUNTY, FLORIDA, in conjunction with said construction of said easement.

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

THIS EASEMENT shall expire upon the completion of the construction of the said project or after seven (7) years, whichever occurs first.


Instrument: 7110-A.1/7110-B.1/7110-C.1/7110-D.1

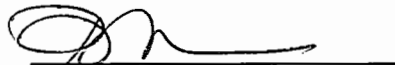
Project: Boggy Creek Road (Boggy Creek Bridge North) (RAC)


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

Signed, sealed, and delivered  
in the presence of:


  
Witness

  
Printed Name

  
Witness

  
Printed Name

Crockett Development Property, LLC,  
a Florida limited liability company

By:   
James L. Zboril MR  
Vice President

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21 day of April, 2017,  
by James L. Zboril, as Vice President of Crockett Development Property, LLC, a Florida limited liability company,  
on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_  
as identification.



(Notary Seal)

ROBYN NOREN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF201881  
Expires 4/5/2019



Notary Signature

**This instrument prepared by:**

E. Price Jackson, a staff employee  
in the course of duty with  
the Real Estate Management Division  
of Orange County, Florida

\_\_\_\_\_  
Printed Notary Name

Notary Public in and for the  
County and State aforesaid

My commission expires:

**SCHEDULE "A"**  
**PARCEL No.: 7110-A**  
**TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT**  
**SKETCH OF DESCRIPTION**  
**THIS IS NOT A SURVEY**

**LEGAL DESCRIPTION**

**DESCRIPTION:**

That part of Section 21, Township 24 South, Range 30 East, Orange County, Florida and that part of Lot 3, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 21; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21 for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.86 feet and a chord bearing of N00°23'59"W; thence run the following courses and distances along said Easterly line and the Northerly line of said Lot 3: Northerly along the arc of said curve through a central angle of 01°23'05" for a distance of 138.76 feet to the point of tangency; N01°05'31"W, 893.11 feet; S88°54'29"W, 20.00 feet; N01°05'31"W, 101.86 feet to the point of curvature of a curve concave Westerly having a radius of 1095.86 feet and a chord bearing of N20°43'05"W; thence Northerly along the arc of said curve through a central angle of 39°15'08" for a distance of 750.75 feet to a non-tangent line; N51°18'27"W, 577.41 feet to the POINT OF BEGINNING and to the Conservation Easement described in Official Records Book 10435, Page 717, of the Public Records of Orange County, Florida; thence departing said Conservation Easement continue N51°18'27"W along said Northerly line of Lot 3 for a distance of 359.09 feet to the point of curvature of a curve concave Southwesterly having a radius of 11399.16 feet and a chord bearing of N52°30'27"W; thence departing said Northerly line run Northwesterly along the arc of said curve through a central angle of 02°24'00" for a distance of 477.49 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 11399.15 feet and a chord bearing of N53°15'30"W; thence Northwesterly along the arc of said curve through a central angle of 00°53'55" for a distance of 178.76 feet to a non-tangent line; thence S37°11'27"W, 10.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 11409.15 feet and a chord bearing of S53°15'30"E; thence Southeasterly along the arc of said curve through a central angle of 00°53'55" for a distance of 178.92 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 11389.16 feet and a chord bearing of S52°30'27"E; thence Southeasterly along the arc of said curve through a central angle of 02°24'00" for a distance of 477.07 feet to the point of tangency; thence S51°18'27"E, 360.71 feet to the aforesaid Conservation Easement; thence N29°27'24"E along said Conservation Easement, 10.13 feet to the POINT OF BEGINNING.

Containing 0.233 acres (10,160 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES:**

- This is not a survey.

- Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being S88°59'39"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.

- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.

- This sketch does not reflect or determine ownership.

- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property. The lands described hereon may be subject to easements and restrictions not shown hereon.

- This Sketch of Description may not depict all easements of record that may be within or adjoining the lands described hereon.

- This Sketch of Description is based on information provided to Donald W. McIntosh Associates, Inc. by Dewberry Engineers, Inc.

**LEGEND**

L1 LINE NUMBER (SEE TABLE)  
C1 CURVE NUMBER (SEE TABLE)  
Δ= CENTRAL ANGLE  
R= RADIUS  
L= ARC LENGTH  
CB= CHORD BEARING

SECTION 21-24-30 SECTION 21, TOWNSHIP 24 SOUTH, RANGE 30 EAST  
ORB OFFICIAL RECORDS BOOK  
PG(S) PAGE(S)  
PB PLAT BOOK  
PGS PAGES  
R/W RIGHT-OF-WAY  
No. NUMBER  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
PRC POINT OF REVERSE CURVATURE  
NT NON-TANGENT

7110-A PARCEL NAME

SEE SHEETS 2 AND 3 FOR SKETCH OF DESCRIPTION

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA

PARCEL 7110-A (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)

11/11/16	PH	REVISED SKETCH
11/9/16	PH	REVISED SKETCH, DESCRIPTION AND NOTES
DATE	BY	DESCRIPTION

**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

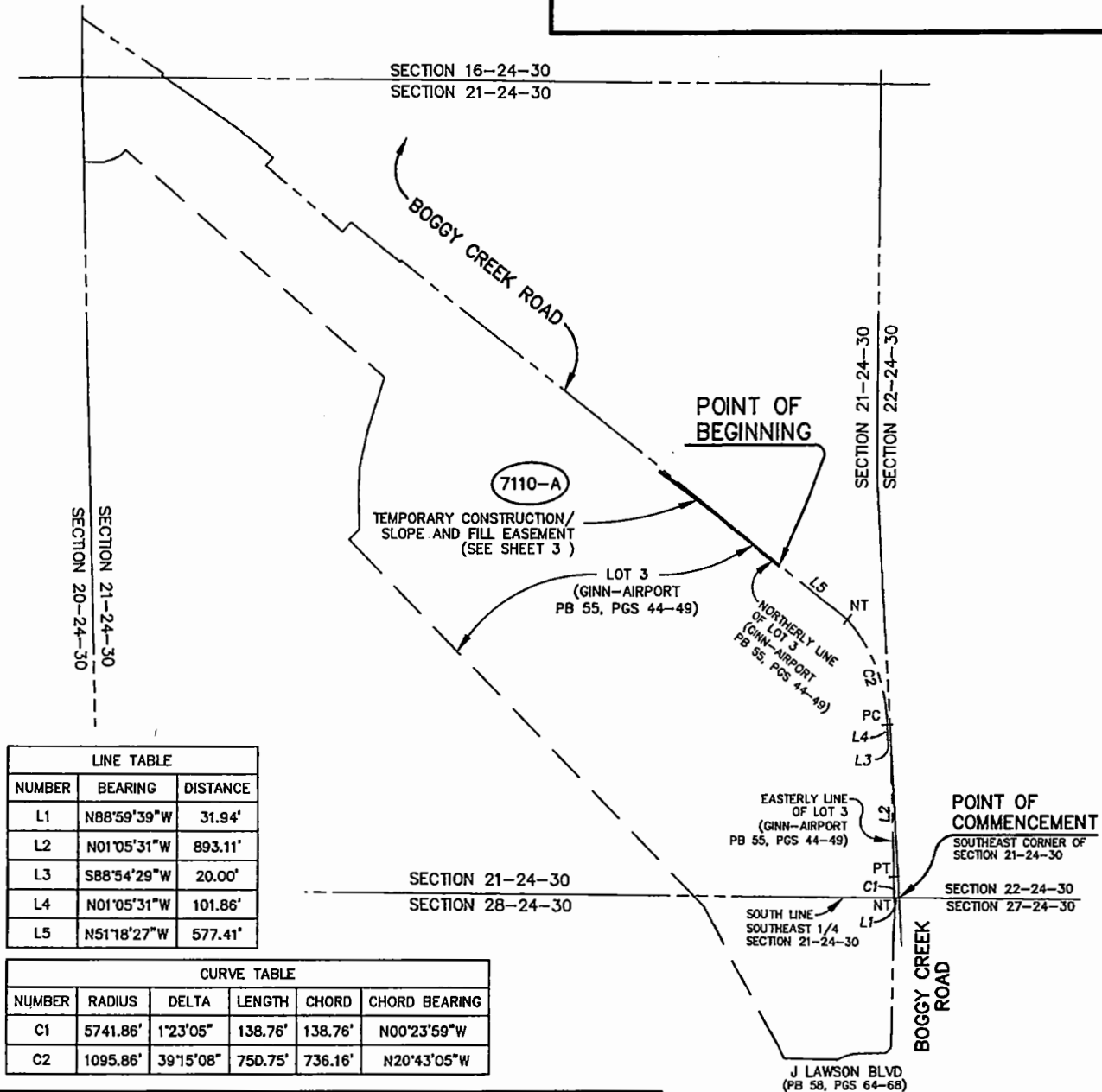
DONALD W. McINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman November 11, 2016  
Florida Registered Surveyor and Mapper  
Certificate No. 5048

