





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: June 16, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Theresa A. Avery, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Assistant Manager

DIVISION: Real Estate Management
Phone: (407) 836-7090

ACTION REQUESTED: APPROVAL OF CONSERVATION AND ACCESS EASEMENT FROM
MATTAMY ORLANDO LLC TO ORANGE COUNTY AND
AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Legado Development (aka Reams Road property)
CAI # 15-10-035

District 1

PURPOSE: To provide for conservation of wetlands and uplands as a requirement of
development.

ITEM: Conservation and Access Easement
Cost: Donation
Total size: 65.32 acres

APPROVALS: Real Estate Management Division
County Attorney's Office
Environmental Protection Division

REMARKS:

Conservation Area Impact Permit No. 15-10-035 issued by Orange County Environmental Protection Division requires this Conservation and Access Easement on a portion of the site being developed. This Conservation and Access Easement will protect and preserve the property forever in its existing natural condition and prevent any use that will impair or interfere with the environmental value of the property. Those wetland and upland areas included in the Conservation and Access Easement that are to be enhanced or restored pursuant to the Permit shall be retained and maintained in the enhanced or restored conditions required by the Permit.

Access to the various conservation easement areas is over the parent tracts of the site being developed from Reams Road.

Grantor to pay all recording fees.

**Instrument prepared by and
recorded original returned to:
Real Estate Management Division
Orange County, Florida
400 East South Street, 5th Floor
Orlando, Florida 32801**

Project: Legado Development (aka Reams Road property)
CAI #15-10-035

Parcel Id. No.
portions of: 34-23-27-0000-00-035, 35-23-27-0000-00-013,
35-23-27-0000-00-015, 02-24-27-0000-00-005

CONSERVATION AND ACCESS EASEMENT

This CONSERVATION AND ACCESS EASEMENT is made this 2nd day
of June, 2017 by Mattamy Orlando LLC, a Delaware limited liability company,
whose address is 4901 Vineland Rd, Suite 450 | Orlando FL 32811,
("GRANTOR"), in favor of ORANGE COUNTY, a charter county and political subdivision of
the State of Florida, whose address is Post Office Box 1393, Orlando, Florida 32802-1393
("GRANTEE").

WITNESSETH:

WHEREAS, GRANTOR solely owns in fee simple certain real property in Orange
County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by
this reference (the "PROPERTY"); and

WHEREAS, GRANTOR desires to construct Legado Development (aka Reams Road
property) at a site in Orange County, more particularly described in Exhibit "B" attached hereto
and incorporated by this reference, (the "PROJECT SITE"), which is subject to the regulatory
jurisdiction of Orange County; and

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WHEREAS, Conservation Area Impact Permit No. CAI 15-10-035 (the "PERMIT") authorizes certain activities that affect waters and wetlands of Orange County and the State of Florida; and

WHEREAS, the PERMIT requires that GRANTOR preserve, enhance, restore or mitigate wetlands or uplands under the jurisdiction of Orange County; and

WHEREAS, GRANTOR desires to preserve the PROPERTY in its natural condition, as that may be altered in accordance with the PERMIT, in perpetuity.

NOW, THEREFORE, in consideration of TEN DOLLARS in hand paid by GRANTEE to GRANTOR, and of the above and the mutual covenants, terms, conditions and restrictions contained herein, the receipt and sufficiency of which is hereby acknowledged, and consistent with the provisions of Section 704.06, Florida Statutes (2016), GRANTOR hereby voluntarily grants and conveys to GRANTEE a conservation easement in perpetuity over the PROPERTY of the nature and character and to the extent hereinafter set forth (the "CONSERVATION EASEMENT"). In exchange for good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties, GRANTOR hereby voluntarily grants and conveys to GRANTEE an access easement in perpetuity over the PROJECT SITE to the extent hereinafter set forth (the "ACCESS EASEMENT"). GRANTOR fully warrants title to the PROPERTY and to the PROJECT SITE, and will warrant and defend the same against the lawful claims of all persons whomsoever. Collectively, the CONSERVATION EASEMENT and the ACCESS EASEMENT are referred to as the "CONSERVATION AND ACCESS EASEMENT."

1. Purpose. The purpose of this CONSERVATION EASEMENT is to assure that the PROPERTY will be retained forever in its natural condition, as that may be altered in accordance with the PERMIT, and to prevent any use of the PROPERTY that might impair or

interfere with the environmental value of the PROPERTY. Those wetland and upland areas included in the CONSERVATION EASEMENT that are to be enhanced and restored pursuant to the PERMIT shall be retained and maintained in the enhanced and restored conditions required by the PERMIT.

2. Prohibited Uses. Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are specifically authorized or required by the PERMIT, any activity on or use of the PROPERTY inconsistent with this CONSERVATION EASEMENT's purpose is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited in, under, or on the PROPERTY:

- (a) Constructing or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials.
- (c) Removing or destroying trees, shrubs, or other vegetation.
- (d) Excavating, dredging or removing loam, peat, gravel, soil, rock, or other material substances in such a manner as to affect the surface.
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (f) Activities detrimental to drainage, flood controls, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (g) Acts or uses detrimental to such retention of land or water areas.

Project: Legado Development (aka Reams Road property)
CAI #15-10-035

- (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. **Reserved Rights.** GRANTOR reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the PROPERTY, including the right to engage in or permit or invite others to engage in all uses of the PROPERTY, which are not expressly prohibited herein and are not inconsistent with the PERMIT or the purpose of this CONSERVATION EASEMENT. Specifically, Grantor reserves unto itself, and its successors and assigns, subject to all terms and conditions of the PERMIT, the right to construct and maintain one boardwalk, having a total area of less than 500 square feet, including the area of any terminal platform, on a park tract known as Park Tract P-5, in the surrounding conservation lands. Grantor, and its successors and assigns, shall avoid and minimize to the fullest extent practicable impacts to the PROPERTY. This CONSERVATION EASEMENT shall not constitute permit authorization for the construction, installation, placement, maintenance and/or repair of any boardwalk. This reservation does not release the Grantor, and its successors and assigns, from the duty of obtaining all necessary Orange County, State of Florida and/or federal permits, and/or any sovereign land approvals for the construction, installation, placement, maintenance and/or repair of any boardwalk.

4. **Public Access.** No right or access by the general public to any portion of the PROPERTY or the PROJECT SITE is conveyed by this CONSERVATION AND ACCESS EASEMENT.

5. **Rights of GRANTEE.** To accomplish the purposes stated herein, GRANTOR conveys the following rights and easements to GRANTEE:

Project: Legado Development (aka Reams Road property)
CAI #15-10-035

(a) ACCESS EASEMENT. To enter on, over and through the PROJECT SITE for the purpose of vehicular and pedestrian ingress and egress over and across the PROJECT SITE as is necessary for GRANTEE to access the PROPERTY in a reasonable manner and at reasonable times for the purposes granted or conveyed by the CONSERVATION EASEMENT.

(b) CONSERVATION EASEMENT. To enter upon and inspect the PROPERTY in a reasonable manner and at reasonable times to determine if activities and uses thereon are in compliance with this CONSERVATION EASEMENT, and/or to perform, or require to be performed, any restoration, creation, enhancement, maintenance and monitoring activities, or surface water improvements which are specifically authorized or required by the PERMIT.

(c) CONSERVATION AND ACCESS EASEMENT. To proceed at law or in equity to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT and/or to prevent the occurrence of any of the prohibited activities set forth herein, and/or to require the restoration of areas or features of the PROPERTY that may be damaged by any activity inconsistent with this CONSERVATION AND ACCESS EASEMENT.

6. **GRANTEE's Discretion.** GRANTEE may enforce the terms of this CONSERVATION AND ACCESS EASEMENT at its discretion, but if GRANTOR breaches any term of this CONSERVATION AND ACCESS EASEMENT and GRANTEE does not exercise its rights under this CONSERVATION AND ACCESS EASEMENT, GRANTEE's forbearance shall not be construed to be a waiver by GRANTEE of such term, or of any subsequent breach of the same, or any other term of this CONSERVATION AND ACCESS EASEMENT, or of any of the GRANTEE's rights under this CONSERVATION AND ACCESS EASEMENT. No delay or omission by GRANTEE in the exercise of any right or remedy upon any breach by GRANTOR shall impair such right or remedy or be construed as a waiver.

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GRANTEE shall not be obligated to GRANTOR, or to any other person or entity, to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT.

