

OFFICE OF COMPTROLLER



**ORANGE
COUNTY
FLORIDA**

Phil Diamond, CPA
County Comptroller as
Clerk of the Board of County Commissioners
201 South Rosalind Avenue
Post Office Box 38
Orlando, FL 32802
Telephone: (407) 836-7300
Fax: (407) 836-5359

July 3, 2017

Mr. Francisco Villar, Engineer II
Development Engineering, BCC

Dear Mr. Villar:

Enclosed is the Resolution Granting Petition to Vacate #14-02-006 with attachments for recording with Official Records.

Petition to Vacate #14-02-006 was approved by the Board of County Commissioners at its regular meeting of June 20, 2017. After recording the resolution with attachments with Official Records, please send a copy of the recorded document to the applicant, along with the staff noted below:

Rick Singh, Orange County Property Appraiser, c/o Rocco Campanale, Manager Real Estate Services, Property Appraiser's Office
Scott Randolph, Orange County Tax Collector
Ann Caswell, Real Estate Management Division, BCC
Kyle Quackenbush, Assistant Manager, Official Records Department

Sincerely,

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners

By: Craig A. Stopyra
for Deputy Clerk

ks:cas

JUN 20 2017

RESOLUTION GRANTING PETITION TO VACATE # 14-02-006

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain **drainage easement containing approximately 1.049 acres** in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **June 20, 2017**, was published in the **Orlando Sentinel**, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of the **drainage easement containing approximately 1.049 acres** will not operate to the detriment of Orange County or the public subject to granting new drainage easements to Orange County.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

RESOLVED THIS 20TH DAY OF JUNE 2017.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: _____

County Mayor

ATTEST:

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida

By: _____

for Deputy Clerk



cas

Attachments: Legal property description

Drainage Easement from Alta Grande Apartments, L.P.

Subordination of Encumbrances from TD Bank, N.A.

Drainage Easement from BR Carroll Arium Grande Lakes Owner, LLC

Proof of publication of the *Orlando Sentinel* regarding the BCC notice of public hearing

Proof of publication of the *Orlando Business Journal* regarding the BCC notice of adoption

SKETCH OF DESCRIPTION
SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST
SEE SHEET 2 FOR SKETCH

DESCRIPTION

That part of Section 9, Township 24 South, Range 29 East being more particularly described as follows:

Commence at the Southwest corner of said Section 9; thence run N^{00°10'06"}W. along the West line of said Section 9 a distance of 1404.56 feet to the North right of way line of Central Florida Parkway as recorded in Official Records Book 3565, Peg. 148 of the Public Records of Orange County, Florida; thence run S^{89°51'01"}E. along said North right of way line a distance of 1375.61 feet for a POINT OF BEGINNING; thence leaving said North right of way line run N^{00°08'59"}E. a distance of 160.00 feet; thence run S^{89°51'01"}E. a distance of 72.80 feet; thence run N^{16°50'56"}E. a distance of 15.66 feet; thence run N^{00°08'59"}E. a distance of 82.30 feet; thence run N^{24°08'59"}E. a distance of 522.85 feet to the South line of the Valencia Drainage District Canal C-12 as recorded in Official Records Book 2593, pages 1260 through 1284 of the Public Records of Orange County, Florida; thence run S^{75°25'59"}E. along said South line a distance of 35.50 feet; thence leaving said South line run S^{24°08'59"}W. a distance of 521.32 feet; thence run S^{00°08'59"}W. a distance of 74.86 feet; thence run S^{16°32'59"}E. a distance of 15.66 feet; thence run S^{89°51'01"}E. a distance of 33.20 feet; thence run S^{00°08'59"}W. a distance of 161.58 feet to the aforementioned North right of way line of Central Florida Parkway, said point being a point on a curve concave Southwesterly having a radius of 4065.00 feet; thence from a tangent bearing of N^{88°15'08"}W. run Westerly along the arc of said curve through a central angle of 01°35'53" a distance of 113.38 feet to the point of tangency; thence run N^{89°51'01"}W. a distance of 36.63 feet to the POINT OF BEGINNING.

CONTAINING: 1.049 acres, more or less.

NOTES

1. THIS IS NOT A SURVEY.
2. This Plat represents a Sketch of the Description prepared by JONES, WOOD and GENTRY, INC. per client's instruction and does not indicate ownership.
3. Bearings shown hereon are based on the West Line of Section 9 as bearing N^{00°10'06"}W.