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

DRAWN BY: PH  
DATE: 6/2016  
CHECKED BY: SG  
JOB NO. 16054.002  
SCALE N/A  
SHEET 1 OF 3

PARCEL No.: 7110-A  
 TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°59'39"W	31.94'
L2	N01°05'31"W	893.11'
L3	S88°54'29"W	20.00'
L4	N01°05'31"W	101.86'
L5	N51°18'27"W	577.41'

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5741.86'	1°23'05"	138.76'	138.76'	N00°23'59"W
C2	1095.86'	39°15'08"	750.75'	736.16'	N20°43'05"W

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
 PARCEL 7110-A (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)



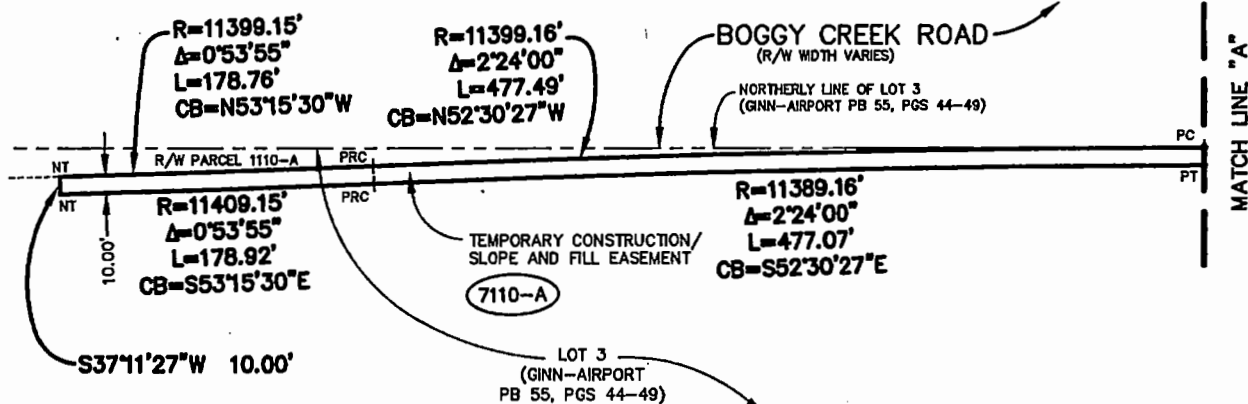
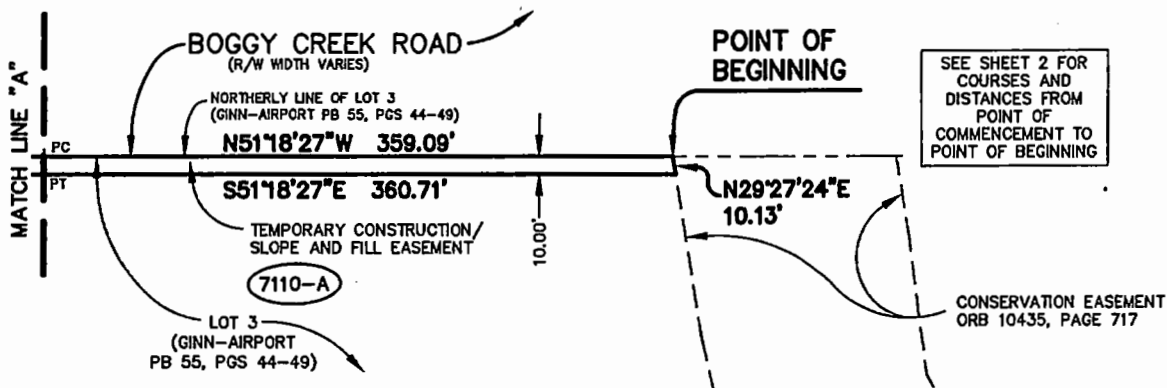
**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16054.002</u>	SCALE <u>1"=1000'</u>	SHEET <u>2</u> OF <u>3</u>
DATE: <u>6/2016</u>				

SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

CS#16-148(C)

PARCEL No.: 7110-A  
 TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
 PARCEL 7110-A (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)

100' 0 100'  
 Scale: 1" = 100'



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH  
 DATE: 6/2016

CHECKED BY: SG

JOB NO.  
 16054.002

SCALE  
 1"=100'

SHEET 3  
 OF 3



SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

CS#16-148(C)



**SCHEDULE "A"**  
**PARCEL No.: 7110-B**  
**TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT**  
**SKETCH OF DESCRIPTION**  
**THIS IS NOT A SURVEY**  
**LEGAL DESCRIPTION**

**DESCRIPTION:**

That part of Section 21, Township 24 South, Range 30 East, Orange County, Florida and that part of Lot 3, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 21; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21 for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.86 feet and a chord bearing of N00°23'59"W; thence run the following courses and distances along said Easterly line: Northerly along the arc of said curve through a central angle of 01°23'05" for a distance of 138.76 feet to the point of tangency; N01°05'31"W, 893.11 feet; S88°54'29"W, 20.00 feet; N01°05'31"W, 101.86 feet to the point of curvature of a curve concave Westerly having a radius of 1095.86 feet and a chord bearing of N16°16'47"W; thence Northerly along the arc of said curve through a central angle of 30°22'31" for a distance of 580.97 feet to the POINT OF BEGINNING; thence continue Northwesterly along the arc of said curve concave Southwesterly having a radius of 1095.86 feet and a chord bearing of N34°31'58"W through a central angle of 06°07'50" for a distance of 117.26 feet to a point on a non-tangent curve concave Southwesterly having a radius of 1008.77 feet and a chord bearing of N47°01'50"W; thence departing said Easterly line run Northwesterly along the arc of said curve through a central angle of 08°33'14" for a distance of 150.60 feet to the point of tangency and the Northerly line of said Lot 3; thence N51°18'27"W along said Northerly line, 349.76 feet to the Conservation Easement described in Official Records Book 10435, Page 717, of the Public Records of Orange County, Florida; thence departing said Northerly line run S29°03'09"W along said Conservation Easement, 10.14 feet; thence departing said Conservation Easement run S51°18'27"E, 348.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 998.77 feet and a chord bearing of S43°41'46"E; thence Southeasterly along the arc of said curve through a central angle of 15°13'23" for a distance of 265.37 feet to the POINT OF BEGINNING.

Containing 0.128 acres (5,559 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES:**

- This is not a survey.

- Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being S88°59'39"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.

- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.

- This sketch does not reflect or determine ownership.

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- This Sketch of Description may not depict all easements of record that may be within or adjoining the lands described hereon.

- This Sketch of Description is based on information provided to Donald W. McIntosh Associates, Inc. by Dewberry Engineers, Inc.

**LEGEND**

L1 LINE NUMBER (SEE TABLE)  
C1 CURVE NUMBER (SEE TABLE)  
Δ= CENTRAL ANGLE  
R= RADIUS  
L= ARC LENGTH  
CB= CHORD BEARING

SECTION 21-24-30 SECTION 21, TOWNSHIP 24 SOUTH,  
RANGE 30 EAST

ORB OFFICIAL RECORDS BOOK  
PG(S) PAGE(S)  
PB PLAT BOOK  
PGS PAGES  
R/W RIGHT-OF-WAY  
No. NUMBER  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
PRC POINT OF REVERSE CURVATURE  
NT NON-TANGENT

7110-B PARCEL NAME

SEE SHEETS 2 & 3 FOR SKETCH OF DESCRIPTION

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA

PARCEL 7110-B (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)

11/11/16	PH	REVISED SKETCH AND DESCRIPTION
11/9/16	PH	REVISED SKETCH, DESCRIPTION AND NOTES
DATE	BY	DESCRIPTION

REVISIONS



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman November 11, 2016  
Florida Registered Surveyor and Mapper  
Certificate No. 5048