7. **GRANTEE's Liability.** GRANTOR will assume all liability for any injury or damage to the person or property of third parties that may occur on the PROPERTY and PROJECT SITE. Neither GRANTOR, nor any person or entity claiming by or through GRANTOR, shall hold GRANTEE liable for any damage or injury to person or personal property that may occur on the PROPERTY or PROJECT SITE.

8. **Acts Beyond GRANTOR's Control.** Nothing contained in this CONSERVATION AND ACCESS EASEMENT shall be construed to entitle GRANTEE to bring any action against GRANTOR for any injury to or change in the PROPERTY resulting from natural causes beyond GRANTOR's control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by GRANTOR under emergency conditions to prevent, abate or mitigate significant injury to the PROPERTY resulting from such causes.

9. **Recordation.** GRANTOR shall record this CONSERVATION AND ACCESS EASEMENT in timely fashion in the Public Records of Orange County, Florida, and shall rerecord it at any time GRANTEE may require to preserve its rights. GRANTOR shall pay all recording costs and taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records. GRANTOR will hold GRANTEE harmless from any recording costs or taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records.

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10. **Successors.** The covenants, terms, conditions and restrictions of this CONSERVATION AND ACCESS EASEMENT shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the PROPERTY and PROJECT SITE.

[THE REMAINDER OF THIS PAGE WAS LEFT INTENTIONALLY BLANK.]

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

Signed, sealed, and delivered
in the presence of:

Bennett S. Ruedas
Witness

BENNETT S. RUEDAS
Printed Name

Janira Curbelo
Witness

Janira Curbelo
Printed Name

Mattamy Orlando LLC,
a Delaware limited liability company
BY: Andrew Abel

Andrew Abel
Printed Name

Asst VP
Title

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY, that on this 2nd day of June A.D., 2017,
before me personally appeared Andrew Abel, as
Asst VP of Mattamy Orlando LLC, a limited
liability company under the laws of the state of Delaware, to me known to be, or who has
produced _____ as identification, and did (did not) take an oath, the individual
and officer described in and who executed the foregoing conveyance and acknowledged the
execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and
that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act
and deed of said corporation.

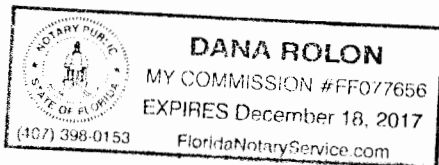
Witness my hand and official seal this 2nd day of June, 2017.

(Notary Seal)

Dana Rolon
Notary Signature
Dana Rolon
Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires: 12.18.17



LEGAL DESCRIPTION EXHIBIT "A"

SHEET 1 OF 4 DESCRIPTION

SEE SHEET 2-4 OF 4 FOR SKETCH

A TRACT OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9870, PAGE 9296, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, OF ORANGE COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, OF SAID COUNTY; THENCE N89°48'36"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, ALSO BEING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, AND ALSO BEING THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9870, PAGE 9296, OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 832.48 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED LANDS; THENCE DEPARTING SAID NORTH AND SOUTH LINES RUN N36°38'07"E ALONG THE EASTERLY LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 63.55 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY LINE RUN N14°48'41"E A DISTANCE OF 14.39 FEET; THENCE N29°54'57"E A DISTANCE OF 6.16 FEET TO THE POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N23°16'36"E, AND A CHORD DISTANCE OF 11.56 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'41" FOR AN ARC DISTANCE OF 11.59 FEET TO THE POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 145.00 FEET, WITH A CHORD BEARING OF N03°21'21"W, AND A CHORD DISTANCE OF 99.15 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°59'13" FOR AN ARC DISTANCE OF 101.20 FEET TO A NON-TANGENT POINT; THENCE DEPARTING SAID ARC RUN N41°57'45"E A DISTANCE OF 29.86 FEET; THENCE N29°17'31"W A DISTANCE OF 21.00 FEET; THENCE S79°27'13"W A DISTANCE OF 31.47 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 145.00 FEET, WITH A CHORD BEARING OF N72°19'57"W, AND A CHORD DISTANCE OF 157.23 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°39'55" FOR AN ARC DISTANCE OF 166.18 FEET TO THE POINT OF TANGENCY; THENCE S74°50'05"W A DISTANCE OF 7.74 FEET; THENCE N54°41'27"W A DISTANCE OF 4.24 FEET; THENCE N35°18'33"E A DISTANCE OF 1.86 FEET; THENCE N04°17'22"W A DISTANCE OF 24.74 FEET; THENCE N35°18'42"E A DISTANCE OF 109.26 FEET; THENCE N54°41'27"W A DISTANCE OF 135.01 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 980.00 FEET, WITH A CHORD BEARING OF N37°07'01"E, AND A CHORD DISTANCE OF 61.83 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°36'56" FOR AN ARC DISTANCE OF 61.84 FEET TO THE POINT OF TANGENCY; THENCE N38°55'29"E A DISTANCE OF 130.82 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1070.00 FEET, WITH A CHORD BEARING OF N37°45'45"E, AND A CHORD DISTANCE OF 43.41 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'28" FOR AN ARC DISTANCE OF 43.41 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF S81°32'26"E, AND A CHORD DISTANCE OF 15.23 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°07'43" FOR AN ARC DISTANCE OF 15.35 FEET TO THE POINT OF TANGENCY; THENCE N85°53'42"E A DISTANCE OF 36.72 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET, WITH A CHORD BEARING OF S69°34'26"E, AND A CHORD DISTANCE OF 33.41 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°25'00" FOR AN ARC DISTANCE OF 33.67 FEET TO A NON-TANGENT POINT; THENCE DEPARTING SAID ARC RUN S45°23'50"W A DISTANCE OF 11.16 FEET; THENCE S44°36'10"E A DISTANCE OF 20.00 FEET; THENCE N45°23'50"E A DISTANCE OF 33.46 FEET TO A NON-TANGENT POINT ON A CURVE HAVING A RADIUS OF 79.00 FEET, WITH A CHORD BEARING OF N55°50'09"E, AND A CHORD DISTANCE OF 55.40 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°03'12" FOR AN ARC DISTANCE OF 56.60 FEET TO THE POINT OF TANGENCY; THENCE N35°18'33"E A DISTANCE OF 33.96 FEET; THENCE N80°11'44"E A DISTANCE OF 30.55 FEET; THENCE N85°19'57"E A DISTANCE OF 67.57 FEET; THENCE S89°11'04"E A DISTANCE OF 73.58 FEET; THENCE S67°33'54"E A DISTANCE OF 19.93 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 70.00 FEET, WITH A CHORD BEARING OF S77°35'58"E, AND A CHORD DISTANCE OF 24.39 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°04'08" FOR AN ARC DISTANCE OF 24.52 FEET TO THE POINT OF TANGENCY; THENCE S87°38'02"E A DISTANCE OF 128.65 FEET TO THE POINT OF CURVATURE ON A CURVE HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF N64°30'03"E, AND A CHORD DISTANCE OF 46.74 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°43'51" FOR AN ARC DISTANCE OF 48.63 FEET TO A NON-TANGENT POINT LYING ON THE AFORESAID EASTERLY LINE OF DESCRIBED LANDS; THENCE S36°38'07"W A DISTANCE OF 811.44 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 206,010.30 SQUARE FEET (4.73 ACRES), MORE OR LESS.



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

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

SURVEYOR'S NOTES:

I: \data\20140312\sketches\20140312-sod-ce1 SOD-CE1 (1)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35-23-27 ORANGE COUNTY, FLORIDA, BEING N89°48'36"E.