LEGEND

Δ = DELTA
R = RADIUS
L = ARC LENGTH
TB = TANGENT BEARING
O.R.B. = OFFICIAL RECORDS BOOK
PG(S). = PAGE(S)


4/3/2017

IT IS CERTIFIED THAT THE SKETCH REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR: **WOOD PARTNERS**

DATE: 07-27-2016 DRAWN BY: CAS

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

DANIEL E. GENTRY JR., Florida Registration Number 5047

JONES, WOOD & GENTRY, INC.

PROFESSIONAL SURVEYORS AND MAPPERS - LB1

2600 EAST ROBINSON STREET
ORLANDO, FLORIDA, 32803
407-898-7780

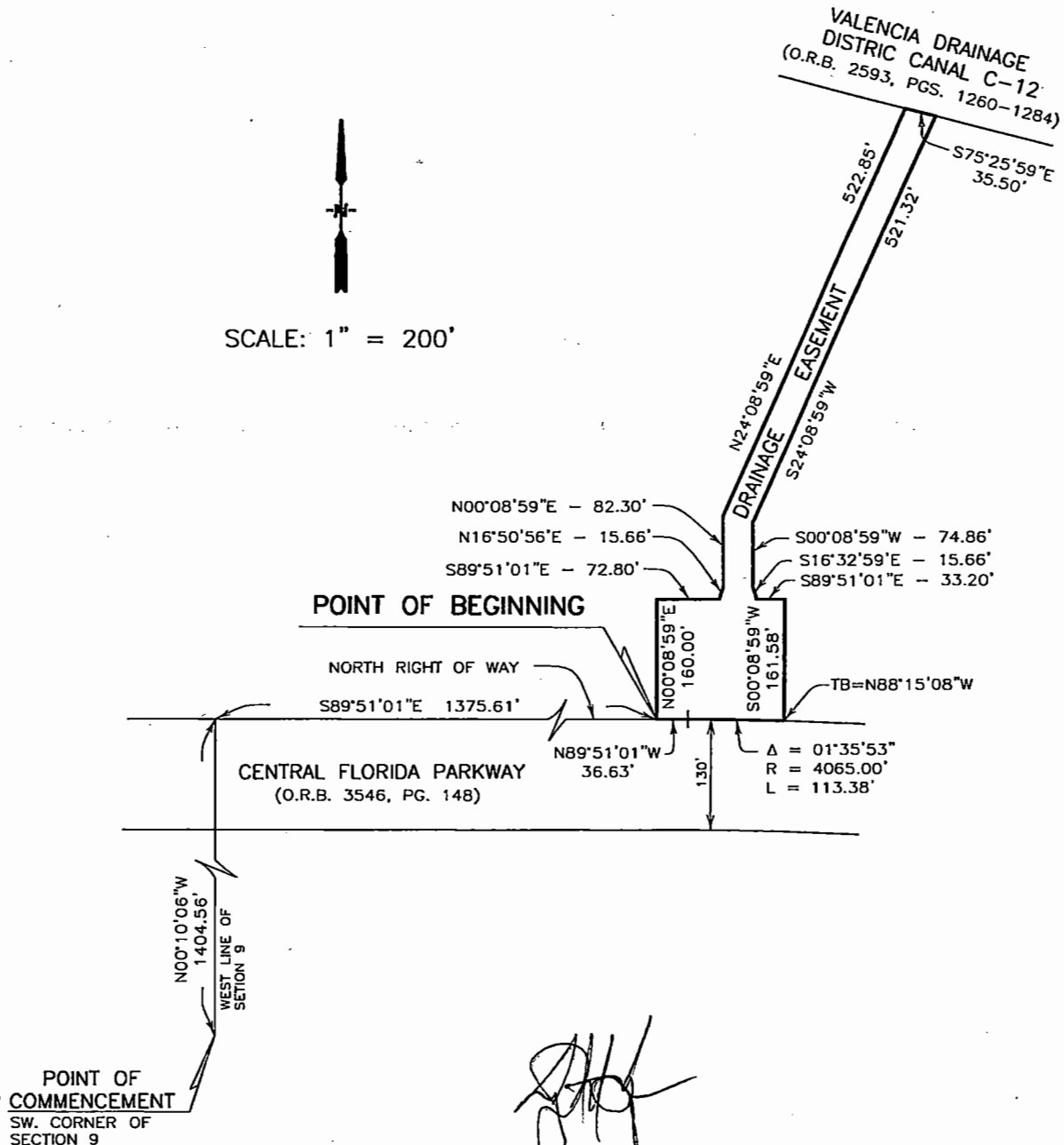
JOB NO. 29110-2 Sheet 1 of 2 Sheets
29110-2-SOD.DWG