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

DRAWN BY: PH  
DATE: 6/2016

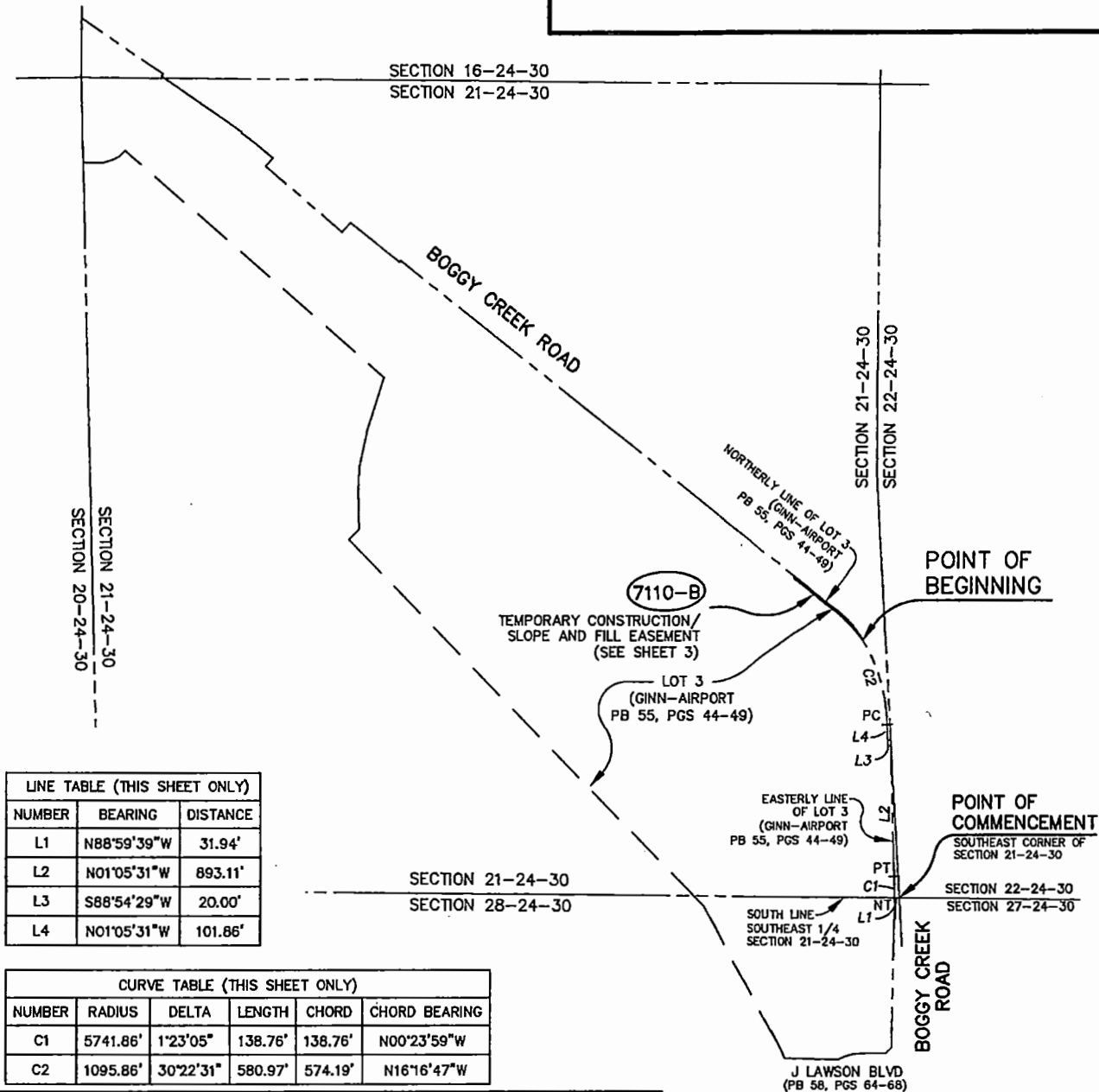
CHECKED BY: SG

JOB NO.  
16054.002

SCALE  
N/A

SHEET 1  
OF 3

PARCEL No.: 7110-B  
 TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N88°59'39"W	31.94'
L2	N01°05'31"W	893.11'
L3	S88°54'29"W	20.00'
L4	N01°05'31"W	101.86'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5741.86'	1°23'05"	138.76'	138.76'	N00°23'59"W
C2	1095.86'	30°22'31"	580.97'	574.19'	N16°16'47"W

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
 PARCEL 7110-B (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)



**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

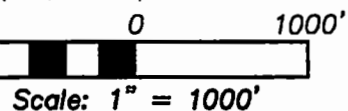
DRAWN BY: PH  
 DATE: 6/2016

CHECKED BY: SG

JOB NO.  
16054.002

SCALE  
1"=1000'

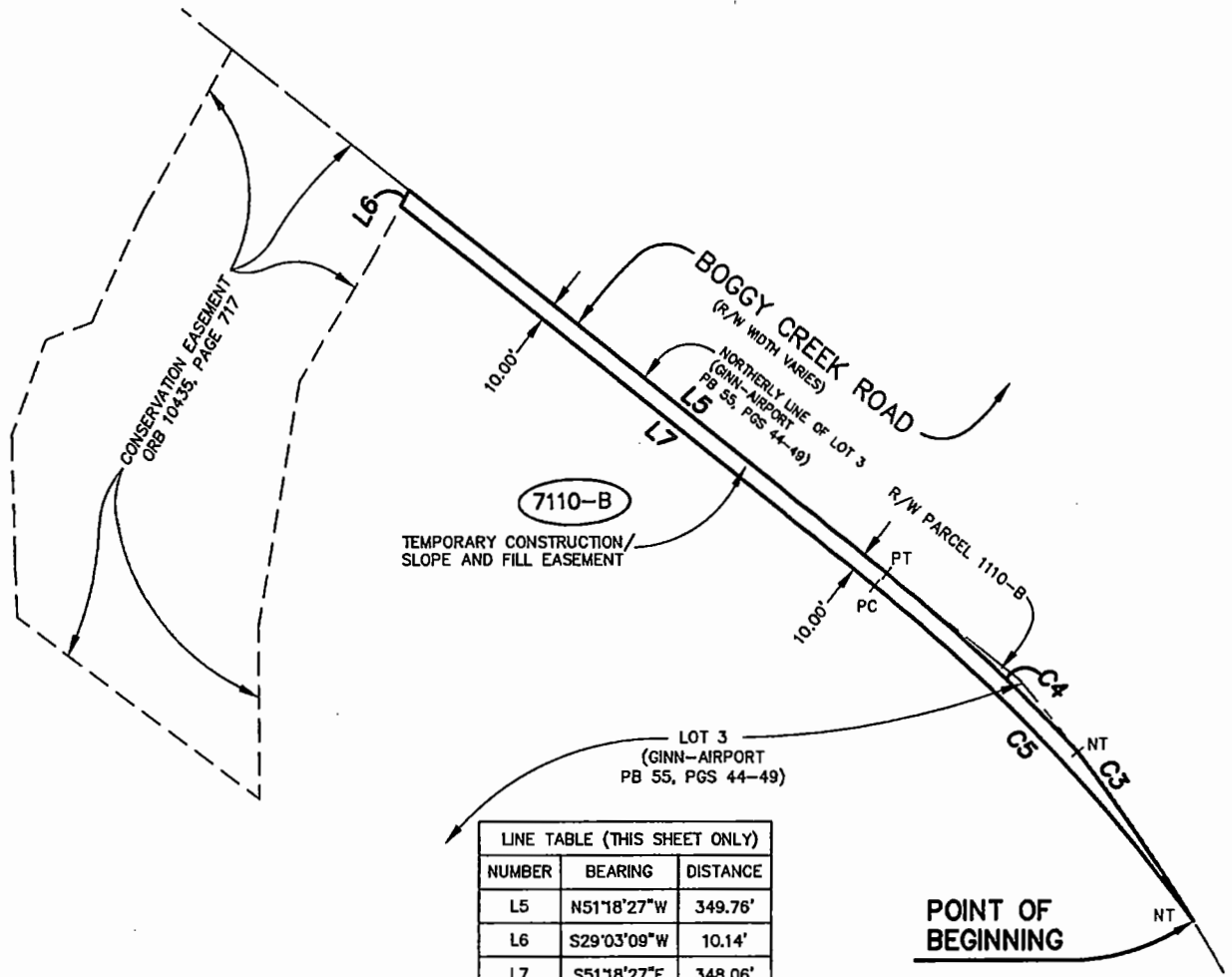
SHEET 2  
 OF 3



SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

CS# 16-148(D)

PARCEL No.: 7110-B  
 TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY

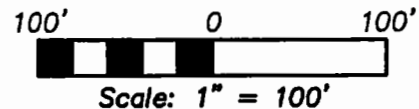


LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L5	N51°18'27"W	349.76'
L6	S29°03'09"W	10.14'
L7	S51°18'27"E	348.06'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	1095.86'	6°07'50"	117.26'	117.20'	N34°31'58"W
C4	1008.77'	8°33'14"	150.60'	150.46'	N47°01'50"W
C5	998.77'	15°13'23"	265.37'	264.59'	S43°41'46"E