JOB NO. 20140312
DATE: 1-16-17
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: DH
DRAWN BY: DH
CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

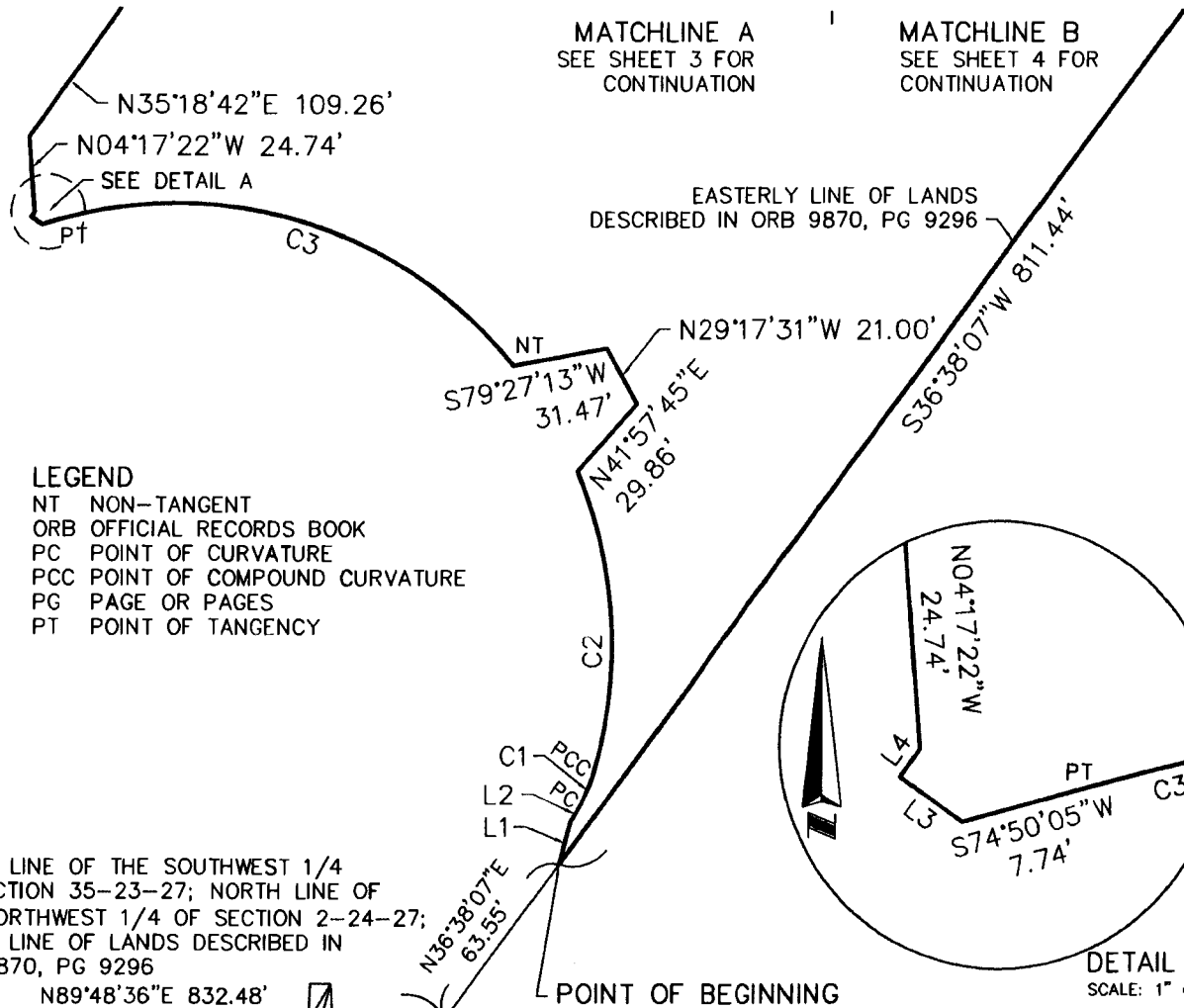
SHEET 2 OF 4 SKETCH

SEE SHEET 1 OF 4 FOR DESCRIPTION

SEE SHEET 3-4 OF 4 FOR SKETCH CONTINUATION

MATCHLINE A
SEE SHEET 3 FOR
CONTINUATION

MATCHLINE B
SEE SHEET 4 FOR
CONTINUATION



LEGEND

NT NON-TANGENT
ORB OFFICIAL RECORDS BOOK
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PG PAGE OR PAGES
PT POINT OF TANGENCY

SOUTH LINE OF THE SOUTHWEST 1/4
OF SECTION 35-23-27; NORTH LINE OF
THE NORTHWEST 1/4 OF SECTION 2-24-27;
SOUTH LINE OF LANDS DESCRIBED IN
ORB 9870, PG 9296

N89°48'36\"E 832.48'

POINT OF COMMENCEMENT
SOUTHWEST CORNER SECTION 35-23-27;
NORTHWEST CORNER SECTION 2-24-27

SOUTHEAST CORNER OF LANDS
DESCRIBED IN ORB 9870, PG 9296

DETAIL A
SCALE: 1" = 10'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	50.00'	13°16'41"	11.59'	11.56'	N23°16'36\"E
C2	145.00'	39°59'13"	101.20'	99.15'	N03°21'21\"W
C3	145.00'	65°39'55"	166.18'	157.23'	N72°19'57\"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N14°48'41\"E	14.39'
L2	N29°54'57\"E	6.16'
L3	N54°41'27\"W	4.24'
L4	N35°18'33\"E	1.86'



**ALLEN
& COMPANY**

Professional Surveyors & Mappers

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

SURVEYOR'S NOTES:

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JOB NO. 20140312

CALCULATED BY: DH

DATE: 1-16-17

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

FIELD BY: N/A

SKETCH OF DESCRIPTION

SHEET 3 OF 4 SKETCH

SEE SHEET 1 OF 4 FOR DESCRIPTION

SEE SHEET 2 AND 4 OF 4 FOR SKETCH CONTINUATION

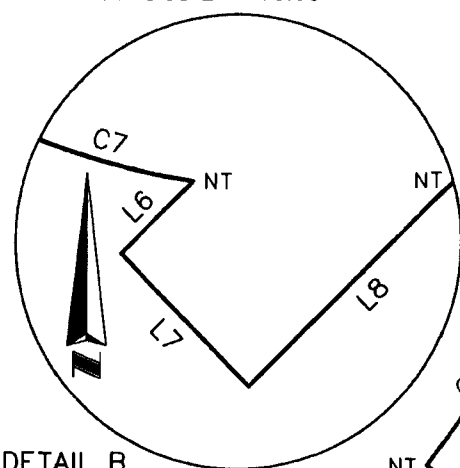
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C4	980.00'	03°36'56"	61.84'	61.83'	N37°07'01"E
C5	1070.00'	02°19'28"	43.41'	43.41'	N37°45'45"E
C6	35.00'	25°07'43"	15.35'	15.23'	S81°32'26"E
C7	79.00'	24°25'00"	33.67'	33.41'	S69°34'26"E
C8	79.00'	41°03'12"	56.60'	55.40'	N55°50'09"E