SKETCH OF DESCRIPTION

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST
SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND



SCALE: 1" = 200'



[Signature]
4/3/2017

FOR: WOOD PARTNERS

DATE: 07-27-2016 DRAWN BY: CAS

JOB NO. 29110-2 Sheet 2 of 2 Sheets
29110-2-SOD.DWG

JONES, WOOD & GENTRY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS - LB1
2600 EAST ROBINSON STREET
ORLANDO, FLORIDA, 32803
407-898-7780

Orlando Sentinel

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF ORANGE

Before the undersigned authority personally appeared

Brandon DeLoach / Maria Curtin / Jennifer Carter / Maria Torres, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of Petition to Vacate # 14-02-006 was published in said newspaper in the issues of Jun 04, 2017.

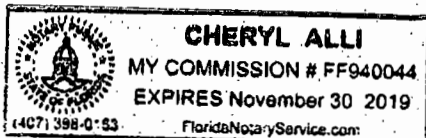
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Jennifer Carter
Printed Name of Affiant

Sworn to and subscribed before me on this 5 day of June, 2017,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

ORANGE COUNTY NOTICE OF PUBLIC HEARING PETITION TO VACATE #14-02-006

The Orange County Board of County Commissioners will conduct a public hearing on June 20, 2017, at 2 p.m., or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

Applicant: Bryan F. Borland, on behalf of Alta Grande Apartments, L.P.
Consideration: Resolution granting Petition to Vacate # 14-02-006, vacating a drainage easement containing approximately 1.049 acres.
Location: District 4, The parcel is unaddressed; 509/724/R29; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or pick one up at 201 South Rosalind Avenue, Fourth Floor, Orlando, Florida.

This petition to vacate is complete and has been reviewed and investigated by appropriate County staff. The County Mayor, acting on behalf of the Board of County Commissioners pursuant to Resolution No. 91-M-62, has considered this petition and finds it acceptable for consideration at a public hearing.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, FRANCISCO VILLAR, 407-836-7921, Email: francisco.villar@ocfl.net

PARA MÁS INFORMACIÓN REFERENTE A ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISIÓN DE INGENIERÍA DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NUMERO 407-836-7921.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller
As Clerk of the Board of
County Commissioners
Orange County, Florida

ORG4993198

6/4/2017

Orlando Business Journal

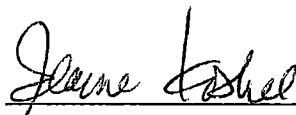
Published Weekly
Orlando, Orange County, Florida

STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD

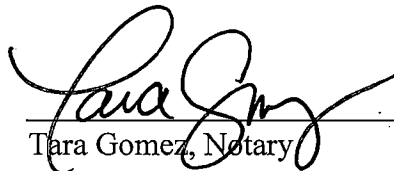
Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 14-02-006, was published in said newspaper in the issue of June 30, 2017.

Affiant further says that the said Orlando Business Journal is a newspaper published in Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida, and that the said newspaper has heretofore been continuously published in said Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida each week and has been entered as second-class mail matter at the post office in Orlando, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 30th day of June, 2017 by Elaine Koshel who is personally known to me.



Elaine Koshel, Classified Manager



Tara Gomez, Notary



TARA GOMEZ
MY COMMISSION # GG 080412
EXPIRES: March 7, 2021
Bonded Thru Budget Notary Services

NOTICE OF ADOPTION
PETITION TO VACATE # 14-02-006
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain drainage easement containing approximately 1.049 acres in Orange County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners);
WHEREAS, notice of a public hearing before the Board of County Commissioners on June 20, 2017, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and
WHEREAS, the Board finds that the vacating of that certain drainage easement containing approximately 1.049 acres will not operate to the detriment of Orange County or the public;
THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY: The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.
RESOLVED THIS 20TH DAY OF JUNE 2017.
Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
June 30, 2017

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 20 2017

THIS IS A DONATION

Project: Petition to Vacate #14-02-006 (Grand Lakes Boulevard)

DRAINAGE EASEMENT

THIS INDENTURE, Made this 18 day of May, A.D. 2017, between Alta Grande Apartments, L.P., a Delaware limited partnership, whose address is 3715 Northside pkwy NW #4-600 Atlanta, GA 30327, GRANTOR, and Orange County, 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, 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 EXHIBIT "A"

Property Appraiser's Parcel Identification Number(s):

a portion of

09-24-29-3051-04-001

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.