SEE SHEET 2 FOR  
 COURSES AND DISTANCES FROM  
 POINT OF COMMENCEMENT TO  
 POINT OF BEGINNING

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**  
 AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
 PARCEL 7110-B (TEMPORARY CONSTRUCTION/ SLOPE AND FILL EASEMENT)



**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68



SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

DRAWN BY: <u>PH</u>	JOB NO. <u>16054.002</u>	SCALE <u>1"=100'</u>	SHEET <u>3</u>
DATE: <u>6/2016</u>	CHECKED BY: <u>SG</u>		OF <u>3</u>

**SCHEDULE "A"**  
**PARCEL No. 7110-C**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**SKETCH OF DESCRIPTION**  
**THIS IS NOT A SURVEY**  
**LEGAL DESCRIPTION**

**DESCRIPTION:**

That part of Section 21, Township 24 South, Range 30 East, Orange County, Florida and that part of Lot 3, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 21; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21 for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.86 feet and a chord bearing of N00°23'59"W; thence run the following courses and distances along said Easterly line and the Northerly line of said Lot 3: Northerly along the arc of said curve through a central angle of 01°23'05" for a distance of 138.76 feet to the point of tangency; N01°05'31"W, 893.11 feet; S88°54'29"W, 20.00 feet; N01°05'31"W, 101.86 feet to the point of curvature of a curve concave Westerly having a radius of 1095.86 feet and a chord bearing of N20°43'05"W; thence Northerly along the arc of said curve through a central angle of 39°15'08" for a distance of 750.75 feet to a non-tangent line; N51°18'27"W, 3006.24 feet to the Easterly line of Drainage Easement No. 2, as described in Official Records Book 10046, Page 4193, of the Public Records of Orange County, Florida; thence departing said Northerly line run S06°09'30"W along said Easterly line, 23.72 feet to the POINT OF BEGINNING; thence continue S06°09'30"W along said Easterly line of 5.93 feet; thence departing said Easterly line run S51°18'27"E, 1099.10 feet to the point of curvature of a curve concave Northeasterly having a radius of 11404.15 feet and a chord bearing of S52°03'30"E; thence Southeasterly along the arc of said curve through a central angle of 01°30'05" for a distance of 298.86 feet to a non-tangent line; thence N37°11'27"E, 5.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 11399.15 feet and a chord bearing of N52°03'30"W; thence Northwesterly along the arc of said curve through a central angle of 01°30'05" for a distance of 298.73 feet to the point of tangency; thence N51°18'27"W, 1102.29 feet to the POINT OF BEGINNING.

Containing 0.161 acres (6,997 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES:**

- This is not a survey.

- Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being S88°59'39"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.

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- This Sketch of Description is based on information provided to Donald W. McIntosh Associates, Inc. by Dewberry Engineers, Inc.

**LEGEND**

L1	LINE NUMBER (SEE TABLE)
C1	CURVE NUMBER (SEE TABLE)
Δ=	CENTRAL ANGLE
R=	RADIUS
L=	ARC LENGTH
CB=	CHORD BEARING
SECTION 21-24-30	SECTION 21, TOWNSHIP 24 SOUTH, RANGE 30 EAST
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
No.	NUMBER
PC	POINT OF CURVATURE
NT	NON-TANGENT
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY

7110-C PARCEL NAME

SEE SHEETS 2 & 3 FOR SKETCH OF DESCRIPTION

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
PARCEL No. 7110-C (TEMPORARY CONSTRUCTION EASEMENT)

11/11/16	PH	REVISED SKETCH
DATE	BY	DESCRIPTION
REVISIONS		



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

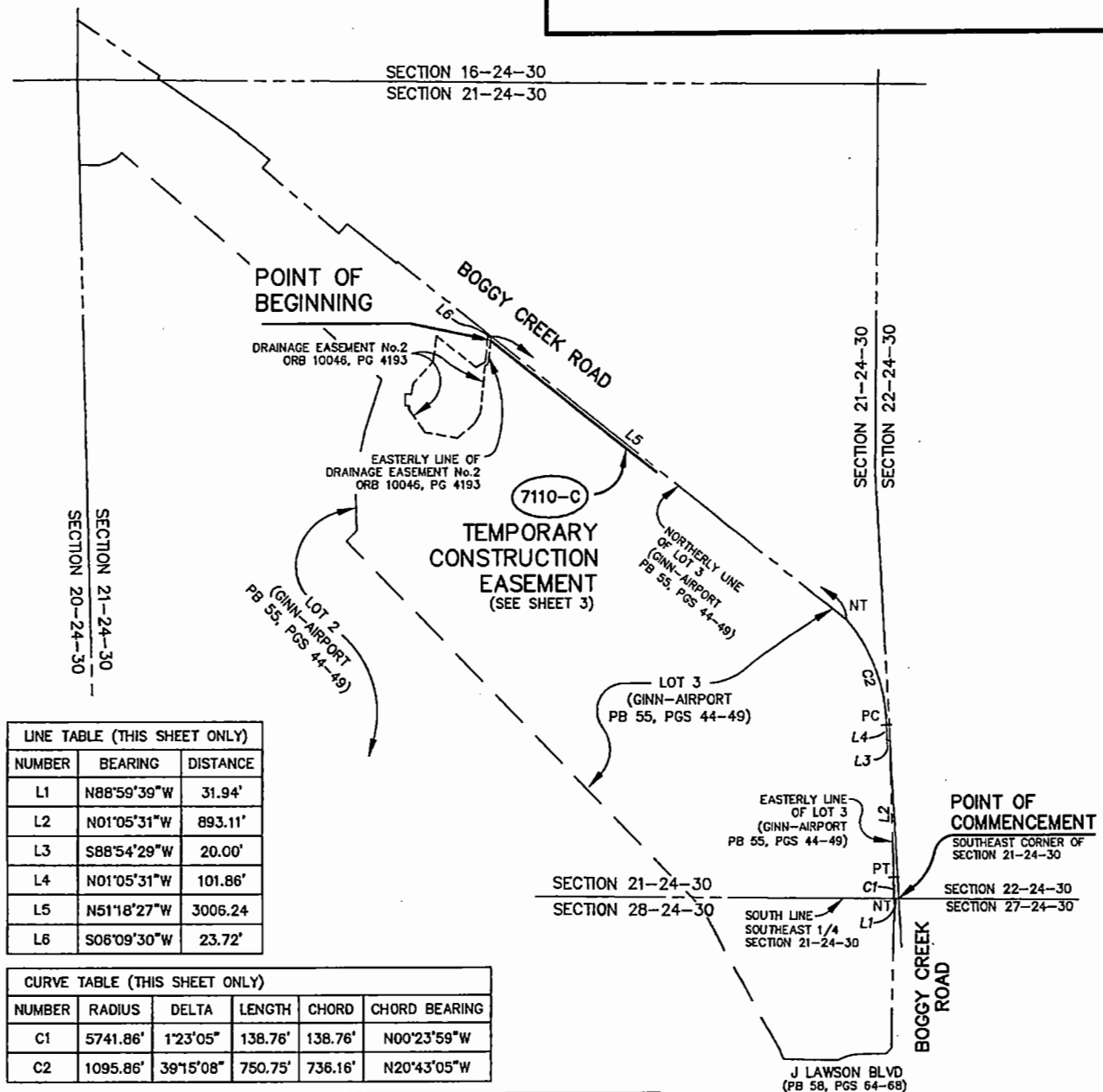
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman November 11, 2016  
Florida Registered Surveyor and Mapper  
Certificate No. 5048  
NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

DRAWN BY: PH	JOB NO. 16054.002	SCALE N/A	SHEET 1 OF 3
DATE: 11/2016	CHECKED BY: SG		

PARCEL No. 7110-C  
 TEMPORARY CONSTRUCTION EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N88°59'39"W	31.94'
L2	N01°05'31"W	893.11'
L3	S88°54'29"W	20.00'
L4	N01°05'31"W	101.86'
L5	N51°18'27"W	3006.24'
L6	S06°09'30"W	23.72'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5741.86'	1°23'05"	138.76'	138.76'	N00°23'59"W
C2	1095.86'	39°15'08"	750.75'	736.16'	N20°43'05"W

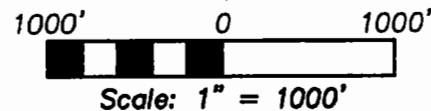
PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
 PARCEL No. 7110-C (TEMPORARY CONSTRUCTION EASEMENT)