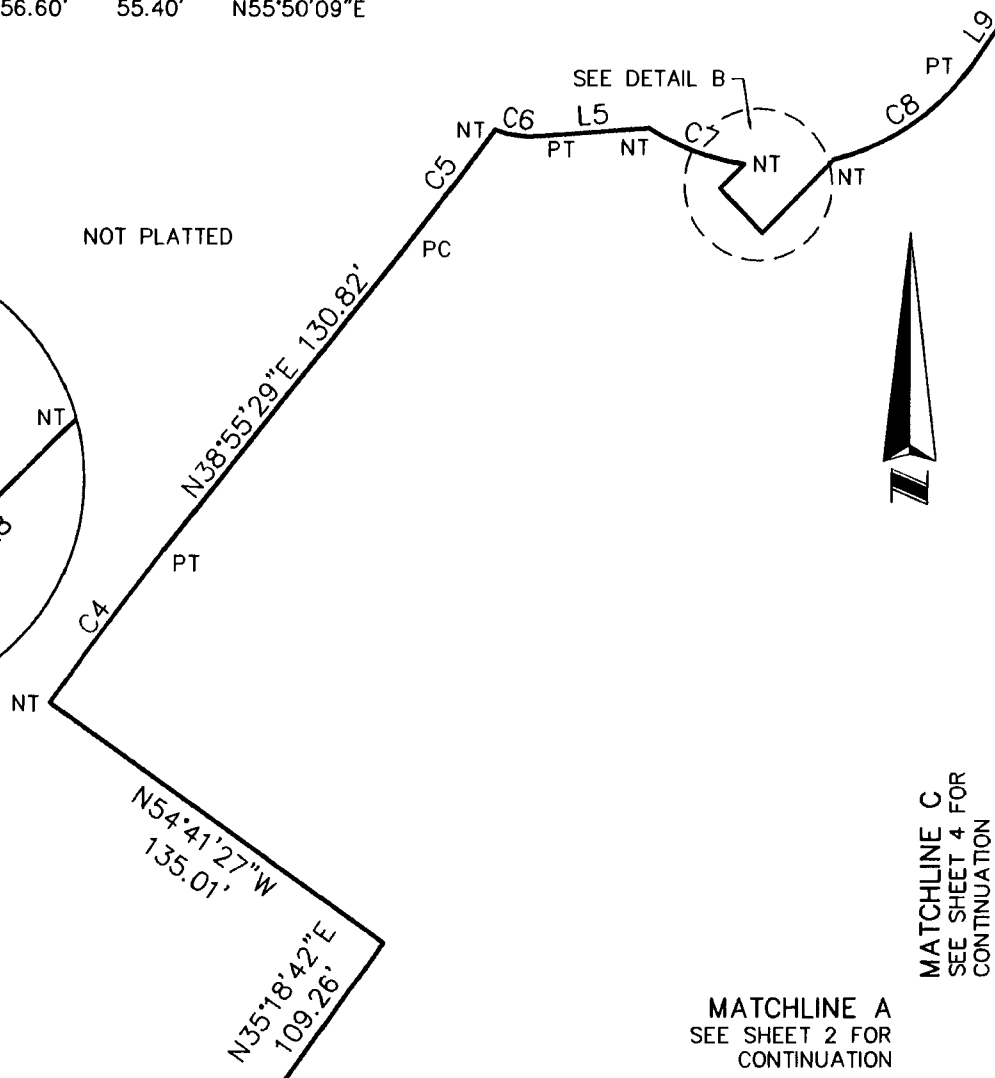
LINE TABLE

LINE	BEARING	DISTANCE
L5	N85°53'42"E	36.72'
L6	S45°23'50"W	11.16'
L7	S44°36'10"E	20.00'
L8	N45°23'50"E	33.46'
L9	N35°18'33"E	33.96'

NOT PLATTED



DETAIL B
SCALE: 1" = 20'



MATCHLINE C
SEE SHEET 4 FOR
CONTINUATION

MATCHLINE A
SEE SHEET 2 FOR
CONTINUATION



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Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce1 SOD-CE1 (3)

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JOB NO. 20140312

CALCULATED BY: DH

DATE: 1-16-17

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

FIELD BY: N/A

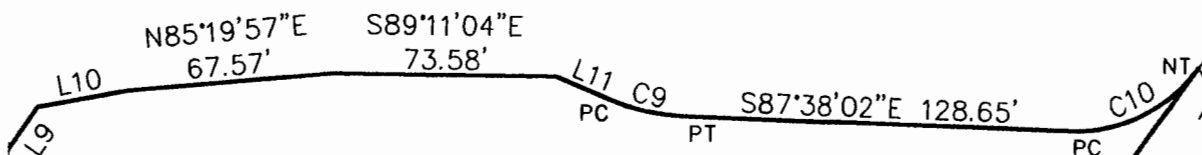
SKETCH OF DESCRIPTION

SHEET 4 OF 4 SKETCH

SEE SHEET 1 OF 4 FOR DESCRIPTION

SEE SHEET 2-3 OF 4 FOR SKETCH CONTINUATION

NOT PLATTED



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C9	70.00'	20°04'08"	24.52'	24.39'	S77°35'58"E
C10	50.00'	55°43'51"	48.63'	46.74'	N64°30'03"E

LINE TABLE

LINE BEARING	DISTANCE
L9 N35°18'33"E	33.96'
L10 N80°11'44"E	30.55'
L11 S67°33'54"E	19.93'



NOT PLATTED

MATCHLINE C
SEE SHEET 3 FOR
CONTINUATION

MATCHLINE B
SEE SHEET 2 FOR
CONTINUATION

S36°38'07"W 811.44'



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&
COMPANY**

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SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce1 SOD-CE1 (4)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35-23-27 ORANGE COUNTY, FLORIDA, BEING N89°48'36"E.

JOB NO. 20140312

DATE: 1-16-17

SCALE: 1" = 60'

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

LEGAL DESCRIPTION

SHEET 1 OF 10 DESCRIPTION

SEE SHEET 2 OF 10 FOR DESCRIPTION CONTINUATION

SEE SHEET 3-10 OF 10 FOR SKETCH

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 27 EAST, OF ORANGE COUNTY, THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, OF SAID COUNTY, AND ALSO THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, OF SAID COUNTY, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10343, PAGE 2625, BOOK 7601, PAGE 1703, BOOK 9870, PAGE 9296, AND BOOK 1345, PAGE 202, ALL RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER SECTION 34, TOWNSHIP 23 SOUTH, RANGE 27 EAST, OF ORANGE COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1348, PAGE 202 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1950, PAGE 862, OF SAID PUBLIC RECORDS, THE FOLLOWING TEN (10) COURSES: RUN N00°08'33"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 50.38 FEET; THENCE DEPARTING SAID EAST LINE, RUN S61°09'34"E A DISTANCE OF 38.76 FEET; THENCE N28°50'26"E A DISTANCE OF 10.00 FEET; THENCE N61°09'34"W A DISTANCE OF 44.24 FEET TO AFORESAID EAST LINE; THENCE N00°08'33"E ALONG SAID EAST LINE, A DISTANCE OF 22.80 FEET; THENCE DEPARTING SAID EAST LINE, RUN N61°09'34"W A DISTANCE OF 22.80 FEET; THENCE N00°08'47"E A DISTANCE OF 44.24 FEET; THENCE N89°51'13"W A DISTANCE OF 10.00 FEET; THENCE S00°08'47"W A DISTANCE OF 38.76 FEET; THENCE N61°09'34"W A DISTANCE OF 747.32 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOKS 10343, PAGE 2625 OF AFORESAID PUBLIC RECORDS; THENCE N36°12'06"E ALONG SAID WESTERLY LINE OF DESCRIBED LANDS, A DISTANCE OF 1042.58 FEET; THENCE DEPARTING SAID WESTERLY LINE OF DESCRIBED LANDS, RUN S54°41'27"E A DISTANCE OF 236.63 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 77.00 FEET, WITH A CHORD BEARING OF S78°26'46"E, AND A CHORD DISTANCE OF 62.04 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'39" FOR AN ARC DISTANCE OF 63.85 FEET TO A NON-TANGENT POINT; THENCE S54°41'27"E A DISTANCE OF 113.22 FEET; THENCE N67°20'18"E A DISTANCE OF 47.40 FEET; THENCE S54°41'19"E A DISTANCE OF 218.88 FEET; THENCE S07°47'37"E A DISTANCE OF 55.02 FEET; THENCE S54°41'27"E A DISTANCE OF 113.22 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 77.00 FEET, WITH A CHORD BEARING OF S30°56'08"E, AND A CHORD DISTANCE OF 62.04 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'38" FOR AN ARC DISTANCE OF 63.85 FEET TO THE POINT OF TANGENCY; THENCE S54°41'27"E A DISTANCE OF 135.14 FEET; THENCE S35°18'33"W A DISTANCE OF 15.78 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 980.00 FEET, WITH A CHORD BEARING OF S37°07'01"W, AND A CHORD DISTANCE OF 61.83 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°36'56" FOR AN ARC DISTANCE OF 61.84 FEET TO THE POINT OF TANGENCY; THENCE S38°55'29"W A DISTANCE OF 130.82 FEET TO THE POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1070.00 FEET, WITH A CHORD BEARING OF S37°07'01"W, AND A CHORD DISTANCE OF 67.51 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°36'56" FOR AN ARC DISTANCE OF 67.52 FEET TO A NON-TANGENT POINT;

(CONTINUED ON SHEET 2)



16 East Plant Street
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SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce2 SOD-CE2 (1)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35-23-27 ORANGE COUNTY, FLORIDA, BEING N89°48'36"E.