Project: Petition to Vacate #14-02-006 (Grand Lakes Boulevard)

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

Signed, sealed, and delivered
in the presence of:

Alta Grande Apartments, L.P.,
a Delaware limited partnership

Sally Machalek
Witness

Sally Machalek
Printed Name

BY: WOOD ALTA GRANDE, LLC,
a Delaware limited liability company,
its General Partner

BY: WP SOUTH DEVELOPMENT ENTERPRISES, L.L.C.,
a Delaware limited liability company,
its Manager

Charles K. Barry
Witness
Charles K. Barry
Printed Name

Bryan Borland
BY: Bryan Borland
Bryan Borland, Vice President

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 18 day of May, 2017,
by Bryan Borland, Vice President of WP SOUTH DEVELOPMENT ENTERPRISES, L.L.C., a Delaware limited
liability company, as Manager of WOOD ALTA GRANDE, LLC, a Delaware limited liability company, as General
Partner of Alta Grande Apartments, L.P., a Delaware limited partnership, on behalf of the limited partnership. He ☒
is personally known to me, or ☐ has produced _____ as identification.

Witness my hand and official seal this 18 day of May, 2017.

(Notary Seal)



SALLY MACHALEK
MY COMMISSION # FF 149667
EXPIRES: December 8, 2018
Bonded Thru Budget Notary Services

Sally Machalek
Notary Signature

Printed Notary Name

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

Notary Public in and for
the County and State aforesaid

My commission expires:

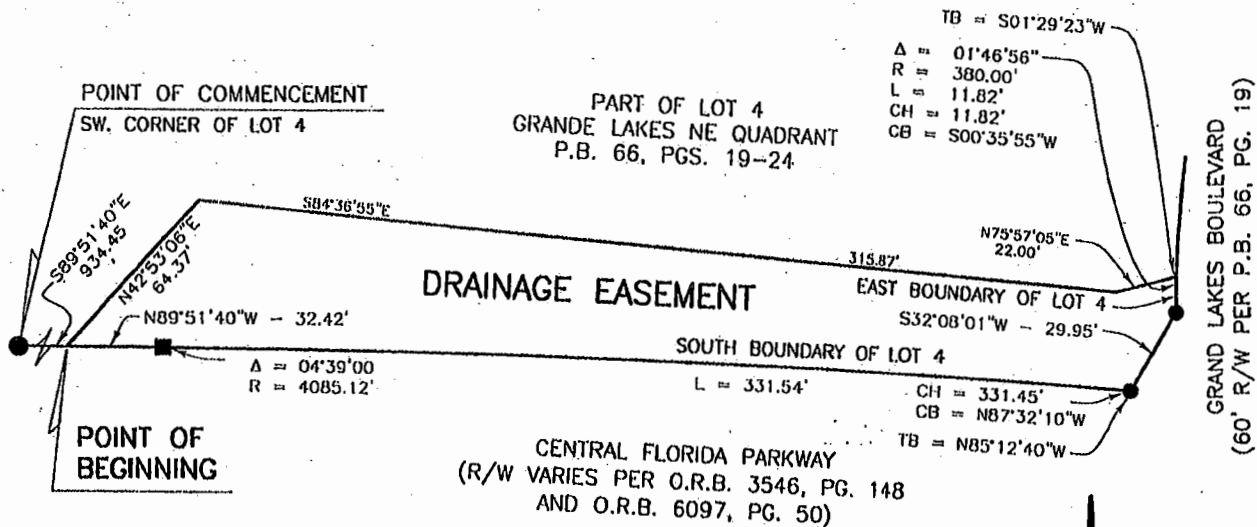
EXHIBIT A

SKETCH OF DESCRIPTION DESCRIPTION

That part of Lot 4, GRANDE LAKES NE QUADRANT, according to the plat thereof as recorded in Plat Book 66, Pages 19 through 24, Public Records of Orange County, Florida.