**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

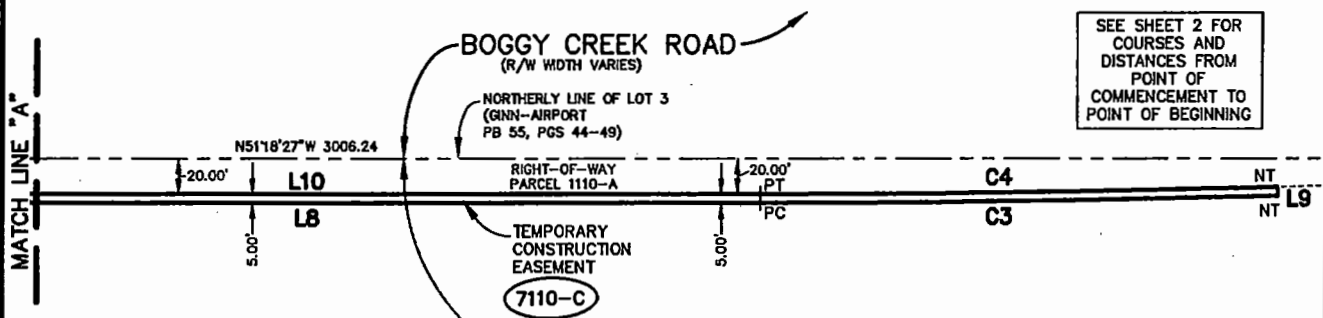
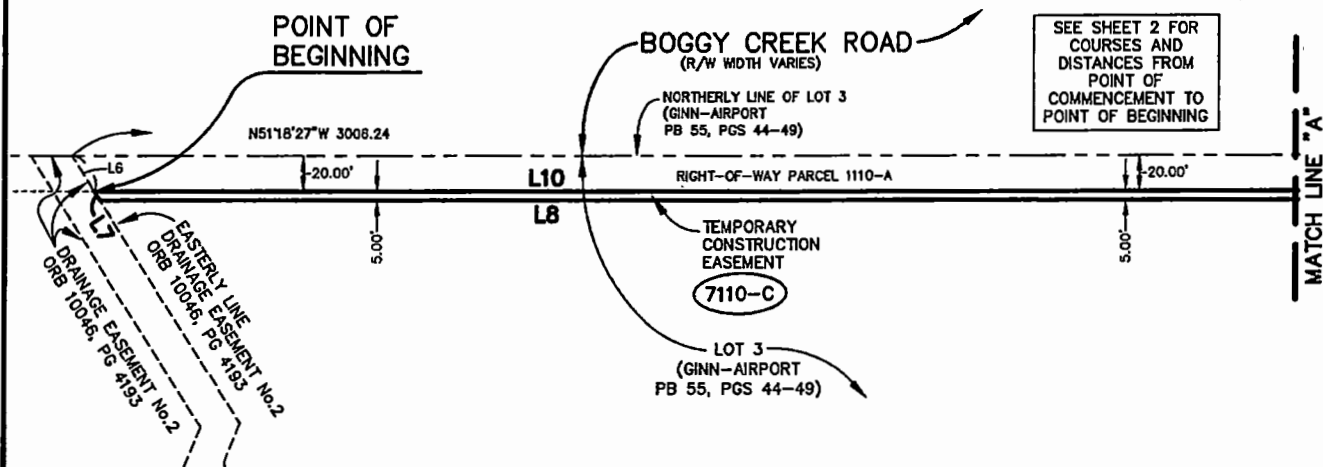
DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16054.002</u>	SCALE <u>1"=1000'</u>	SHEET <u>2</u> OF <u>3</u>
DATE: <u>11/2016</u>				



SEE SHEET 1 FOR LEGAL  
 DESCRIPTION, NOTES  
 AND LEGEND

CS# 16-148(F)

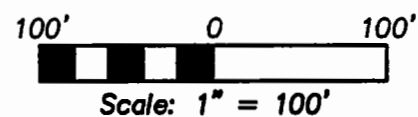
PARCEL No. 7110-C  
 TEMPORARY CONSTRUCTION EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY




LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L6	S06°09'30"W	23.72'
L7	S06°09'30"W	5.93'
L8	S51°18'27"E	1099.10'
L9	N37°11'27"E	5.00'
L10	N51°18'27"W	1102.29'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	11404.15'	1°30'05"	298.86'	298.85'	S52°03'30"E
C4	11399.15'	1°30'05"	298.73'	298.72'	N52°03'30"W

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**  
 AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
 PARCEL No. 7110-C (TEMPORARY CONSTRUCTION EASEMENT)



SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

 <b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 CERTIFICATE OF AUTHORIZATION NO. LB68	DRAWN BY: <u>PH</u>	JOB NO. <u>16054.002</u>	SCALE <u>1"=100'</u>	SHEET <u>3</u>
	DATE: <u>11/2016</u>	CHECKED BY: <u>SG</u>		OF <u>3</u>

**SCHEDULE "A"**  
**PARCEL No. 7110-D**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**SKETCH OF DESCRIPTION**  
**THIS IS NOT A SURVEY**  
**LEGAL DESCRIPTION**

**DESCRIPTION:**

That part of Section 21, Township 24 South, Range 30 East, Orange County, Florida and that part of Lot 3, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 21; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21 for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.86 feet and a chord bearing of N00°23'59"W; thence run the following courses and distances along said Easterly line and the Northerly line of said Lot 3: Northerly along the arc of said curve through a central angle of 01°23'05" for a distance of 138.76 feet to the point of tangency; N01°05'31"W, 893.11 feet; S88°54'29"W, 20.00 feet; N01°05'31"W, 101.86 feet to the point of curvature of a curve concave Westerly having a radius of 1095.86 feet and a chord bearing of N20°43'05"W; thence Northerly along the arc of said curve through a central angle of 39°15'08" for a distance of 750.75 feet to a non-tangent line; N51°18'27"W, 3029.97 feet to the Northerly line of Drainage Easement No. 2, as described in Official Records Book 10046, Page 4193, of the Public Records of Orange County, Florida; thence departing said Northerly line of Lot 3 run S06°09'30"W along said Northerly line of Drainage Easement No. 2 for a distance of 23.72 feet to the POINT OF BEGINNING; thence continue S06°09'30"W along said Northerly line 5.93 feet; thence departing said Northerly line run N51°18'27"W, 153.22 feet; thence N50°18'36"W, 488.54 feet; thence N51°18'25"W, 126.84 feet to the Conservation Easement described in Official Records Book 10435, Page 717, of the Public Records of Orange County, Florida; thence N10°32'05"E along said Conservation Easement, 5.67 feet; thence departing said Conservation Easement run S51°18'25"E, 129.56 feet; thence S50°18'36"E, 488.54 feet; thence S51°18'27"E, 149.99 feet to the POINT OF BEGINNING.

Containing 0.088 acres (3,842 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES:**

- This is not a survey.
- Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being S88°59'39"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- This sketch does not reflect or determine ownership.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property. The lands described hereon may be subject to easements and restrictions not shown hereon.
- This Sketch of Description may not depict all easements of record that may be within or adjoining the lands described hereon.
- This Sketch of Description is based on information provided to Donald W. McIntosh Associates, Inc. by Dewberry Engineers, Inc.

**LEGEND**

L1 LINE NUMBER (SEE TABLE)  
C1 CURVE NUMBER (SEE TABLE)  
Δ= CENTRAL ANGLE  
R= RADIUS  
L= ARC LENGTH  
CB= CHORD BEARING

SECTION 21-24-30 SECTION 21, TOWNSHIP 24 SOUTH,  
RANGE 30 EAST  
ORB OFFICIAL RECORDS BOOK  
PG(S) PAGE(S)  
PB PLAT BOOK  
PGS PAGES  
R/W RIGHT-OF-WAY  
No. NUMBER  
PC POINT OF CURVATURE  
NT NON-TANGENT  
PRC POINT OF REVERSE CURVATURE  
PT POINT OF TANGENCY

7110-D PARCEL NAME

SEE SHEETS 2 & 3 FOR SKETCH OF DESCRIPTION

**PREPARED FOR: CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
PARCEL No. 7110-D (TEMPORARY CONSTRUCTION EASEMENT)