JOB NO. 20140312

DATE: 1-17-17

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES E. LUCKMAN P.S.M. # 5633

LEGAL DESCRIPTION

SHEET 2 OF 10 DESCRIPTION

SEE SHEET 1 OF 10 FOR DESCRIPTION CONTINUATION

SEE SHEET 3-10 OF 10 FOR SKETCH

(CONTINUED FROM SHEET 1)

THENCE N54°41'27"W A DISTANCE OF 115.00 FEET; THENCE S35°18'33"W A DISTANCE OF 246.55 FEET; THENCE S13°39'53"W A DISTANCE OF 80.68 FEET; THENCE S03°15'43"W A DISTANCE OF 80.01 FEET; THENCE S09°46'32"E A DISTANCE OF 75.88 FEET; THENCE S21°44'46"E A DISTANCE OF 83.97 FEET; THENCE S39°36'27"E A DISTANCE OF 89.48 FEET; THENCE S57°23'30"E A DISTANCE OF 89.34 FEET; THENCE S75°14'19"E A DISTANCE OF 89.42 FEET; THENCE N88°30'58"E A DISTANCE OF 116.53 FEET; THENCE N01°29'52"W A DISTANCE OF 4.09 FEET; THENCE S89°22'55"E A DISTANCE OF 10.79 FEET; THENCE S88°06'00"E A DISTANCE OF 43.03 FEET; THENCE N61°46'03"E A DISTANCE OF 50.90 FEET; THENCE N72°23'45"E A DISTANCE OF 44.97 FEET; THENCE N01°29'44"W A DISTANCE OF 34.26 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9870, PAGE 9296 OF AFORESAID PUBLIC RECORDS, LYING ON THE SOUTH LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 35, ALSO BEING THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1348, PAGE 202 OF AFORESAID PUBLIC RECORDS; THENCE N89°48'36"E ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35 ALSO BEING THE SAID NORTH LINE OF DESCRIBED LANDS, A DISTANCE OF 1484.42 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35 AND SAID NORTH LINE OF DESCRIBED LANDS, RUN S58°36'27"W A DISTANCE OF 171.06 FEET; THENCE S00°11'24"E A DISTANCE OF 268.34 FEET; THENCE N89°48'36"E A DISTANCE OF 99.56 FEET; THENCE S25°44'33"E A DISTANCE OF 24.19 FEET; THENCE S00°11'24"E A DISTANCE OF 46.33 FEET TO THE POINT OF CURVATURE ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 97.00 FEET, WITH A CHORD BEARING OF S11°47'41"E, AND A CHORD DISTANCE OF 39.02 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°12'34" FOR AN ARC DISTANCE OF 39.29 FEET TO A NON-TANGENT POINT; THENCE S51°39'54"W A DISTANCE OF 5.85 FEET; THENCE S89°48'36"W A DISTANCE OF 13.17 FEET; THENCE S00°09'11"E A DISTANCE OF 128.06 FEET; THENCE S68°00'31"W A DISTANCE OF 13.46 FEET; THENCE S00°11'24"E A DISTANCE OF 21.00 FEET; THENCE S68°23'19"E A DISTANCE OF 13.46 FEET; THENCE S00°11'24"E A DISTANCE OF 38.14 FEET TO THE SOUTH LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1348, PAGE 202, ALSO BEING THE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 2; THENCE S89°47'33"W ALONG SAID SOUTH LINE OF DESCRIBED LANDS, AND SAID SOUTH LINE OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 2273.20 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1348, PAGE 202, LYING ON THE WEST LINE OF AFORESAID NORTHWEST 1/4 OF SECTION 2; THENCE N00°02'08"E ALONG THE WEST LINE OF SAID DESCRIBED LANDS AND SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 664.86 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 2,434,539 SQUARE FEET (55.89 ACRES), MORE OR LESS.



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SURVEYOR'S NOTES:

I: \data\20140312\sketches\20140312-sod-ce2 SOD-CE2 (2)

THIS IS NOT A SURVEY.

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SURVEYOR AND MAPPER.

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JOB NO. 20140312

CALCULATED BY: DH

DATE: 1-17-17

DRAWN BY: DH

SCALE: N/A

CHECKED BY: MR

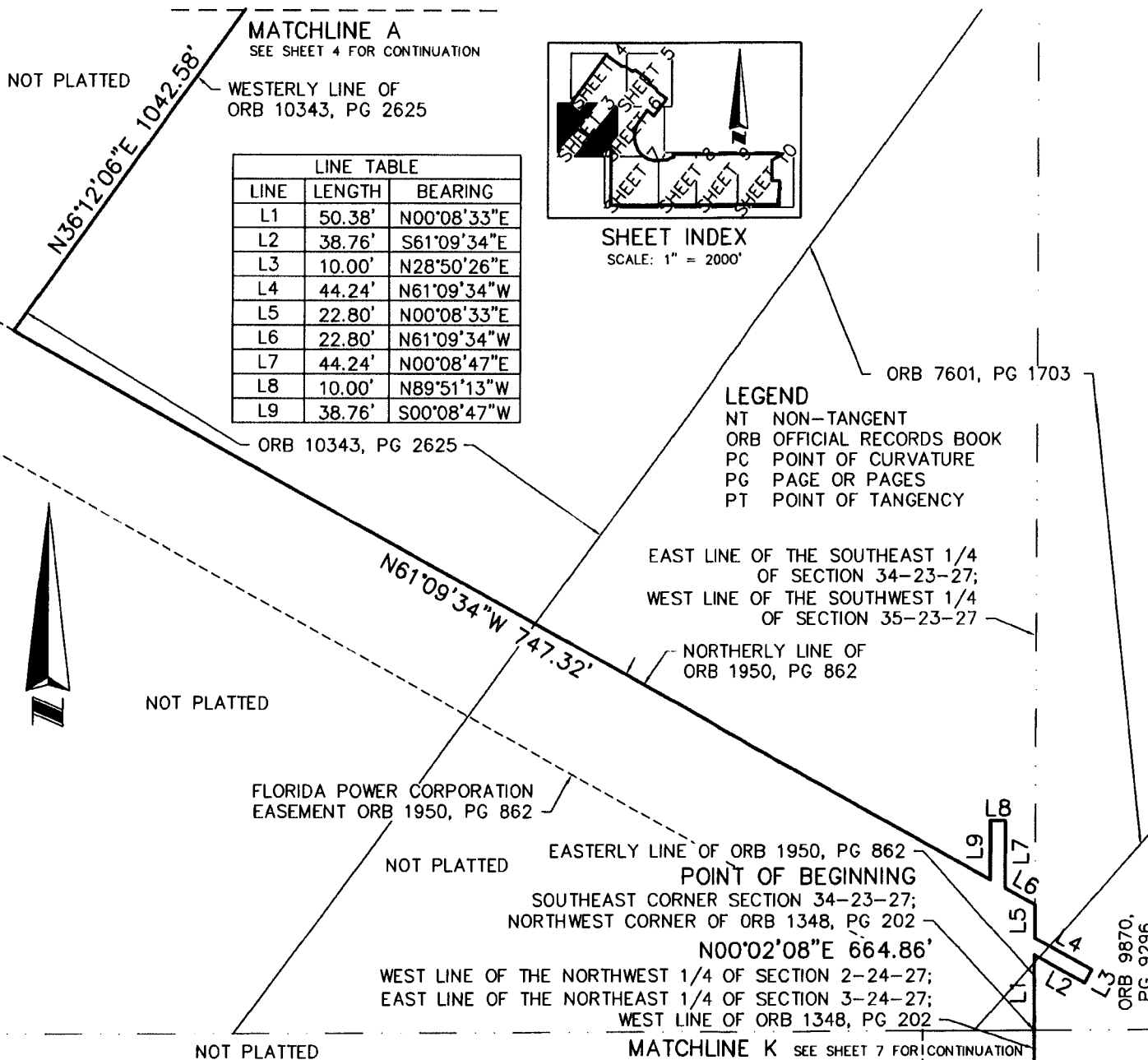
FIELD BY: N/A

SKETCH OF DESCRIPTION

SHEET 3 OF 10 SKETCH

SEE SHEET 1-2 OF 10 FOR DESCRIPTION

SEE SHEET 4-10 OF 10 FOR SKETCH CONTINUATION



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SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce2 SOD-CE2 (3)

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JOB NO. 20140312

DATE: 1-17-17

SCALE: 1" = 60'

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

SKETCH OF DESCRIPTION

SHEET 4 OF 10 SKETCH

SEE SHEET 1-2 OF 10 FOR DESCRIPTION

SEE SHEET 3, AND 5-10 OF 10 FOR SKETCH CONTINUATION

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	77.00'	47°30'39"	63.85'	62.04'	S78°26'46"E

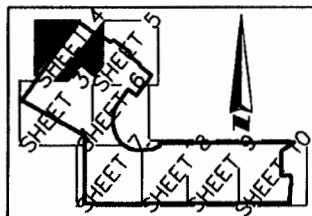


NOT PLATTED

N36°12'06"E 1042.58'