COMMENCE at the Southwest corner of Lot 4, GRANDE LAKES NE QUADRANT, per Plat Book 66, Pages 19 through 24, Public Records of Orange County, Florida, thence South 89 degrees 51 minutes 40 seconds East 934.45 feet along the South boundary of said Lot 4 for the POINT OF BEGINNING, thence North 42 degrees 53 minutes 06 seconds East 64.37 feet; thence South 84 degrees 36 minutes 55 seconds East 315.87; thence North 75 degrees 57 minutes 05 seconds East 22.00 feet to a point on the East boundary of said Lot 4, said point being on a non-tangent curve concave Easterly and having a radius of 380.00 feet; thence from a tangent bearing of South 01 degrees 29 minutes 23 seconds West run Southerly 11.82 feet along the arc of said curve and said East boundary through a central angle of 01 degrees 46 minutes 56 seconds to the end of said curve; thence South 32 degrees 08 minutes 01 seconds West 29.95 feet along said East boundary to a point on the aforesaid South boundary of Lot 4, said point also being the beginning of a non-tangent curve concave Southerly and having a radius of 4085.12 feet; thence from a tangent bearing of North 85 degrees 12 minutes 40 seconds West run Westerly 331.45 feet along the arc of said curve and said South boundary of Lot 4 through a central angle of 04 degrees 39 minutes 00 seconds to the end of said curve; thence North 89 degrees 51 minutes 40 seconds West 32.42 feet along said South boundary to the Point of Beginning.

CONTAINING: 0.338 acres, more or less.



LEGEND

Δ = DELTA
 R = RADIUS
 L = ARC LENGTH
 CH = CHORD DISTANCE
 CB = CHORD BEARING
 TB = TANGENT BEARING
 $O.R.B.$ = OFFICIAL RECORDS BOOK
 $PG(S)$ = PAGE(S)
 $P.B.$ = PLAT BOOK
 R/W = RIGHT OF WAY

NOTES

1. THIS IS NOT A SURVEY.
2. This Plat represents a Sketch of the Description prepared by JONES, WOOD and GENTRY, INC. per client's instruction and does not indicate ownership.
3. Bearings shown hereon are based on the South Boundary of Lot 4 as bearing $S89^{\circ}51'40''E$, per plat.

IT IS CERTIFIED THAT THE SKETCH REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR: **WOOD PARTNERS**

DATE: 03-30-2017 DRAWN BY: JAS

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

DANIEL E. GENTRY JR. Florida Registration Number 5047

JONES, WOOD & GENTRY, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS - LBI
 2600 EAST ROBINSON STREET
 ORLANDO, FLORIDA, 32803
 407-898-7780

JOB NO. 29110-1 Sheet 1 of 1
 29110-1-SOD.DWG

JUN 20 2017

Project: Petition to Vacate #14-02-006 (Grand Lakes Boulevard)

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 a drainage easement in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Construction Loan Mortgage and Security Agreement; Assignment of Leases and Rents; 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 it has 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:

TD Bank, N.A.

FROM: Alta Grande Apartments, L.P.

Construction Loan Mortgage and Security Agreement

filed March 31, 2017

Recorded as Document No. 20170177066

Assignment of Leases and Rents

filed March 31, 2017

Recorded as Document No. 20170177067

Financing Statement

filed March 31, 2017

Recorded as Document No. 20170177068

All in the Public Records of Orange County, Florida

Project: Petition to Vacate #14-02-006 (Grand Lakes Boulevard)

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 drainage 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 drainage 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 19th day of May, A.D. 2017.

Signed, sealed, and delivered
in the presence of:

Witness

Michael Augustich
Printed Name

Witness

Sabrina Gonzalez
Printed Name

STATE OF Virginia
COUNTY OF Fairfax

TD Bank, N.A.,
a national banking association

BY:

JAY P. ARVAI
Printed Name

SENIOR VICE PRESIDENT
Title

The foregoing instrument was acknowledged before me this 19th of May, 2017, by Jay P. Arvai, as senior vice president of TD Bank, N.A., a national banking association, on behalf of the national banking association. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 19th day of May, 2017.

Karen A. Nolan
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7347733
My Commission Expires May 31, 2018

Karen A. Nolan
Notary Signature

Karen A Nolan
Printed Notary Name

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

Notary Public in and for
the county and state aforesaid

My commission expires: May 31, 2018

SKETCH	OF DESCRIPTION	DESCRIPTION

CONTAINING: 0.338 acres, more or less.



1. THIS IS NOT A SURVEY.
2. This Plat represents a Sketch of the Description prepared by JONES, WOOD and GENTRY, INC. per client's instruction and does not indicate ownership.
3. Bearings shown hereon are based on the South Boundary of Lot 4 as bearing S89°51'40"E, per plat.