11/11/16	PH	REVISED SKETCH
DATE	BY	DESCRIPTION
REVISIONS		



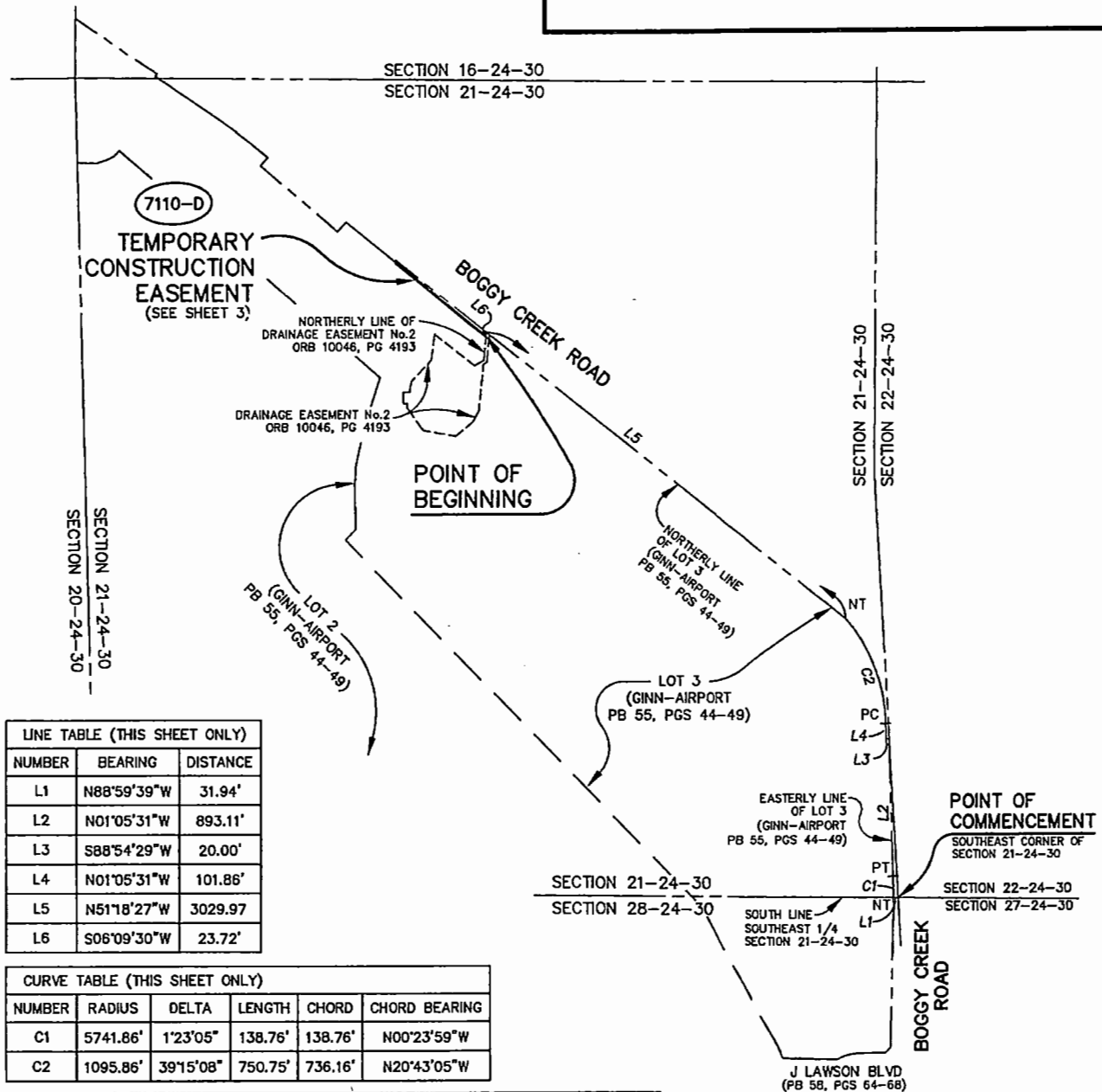
**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman November 11, 2016  
Florida Registered Surveyor and Mapper  
Certificate No. 5040  
NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

DRAWN BY: PH	JOB NO. 16054.002	SCALE N/A	SHEET 1 OF 3
DATE: 11/2016	CHECKED BY: SG		

PARCEL No. 7110-D  
 TEMPORARY CONSTRUCTION EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L1	N88°59'39"W	31.94'
L2	N01°05'31"W	893.11'
L3	S88°54'29"W	20.00'
L4	N01°05'31"W	101.86'
L5	N51°18'27"W	3029.97'
L6	S06°09'30"W	23.72'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5741.86'	1°23'05"	138.76'	138.76'	N00°23'59"W
C2	1095.86'	39°15'08"	750.75'	736.16'	N20°43'05"W

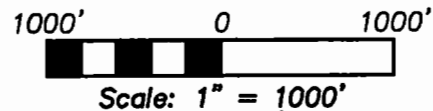
PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA  
 PARCEL No. 7110-D (TEMPORARY CONSTRUCTION EASEMENT)



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16054.002</u>	SCALE <u>1"=1000'</u>	SHEET <u>2</u> OF <u>3</u>
DATE: <u>11/2016</u>				

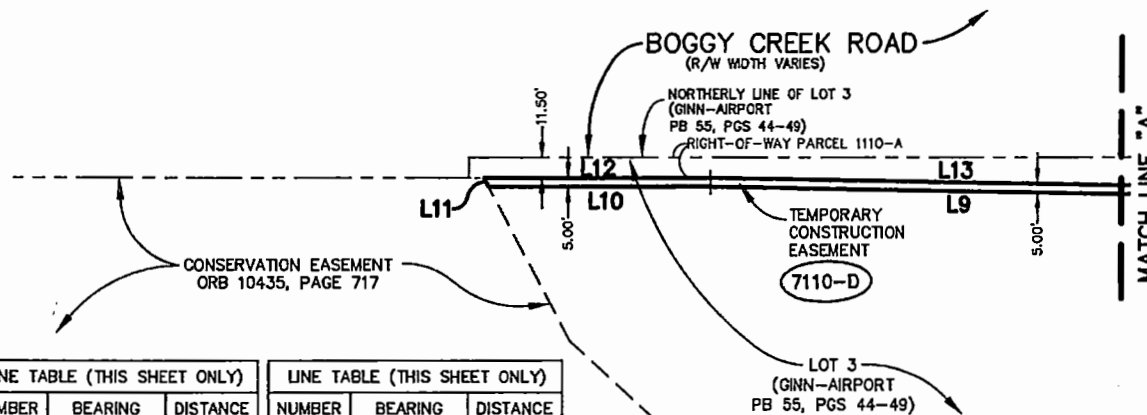
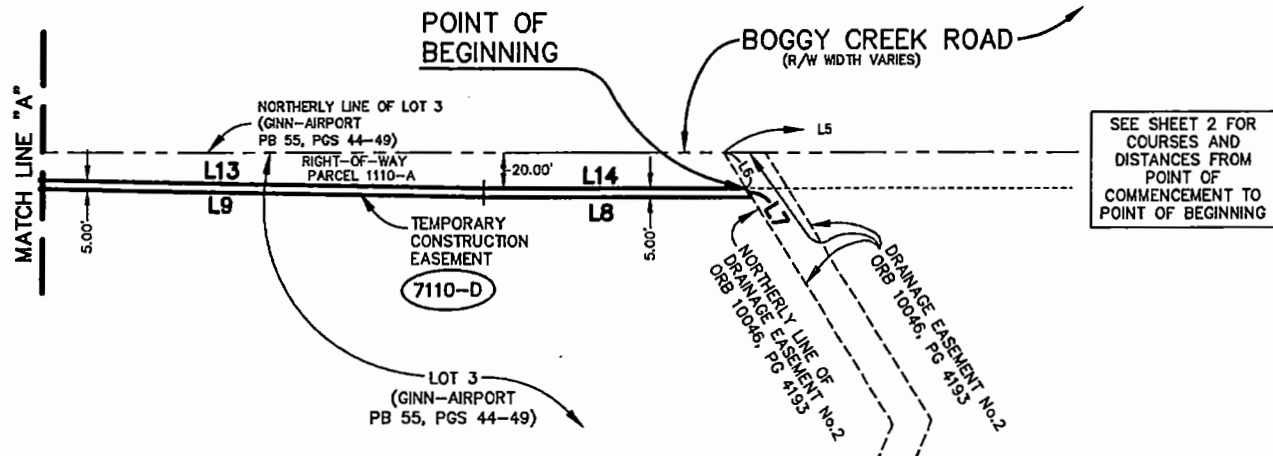


SEE SHEET 1 FOR LEGAL  
 DESCRIPTION, NOTES  
 AND LEGEND

CS# 16-148(G)