WESTERLY LINE OF
ORB 10343, PG 2625

EAST LINE OF THE SOUTHEAST 1/4
OF SECTION 34-23-27;
WEST LINE OF THE SOUTHWEST 1/4
OF SECTION 35-23-27



SHEET INDEX
SCALE: 1" = 2000'

MATCHLINE A

SEE SHEET 3 FOR CONTINUATION

ORB 10343, PG 2625

ORB 7601, PG 1703

S54°41'27"E 236.63'

NOT PLATTED

PC C1

S54°41'27"E 113.22'

MATCHLINE B
SEE SHEET 5 FOR CONTINUATION



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SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce2 SOD-CE2 (4)

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JOB NO. 20140312

CALCULATED BY: DH

DATE: 1-17-17

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

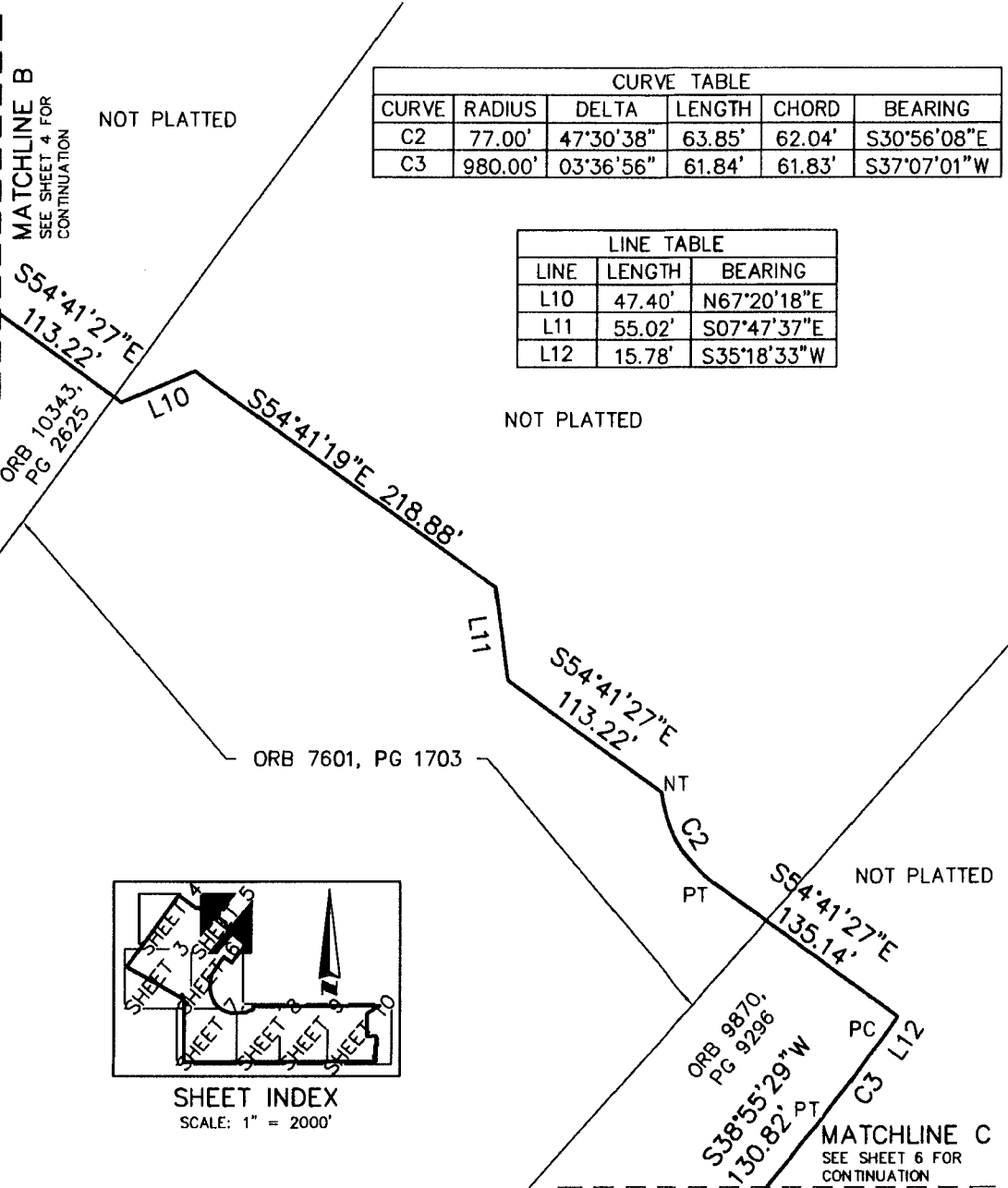
FIELD BY: N/A

SKETCH OF DESCRIPTION

SHEET 5 OF 10 SKETCH

SEE SHEET 1-2 OF 10 FOR DESCRIPTION

SEE SHEET 3-4 AND 6-10 OF 10 FOR SKETCH CONTINUATION



SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce2 SOD-CE2 (5)

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JOB NO. 20140312
DATE: 1-17-17
SCALE: 1" = 60'
FIELD BY: N/A

CALCULATED BY: DH
DRAWN BY: DH
CHECKED BY: MR



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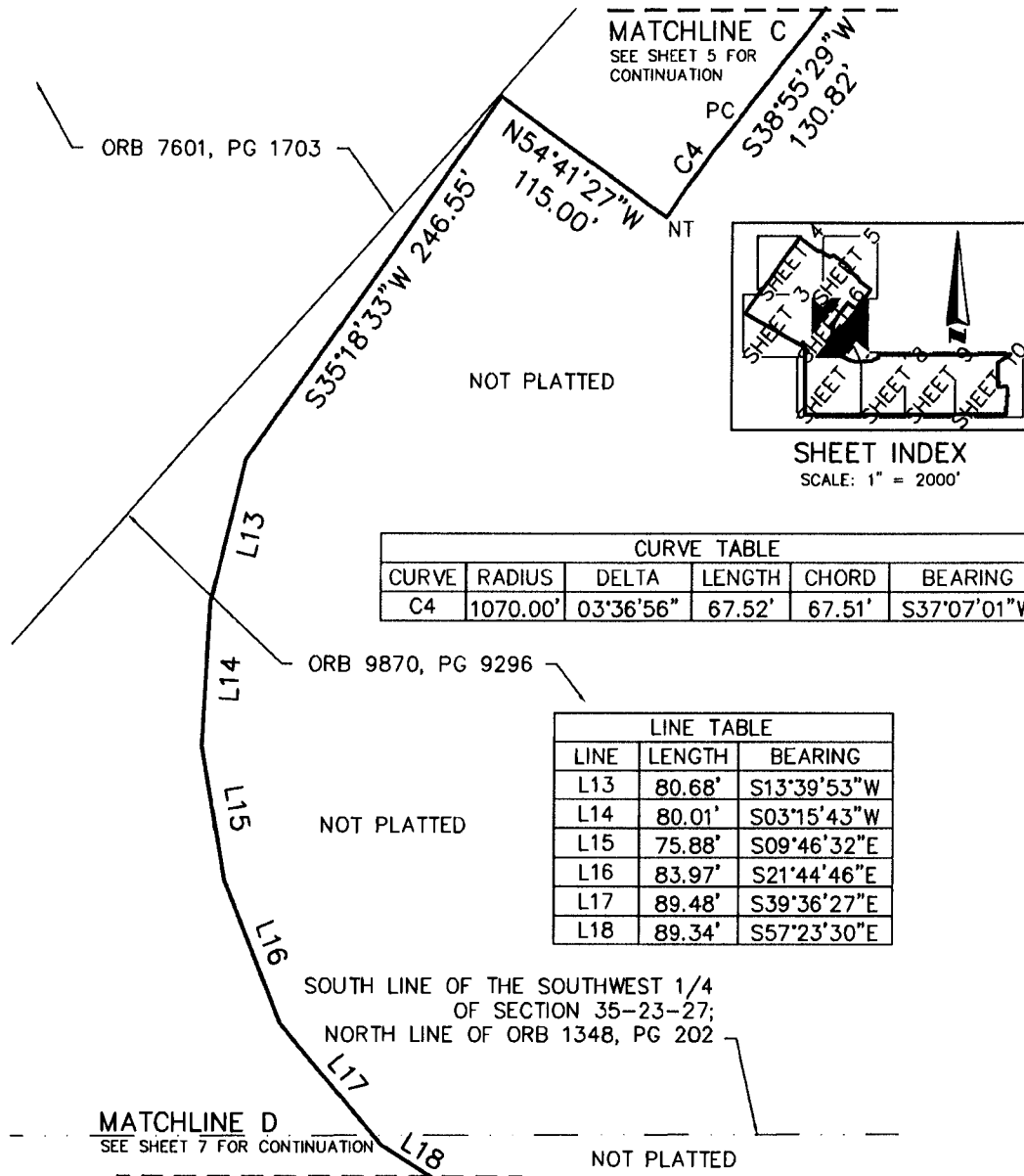
16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SKETCH OF DESCRIPTION

SHEET 6 OF 10 SKETCH

SEE SHEET 1-2 OF 10 FOR DESCRIPTION

SEE SHEET 3-5 AND 7-10 OF 10 FOR SKETCH CONTINUATION



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SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce2 SOD-CE2 (6)

THIS IS NOT A SURVEY.