SCALE: 1" = 60'

JOB NO. 29110-1 Sheet 1 of 1
29110-1-SOD.DWG

THIS IS A DONATION

Project: Grande Lakes Drainage Easement

DRAINAGE EASEMENT

THIS INDENTURE, Made this 8 day of March, A.D. 2017, between BR Carroll Arium Grande Lakes Owner, LLC, a Delaware limited liability company, whose address is 3340 Peachtree Road NE, Suite 2250, Atlanta, Georgia 30326, 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, 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 EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

09-24-29-3048-00-010

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.

Project: Grande Lakes Drainage Easement

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

Signed, sealed and delivered
in the presence of:

BR Carroll Arium Grande Lakes Owner, LLC,
a Delaware limited liability company

Melissa Merlo Tombs

Witness

BY: [Signature]

its Authorized Signatory

Melissa Merlo Tombs

Printed Name

Jordan Ruddy

Printed Name

[Signature]

Witness

Molly Brown

Printed Name

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

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 8th day of March, 2017, by Jordan Ruddy, as an Authorized Signatory of BR Carroll Arium Grande Lakes Owner, LLC, a Delaware limited liability company, on behalf of the company. He/she [X] is personally known to me or [] has produced _____ as identification

Witness my hand and official seal this 8 day of March, 2017.

(Notary Seal)

[Signature]

Notary Signature

[Signature]

Printed Notary Name

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

Notary Public in and for
the County and State aforesaid

My commission expires:

S:\Forms & Master Docs\Project Document Files\Grande Lakes Drainage Easement\801.1 DE.doc 11/14/16bj

DALE POZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PO6275397
Qualified In New York County
My Commission Expires 01-28-2021

EXHIBIT "A"

SKETCH OF DESCRIPTION

SEE SHEET 2 FOR SKETCH
DESCRIPTION
DRAINAGE EASEMENT

Commence at the intersection of the West line of TRACT "C", ORANGEWOOD-VILLAGE 9 UNIT 1, as recorded in Plat Book 7, Pages 19 through 21, of the Public Records of Orange County, Florida, and the Southerly line of Valencia Drainage District Canal C-12, as described in Official Records Book 2593, Page 1260, of said Public Records; thence North 76 degrees 23 minutes 45 seconds West 1677.30 feet along said Southerly line; thence North 58 degrees 06 minutes 45 seconds West 149.47 feet along said Southerly line to the beginning of a tangent curve concave Southwesterly and having a radius of 1644.99 feet and a central angle of 00 degrees 22 minutes 36 seconds; thence Northwesterly 10.81 feet along the arc of said curve to the POINT OF BEGINNING; thence South 36 degrees 09 minutes 09 seconds West 169.54 feet; thence South 46 degrees 27 minutes 10 seconds East 95.09 feet; thence South 48 degrees 06 minutes 26 seconds East 51.27 feet; thence South 47 degrees 20 minutes 36 seconds East 49.99 feet; thence South 48 degrees 05 minutes 25 seconds East 53.82 feet; thence South 47 degrees 47 minutes 34 seconds East 54.68 feet; thence South 52 degrees 25 minutes 32 seconds East 51.81 feet; thence South 33 degrees 37 minutes 45 seconds East 100.33 feet; thence South 09 degrees 32 minutes 10 seconds West 50.24 feet; thence South 07 degrees 52 minutes 37 seconds West 49.41 feet; thence South 17 degrees 14 minutes 19 seconds West 39.82 feet; thence South 20 degrees 57 minutes 13 seconds West 39.77 feet to a point on the North right-of-way line of Central Florida Parkway, said point being on a non-tangent curve concave Southerly having a radius of 4075.12 feet; thence from a tangent bearing of North 75 degrees 02 minutes 35 seconds West run 635.73 feet Northwesterly along the arc of said curve and said North right-of-way line through a central angle of 08 degrees 56 minutes 18 seconds to the end of said curve; thence North 00 degrees 17 minutes 32 seconds West 43.95 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 310.00 feet and a central angle of 56 degrees 42 minutes 32 seconds; thence Northeasterly 306.82 feet along the arc of said curve to the end of said curve; thence North 56 degrees 24 minutes 59 seconds East 180.13 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 554.00 feet and a central angle of 02 degrees 15 minutes 45 seconds; thence Northeasterly 21.88 feet along the arc of said curve to the end of said curve; thence South 46 degrees 27 minutes 10 seconds East 35.61 feet; thence North 36 degrees 09 minutes 09 seconds East 165.20 feet to the aforesaid Southerly line of Valencia Drainage District Canal C-12 and being a point on a non-tangent curve concave Southwesterly having a radius of 1644.99 feet; thence from a tangent bearing of South 59 degrees 11 minutes 19 seconds East run Southeasterly 20.08 feet along the arc of said curve and said Southerly line through a central angle of 00 degrees 41 minutes 57 seconds to the POINT OF BEGINNING.