PARCEL No. 7110-D  
 TEMPORARY CONSTRUCTION EASEMENT  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L5	N51°18'27"W	3029.97'
L6	S06°09'30"W	23.72'
L7	S06°09'30"W	5.93'
L8	N51°18'27"W	153.22'
L9	N50°18'36"W	488.54'

LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE
L10	N51°18'25"W	126.84'
L11	N10°32'05"E	5.67'
L12	S51°18'25"E	129.56'
L13	S50°18'36"E	488.54'
L14	S51°18'27"E	149.99'

PREPARED FOR: **CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD - GINN-AIRPORT LOT 3  
 BOGGY CREEK ROAD - ORANGE COUNTY, FLORIDA

PARCEL No. 7110-D (TEMPORARY CONSTRUCTION EASEMENT)



**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

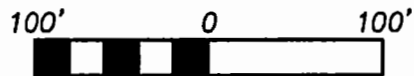
DRAWN BY: PH  
 DATE: 11/2016

CHECKED BY: SG

JOB NO.  
16054.002

SCALE  
1"=100'

SHEET 3  
 OF 3



Scale: 1" = 100'



SEE SHEET 1 FOR  
 LEGAL DESCRIPTION,  
 NOTES AND LEGEND

Instrument: 8110.1

Project: Boggy Creek Road (Boggy Creek Bridge North) (RAC)

**DRAINAGE EASEMENT**

THIS INDENTURE, made and executed the 21 day of April, A.D. 2017, by Crockett Development Property, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 6900 Tavistock Lakes Boulevard, Suite 200, Orlando, Florida 32827, GRANTOR, do hereby give, grant, bargain, and release to 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 \$10.00 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 drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**a portion of**

**21-24-30-3127-00-030**

TO HAVE AND TO HOLD said 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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, 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 easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

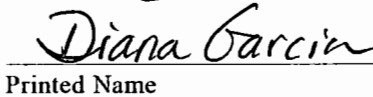
Instrument: 8110.1

Project: Boggy Creek Road (Boggy Creek Bridge North) (RAC)

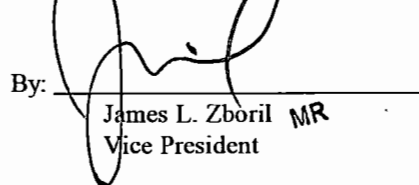
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

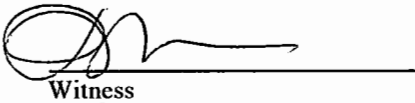
Signed, sealed, and delivered  
in the presence of:

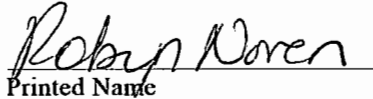
  
Witness

  
Printed Name

Crockett Development Property, LLC,  
a Florida limited liability company

By:   
James L. Zboril MR  
Vice President

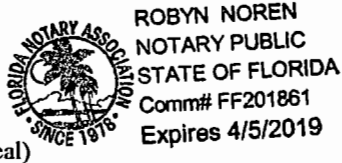
  
Witness

  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21 day of April, 2017,  
by James L. Zboril, as Vice President of Crockett Development Property, LLC, a Florida limited liability company,  
on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_  
as identification.



(Notary Seal)



Notary Signature

**This instrument prepared by:**

E. Price Jackson, a staff employee  
in the course of duty with  
the Real Estate Management Division  
of Orange County, Florida

\_\_\_\_\_  
Printed Notary Name

Notary Public in and for the  
County and State aforesaid

My commission expires:

SCHEDULE "A"  
PARCEL No. 8110  
DRAINAGE EASEMENT  
SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY  
LEGAL DESCRIPTION

DESCRIPTION:

That part of Section 21, Township 24 South, Range 30 East, Orange County, Florida and that part of Lot 3, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of said Section 21; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21 for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.86 feet and a chord bearing of N00°23'59"W; thence run the following courses and distances along said Easterly line and the Northerly line of said Lot 3: Northerly along the arc of said curve through a central angle of 01°23'05" for a distance of 138.76 feet to the point of tangency; N01°05'31"W, 893.11 feet; S88°54'29"W, 20.00 feet; N01°05'31"W, 101.86 feet to the point of curvature of a curve concave Westerly having a radius of 1095.86 feet and a chord bearing of N20°43'05"W; thence Northerly along the arc of said curve through a central angle of 39°15'08" for a distance of 750.75 feet to a non-tangent line; N51°18'27"W, 3029.97 feet to the Northerly line of Drainage Easement No. 2, as described in Official Records Book 10046, Page 4193, of the Public Records of Orange County, Florida; thence departing said Northerly line of Lot 3 run the following courses and distances along said Northerly line of Drainage Easement No. 2 and the Westerly line of said Drainage Easement No. 2: S06°09'30"W, 181.62 feet; S60°50'03"W, 71.46 feet; N51°39'57"W, 332.26 feet; S08°06'47"W, 169.95 feet; S43°56'30"W, 190.78 feet; S10°19'12"W, 72.61 feet; N89°31'09"W, 41.02 feet to the POINT OF BEGINNING; S00°28'51"W, 75.00 feet; thence departing Westerly line run S83°34'40"W, 23.60 feet; thence S05°19'33"W, 632.29 feet; thence N84°40'27"W, 25.00 feet; thence N05°19'33"E, 708.29 feet; thence S89°31'09"E, 41.92 feet to the POINT OF BEGINNING

Containing 0.442 acres (19,267 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES:

- This is not a survey.
- Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being S88°59'39"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- This sketch does not reflect or determine ownership.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property. The lands described hereon may be subject to easements and restrictions not shown hereon.
- This Sketch of Description may not depict all easements of record that may be within or adjoining the lands described hereon.
- This Sketch of Description is based on information provided to Donald W. McIntosh Associates, Inc. by Dewberry Engineers, Inc.

LEGEND

L1 LINE NUMBER (SEE TABLE)  
C1 CURVE NUMBER (SEE TABLE)  
Δ= CENTRAL ANGLE  
R= RADIUS  
L= ARC LENGTH  
CB= CHORD BEARING

SECTION 21-24-30 SECTION 21, TOWNSHIP 24 SOUTH,  
RANGE 30 EAST  
ORB OFFICIAL RECORDS BOOK  
PG(S) PAGE(S)  
PB PLAT BOOK  
PGS PAGES  
R/W RIGHT-OF-WAY  
No. NUMBER  
PC POINT OF CURVATURE  
NT NON-TANGENT  
PRC POINT OF REVERSE CURVATURE  
PT POINT OF TANGENCY

8110 PARCEL NAME

SEE SHEETS 2 & 3 FOR SKETCH OF DESCRIPTION

PREPARED FOR:

**CROCKET DEVELOPMENT PROPERTY, LLC**

AIRPORT SOUTH PD GINN-AIRPORT LOT 3  
PARCEL 8110 (BOGGY CREEK ROAD DRAINAGE EASEMENT)

11/9/16	PH	REVISED SKETCH, DESCRIPTION AND NOTES
7/25/16	PH	ADD PARCEL NUMBER TO ALL SHEETS
DATE	BY	DESCRIPTION

REVISIONS:



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman November 09, 2016  
Florida Registered Surveyor and Mapper  
Certificate No. 5046  
NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