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JOB NO. 20140312

CALCULATED BY: DH

DATE: 1-17-17

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

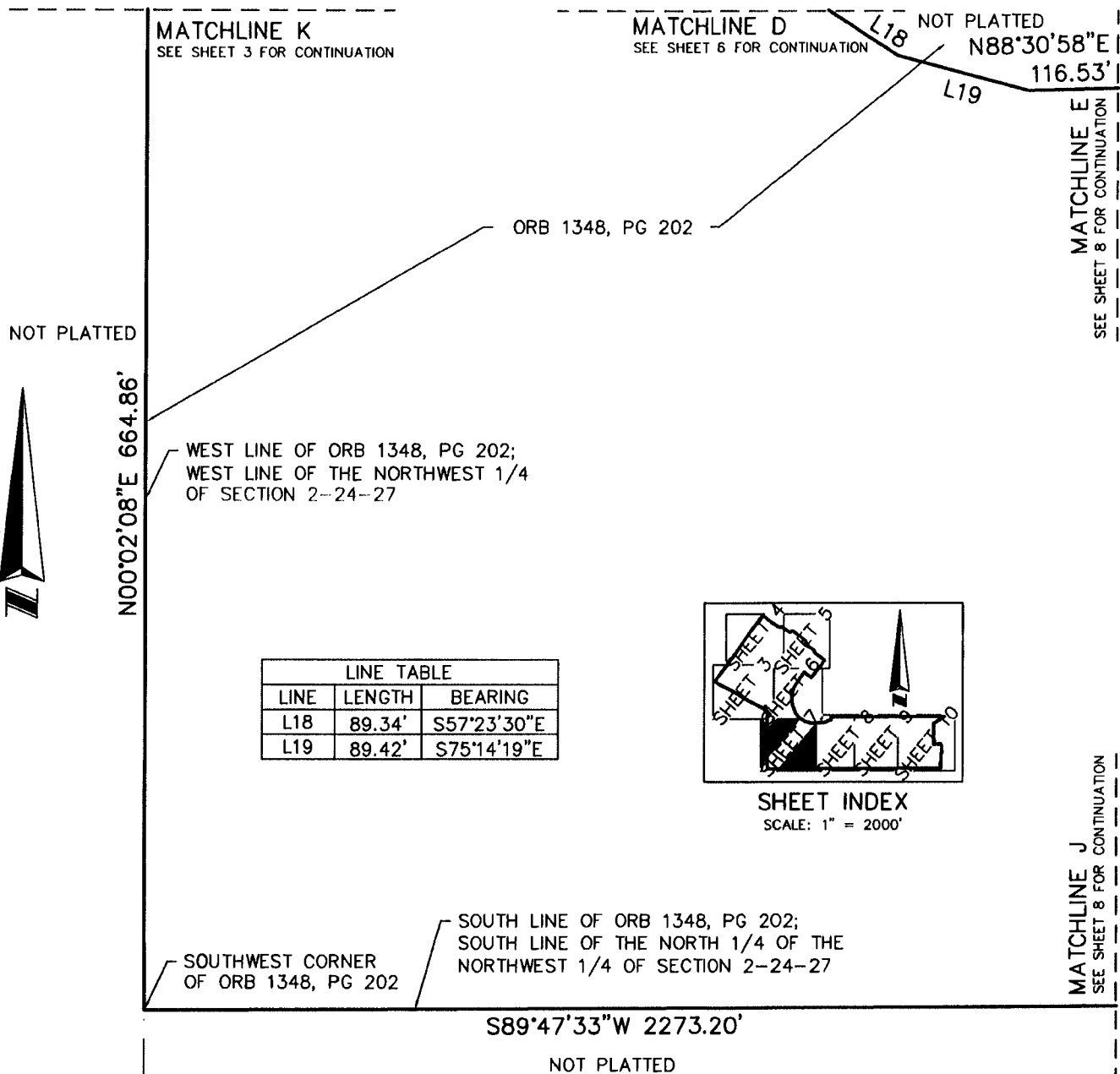
FIELD BY: N/A

SKETCH OF DESCRIPTION

SHEET 7 OF 10 SKETCH

SEE SHEET 1-2 OF 10 FOR DESCRIPTION

SEE SHEET 3-6 AND 8-10 OF 10 FOR SKETCH CONTINUATION



16 East Plant Street
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SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce2 SOD-CE2 (7)

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JOB NO. 20140312

DATE: 1-17-17

SCALE: 1" = 60'

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

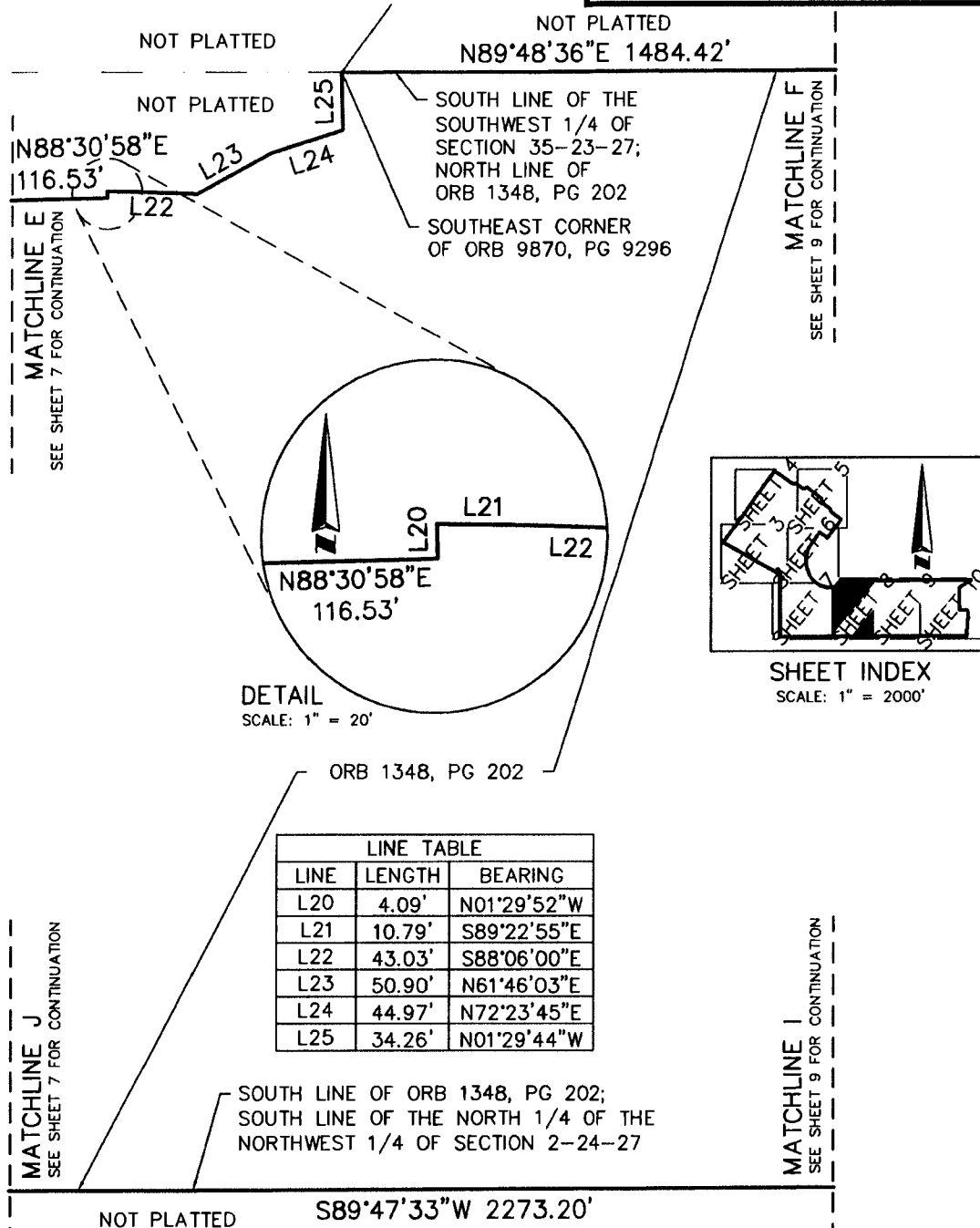
CHECKED BY: MR

SKETCH OF DESCRIPTION

SHEET 8 OF 10 SKETCH

SEE SHEET 1-2 OF 10 FOR DESCRIPTION

SEE SHEET 3-7 AND 9-10 OF 10 FOR SKETCH CONTINUATION



16 East Plant Street
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SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce2 SOD-CE2 (8)