Containing 5.000 acres more or less.

IT IS CERTIFIED THAT THE SKETCH REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR: **WOOD PARTNERS**

DATE: 08-23-2010 DRAWN BY: CAS

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

DANIEL E. GENTRY JR., Florida Registration Number 5047

JONES, WOOD & GENTRY, INC.

PROFESSIONAL SURVEYORS AND MAPPERS - LBI

2600 EAST ROBINSON STREET
ORLANDO, FLORIDA, 32803
407-898-7780

JOB NO. 29110-3 Sheet 1 of 2 Sheets
29110-3-SOD.DWG

EXHIBIT "A"

SKETCH OF DESCRIPTION

SEE SHEET 1 FOR DESCRIPTION



SCALE: 1" = 100'

$\Delta = 02^{\circ}15.45''$
 $R = 554.00'$
 $L = 21.88'$
 $CH = 21.88'$
 $CB = N55^{\circ}17'06''E$

$\Delta = 00^{\circ}41'57''$
 $R = 1644.99'$
 $L = 20.08'$
 $CH = 20.08'$
 $CB = S55^{\circ}29'21''E$

$\Delta = 00^{\circ}22'36''$
 $R = 1644.99'$
 $L = 10.81'$
 $CH = 10.81'$
 $CB = N58^{\circ}18'03''W$

GRAND LAKES BOULEVARD
 (60' R/W PER P.B. 66, PG. 19)
 EASTERLY R/W LINE
 $N56^{\circ}24'59''E$
 $180.13'$

10.00' WIDE UTILITY
 ACCESS EASEMENT
 O.R.B. 7194, PG. 2853

$\Delta = 56^{\circ}42'32''$
 $R = 310.00'$
 $L = 306.82'$
 $CH = 294.45'$
 $CB = N28^{\circ}03'43''E$

DRAINAGE EASEMENT AREA
 NORTHEAST QUADRANT NO: 5
 PER O.R.B. 7194, PG. 2838

PART OF LOT 1
 GRANDE LAKES APARTMENTS
 P.B. 59, PGS. 46-47

POINT OF
 BEGINNING

SOUTHERLY LINE OF
 VALENCIA DRAINAGE
 DISTRICT CANAL C-12
 O.R.B. 2593, PG. 1260

POINT OF COMMENCEMENT

INTERSECTION OF THE WEST LINE OF
 TRACT "C" ORANGEWOOD-VILLAGE 9
 UNIT 1 & SOUTHERLY LINE OF
 VALENCIA DRAINAGE CANAL C-12

$S48^{\circ}06'26''E$
 $51.27'$

$S47^{\circ}20'36''E$
 $46.99'$

$S48^{\circ}05'25''E$
 $53.82'$

$S47^{\circ}47'34''E$
 $54.68'$

$S52^{\circ}25'32''E$
 $51.81'$

$S53^{\circ}37'45''E$
 $100.33'$

$S09^{\circ}32'10''W$
 $50.24'$

$S07^{\circ}52'37''W$
 $49.41'$

$S17^{\circ}14'19''W$
 $39.82'$

$S20^{\circ}57'13''W$
 $39.77'$

$TB = N75^{\circ}02'35''W$

$CB = N79^{\circ}30'44''W$

NORTH R/W LINE

$L = 635.73'$ $CH = 635.09'$

CENTRAL FLORIDA PARKWAY
 (R/W VARIES PER O.R.B. 3546, PG. 148
 AND O.R.B. 6097, PG. 50)

LEGEND

Δ = DELTA
 R = RADIUS
 L = ARC LENGTH
 CB = CHORD BEARING
 O.R.B. = OFFICIAL RECORDS BOOK
 NO. = NUMBER
 PG.(S) = PAGE(S)
 P.B. = PLAT BOOK
 R/W = RIGHT OF WAY

FOR: **WOOD PARTNERS**

DATE: 08-23-2016

DRAWN BY: CAS

JOB NO. 29110-3 Sheet 2 of 2 Sheets

29110-3-SOD.DWG

JONES, WOOD & GENTRY, INC.