DRAWN BY: PH  
DATE: 6/2016

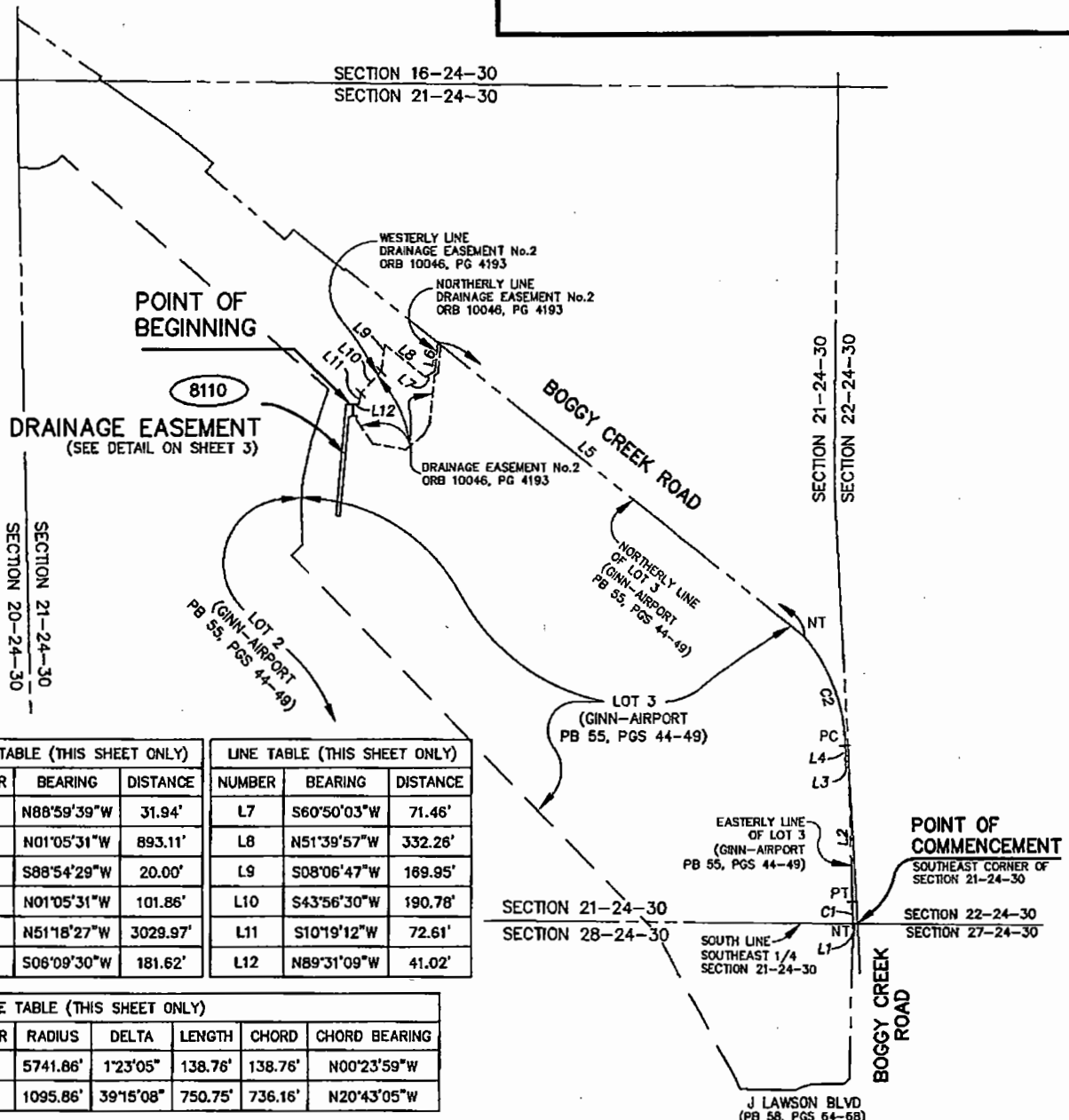
CHECKED BY: SG

JOB NO.  
16054.002

SCALE  
N/A

SHEET 1  
OF 3

PARCEL No. 8110  
DRAINAGE EASEMENT  
SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY



LINE TABLE (THIS SHEET ONLY)			LINE TABLE (THIS SHEET ONLY)		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N88°59'39"W	31.94'	L7	S60°50'03"W	71.46'
L2	N01°05'31"W	893.11'	L8	N51°39'57"W	332.26'
L3	S88°54'29"W	20.00'	L9	S08°06'47"W	169.95'
L4	N01°05'31"W	101.86'	L10	S43°56'30"W	190.78'
L5	N51°18'27"W	3029.97'	L11	S10°19'12"W	72.61'
L6	S06°09'30"W	181.62'	L12	N89°31'09"W	41.02'

CURVE TABLE (THIS SHEET ONLY)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5741.86'	1°23'05"	138.76'	138.76'	N00°23'59"W
C2	1095.86'	39°15'08"	750.75'	736.16'	N20°43'05"W

PREPARED FOR:  
**CROCKET DEVELOPMENT PROPERTY, LLC**  
AIRPORT SOUTH PD GINN-AIRPORT LOT 3  
PARCEL 8110 (BOGGY CREEK ROAD DRAINAGE EASEMENT)



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

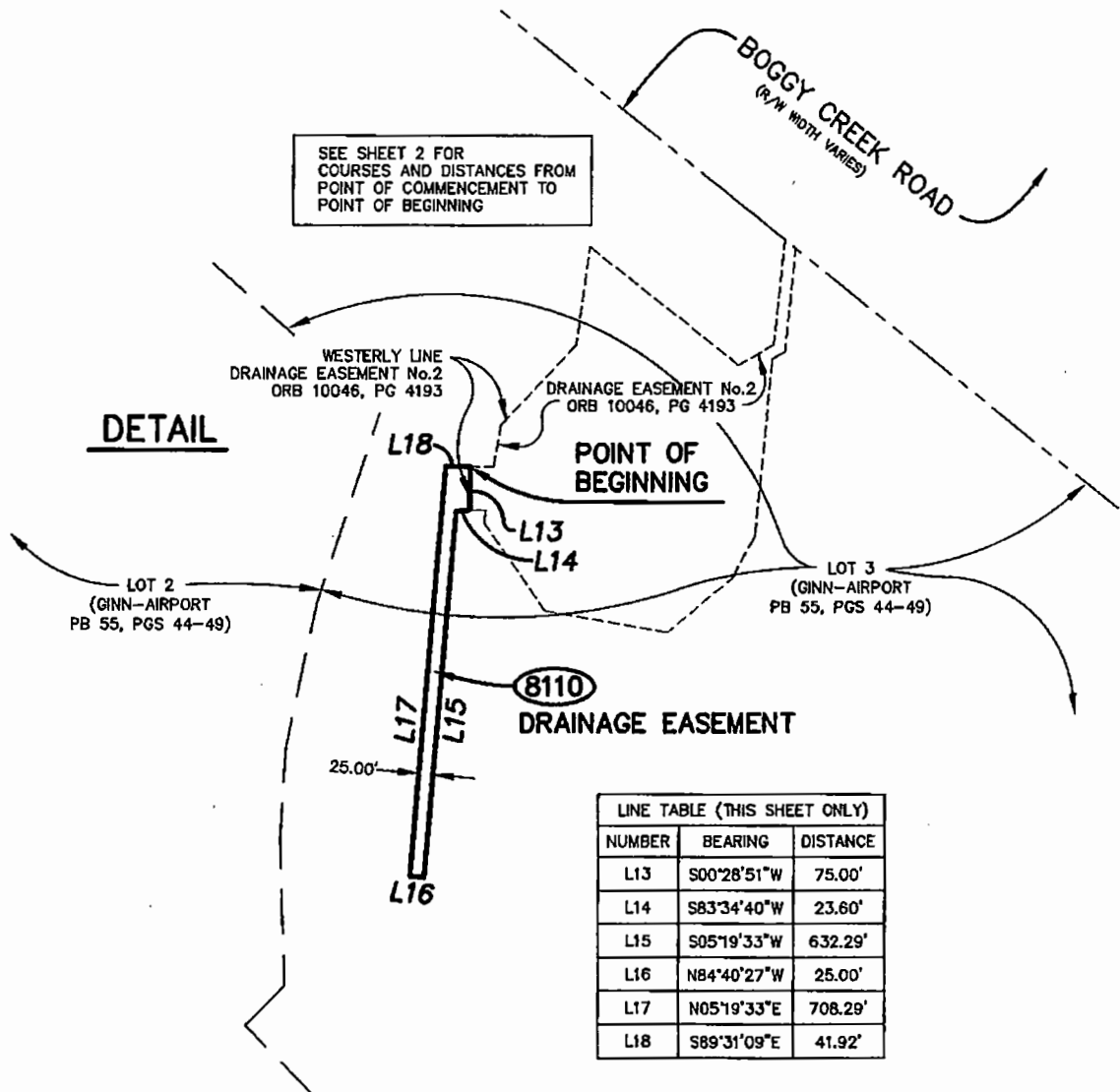
DRAWN BY: PH	CHECKED BY: SG	JOB NO. 16054.002	SCALE 1"=1000'	SHEET 2 OF 3
DATE: 6/2016				

1000' 0 1000'  
Scale: 1" = 1000'



SEE SHEET 1 FOR LEGAL DESCRIPTION, NOTES AND LEGEND

PARCEL No. 8110  
DRAINAGE EASEMENT  
SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY



PREPARED FOR:  
**CROCKET DEVELOPMENT PROPERTY, LLC**  
AIRPORT SOUTH PD GINN-AIRPORT LOT 3  
PARCEL 8110 (BOGGY CREEK ROAD DRAINAGE EASEMENT)

300' 0 300'  
Scale: 1" = 300'



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68



SEE SHEET 1 FOR LEGAL  
DESCRIPTION, NOTES  
AND LEGEND

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>16054.002</u>	SCALE <u>1"=300'</u>	SHEET <u>3</u> OF <u>3</u>
DATE: <u>6/2016</u>				