PROFESSIONAL SURVEYORS AND MAPPERS - LB1

2600 EAST ROBINSON STREET
 ORLANDO, FLORIDA, 32803
 407-898-7780

JOINDER AND CONSENT OF ASSOCIATION

Grande Lakes Stormwater Management Association, Inc., a Florida non-profit corporation (the "Association"), being granted certain easement rights by virtue of that certain Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for Grande Lakes Master Stormwater Management System as recorded in Official Records Book 7038, Page 2091, and that certain Grant of Drainage Easements and Bill of Sale as recorded in Official Records Book 7194, Page 2838, both in the Public Records of Orange County, Florida, hereby joins in and consents to the execution and filing of the foregoing Drainage Easement.

IN WITNESS WHEREOF, Grande Lakes Stormwater Management Association, Inc., caused these presents to be signed this 3 day of March, 2017.

Witnesses:

Angela R. Corbin

Print Name: Angela R. Corbin

Beatriz Castro

Print Name: Beatriz Castro

Grande Lakes Stormwater Management Association, Inc., a Florida non-profit corporation

By: Jim Burns

Print Name: Jim Burns

Title: Secretary

STATE OF FLORIDA
COUNTY OF Orange

I HEREBY CERTIFY that, on this 3 day of March, 2017, before me personally appeared Jim Burns the Secretary of Grande Lakes Stormwater Management Association, Inc., a Florida non-profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(Notary Seal) DonnaSue Farmer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF913840
Expires 2/24/2019

Donna Farmer
Print Name: DONNA Farmer

Notary Public - State of Florida
My Commission Expires: 2/24/2019

JOINDER AND CONSENT

The undersigned hereby certifies that it is the holder of the following mortgage, lien or other encumbrance upon the above described Drainage Easement:

Multifamily Mortgage, Assignment of Rents and Security Agreement executed by Panther Orlando/Venue, LLC, a Florida limited liability company, Mortgagor, in favor of Deutsche Bank Berkshire Mortgage, Inc., a Delaware corporation, Mortgagee, dated January 25, 2010, in the original principal amount of \$20,000,000.00, recorded January 26, 2010 in Official Records Book 9993, Page 66; as assigned by Assignment of Security Instrument recorded in Official Records Book 9993, Page 134 to Federal Home Loan Mortgage Corporation; and further assigned by Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement recorded in Official Records Book 10071, Page 7958, to U.S. Bank National Association, as Trustee for the Registered Holders of Banc of America Commercial Mortgage Inc., Multifamily Mortgage Pass-Through Certificates, Series 2010-K7; and further assigned to Walker & Dunlop, LLC by Assignment of Mortgage dated November 4, 2014, recorded November 5, 2014, in Official Records Book 10831, Page 20, as modified and restated by Consolidated, Amended and Restated Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, from BR Carroll ARIUM Grande Lakes Owner, LLC, to Walker & Dunlop, LLC, in the amount of \$29,444,000.00, dated November 4, 2014, recorded November 5, 2014, in Official Records Book 10831, Page 27, Financing Statement recorded in ORB 10831, Page 50, Assignment of Security Instrument (Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing) recorded in ORB 10831, Page 57; Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded as Document #20160458759; Assignment of Security Instrument (Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing) recorded as Document #20160458760 and Financing Statement recorded as Document #201604587612; all of the Public Records of Orange County Florida

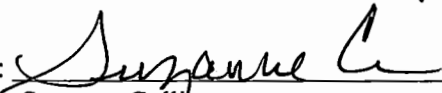
and that the undersigned hereby joins in and consents to the recording of the above Drainage Easement, and agrees that its mortgage, lien or other encumbrance, as they have been, and as they may be, modified, amended, and assigned from time to time, shall be subordinated to the Drainage Easement, as said easement may be modified, amended and assigned from time to time.

Project: Grande Lakes Drainage Easement

LENDER:

WALKER & DUNLOP GP, LLC, a
Delaware Limited Liability Company

As Attorney-in Fact for FANNIE MAE

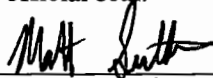
By: 
Suzanne Collins
Vice President & Chief Servicing Officer

STATE OF Maryland
COUNTY OF Montgomery

I HEREBY CERTIFY that, on this 29th day of March, 2017, before me personally appeared Suzanne Collins, Vice President & Chief Servicing Officer of WALKER & DUNLOP GP, LLC, a Delaware Limited Liability Company, as Attorney-in Fact for FANNIE MAE, a corporation organized under the laws of the United States of America, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(Notary Seal)


Print Name: Matthew Sutton

Notary Public - State of 12/2/17 Maryland
My Commission Expires: 12/2/17