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JOB NO. 20140312

DATE: 1-17-17

SCALE: 1" = 60'

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

SKETCH OF DESCRIPTION

SHEET 9 OF 10 SKETCH

SEE SHEET 1-2 OF 10 FOR DESCRIPTION

SEE SHEET 3-8 AND 10 OF 10 FOR SKETCH CONTINUATION

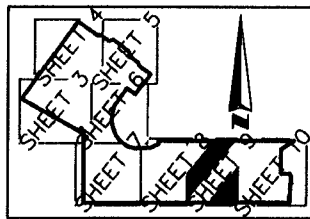
MATCHLINE F
SEE SHEET 8 FOR CONTINUATION

N89°48'36"E 1484.42'

NOT PLATTED

SOUTH LINE OF THE
SOUTHWEST 1/4 OF
SECTION 35-23-27;
NORTH LINE OF
ORB 1348, PG 202

MATCHLINE G
SEE SHEET 10 FOR CONTINUATION



SHEET INDEX

SCALE: 1" = 2000'

ORB 1348, PG 202

MATCHLINE I
SEE SHEET 8 FOR CONTINUATION

SOUTH LINE OF ORB 1348, PG 202;
SOUTH LINE OF THE NORTH 1/4 OF THE
NORTHWEST 1/4 OF SECTION 2-24-27

MATCHLINE H
SEE SHEET 10 FOR CONTINUATION

NOT PLATTED

S89°47'33"W 2273.20'



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SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce2 SOD-CE2 (9)

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JOB NO. 20140312

CALCULATED BY: DH

DATE: 1-17-17

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

FIELD BY: N/A

SKETCH OF DESCRIPTION

SHEET 10 OF 10 SKETCH

SEE SHEET 1-2 OF 10 FOR DESCRIPTION

SEE SHEET 3-9 OF 10 FOR SKETCH CONTINUATION

N89°48'36"E 1484.42'

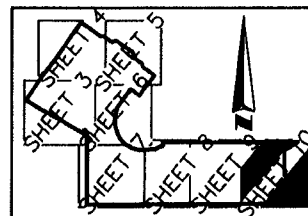
NOT PLATTED

MATCHLINE G
SEE SHEET 9 FOR CONTINUATION

SOUTH LINE OF THE
SOUTHWEST 1/4 OF
SECTION 35-23-27;
NORTH LINE OF
ORB 1348, PG 202

LINE TABLE		
LINE	LENGTH	BEARING
L26	99.56'	N89°48'36"E
L27	24.19'	S25°44'33"E
L28	46.33'	S00°11'24"E
L29	5.85'	S51°39'54"W
L30	13.17'	S89°48'36"W
L31	13.46'	S68°00'31"W
L32	21.00'	S00°11'24"E
L33	13.46'	S68°23'19"E
L34	38.14'	S00°11'24"E

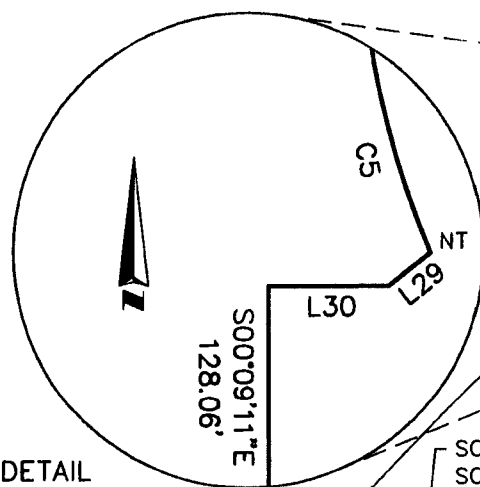
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C5	97.00'	23°12'34"	39.29'	39.02'	S11°47'41"E



SHEET INDEX

SCALE: 1" = 2000'

ORB 1348, PG 202



DETAIL

SCALE: 1" = 20'

SOUTH LINE OF ORB 1348, PG 202;
SOUTH LINE OF THE NORTH 1/4 OF THE
NORTHWEST 1/4 OF SECTION 2-24-27

NOT PLATTED

S89°47'33"W 2273.20'

NOT PLATTED

MATCHLINE H
SEE SHEET 9 FOR CONTINUATION

SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce2 SOD-CE2 (10)

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JOB NO. 20140312

CALCULATED BY: DH

DATE: 1-17-17

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

FIELD BY: N/A



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

LEGAL DESCRIPTION

SHEET 1 OF 3 DESCRIPTION

SEE SHEET 1 AND 2 OF 3 FOR SKETCH

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 27 EAST, OF ORANGE COUNTY, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7601, PAGE 1703, AND BOOK 10343, PAGE 2625, ALL RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER SECTION 34, TOWNSHIP 23 SOUTH, RANGE 27 EAST, OF ORANGE COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST CORNER OF FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1950, PAGE 862 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, THE SOUTH LINE OF SAID FLORIDA POWER CORPORATION EASEMENT, THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7601, PAGE 1703 AND BOOK 10343, PAGE 2625, ALL RECORDED IN SAID PUBLIC RECORDS THE FOLLOWING TWO (2) COURSES: RUN S89°47'18"W A DISTANCE OF 75.00 FEET TO THE SOUTHWEST CORNER OF SAID FLORIDA POWER CORPORATION EASEMENT AND THE POINT OF BEGINNING; THENCE CONTINUE S89°47'18"W A DISTANCE OF 950.00 FEET TO THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 10343, PAGE 2625; THENCE DEPARTING AFORESAID SOUTH LINE, RUN N36°12'06"E ALONG THE WESTERLY LINE OF SAID DESCRIBED LANDS, A DISTANCE OF 501.09 FEET TO THE SOUTHERLY LINE OF AFORESAID FLORIDA POWER CORPORATION EASEMENT; THENCE ALONG SAID SOUTHERLY LINE OF SAID FLORIDA POWER CORPORATION EASEMENT THE FOLLOWING TWO (2) COURSES: RUN S61°09'34"E A DISTANCE OF 746.76 FEET; THENCE S00°08'51"W A DISTANCE OF 40.62 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 204,850.67 SQUARE FEET (4.70 ACRES), MORE OR LESS.



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

SURVEYOR'S NOTES:

I: \data\20140312\sketches\20140312-sod-ce3, SOD-CE3 (1)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34-23-27 ORANGE COUNTY, FLORIDA, BEING S89°47'18"W.

JOB NO. 20140312

DATE: 1-17-17

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 3 SKETCH

SEE SHEET 1 OF 3 FOR DESCRIPTION

SEE SHEET 3 OF 3 FOR SKETCH CONTINUATION

LEGEND

ORB OFFICIAL RECORDS BOOK

PG PAGE OR PAGES

NOT PLATTED

NOT PLATTED

ORB 10343,
PG 2625

S61°09'34"E 746.76'

SOUTHERLY LINE OF
ORB 1950, PG 862

FLORIDA POWER CORPORATION
EASEMENT ORB 1950, PG 862

ORB 7601, PG 1703

S00°08'51"W 40.62'

POINT OF BEGINNING
SOUTHWEST CORNER OF FLORIDA POWER
CORPORATION EASEMENT ORB 1950, PG 862

S89°47'18"W 950.00'

MATCHLINE
SEE SHEET 3 FOR
CONTINUATION

SOUTH LINE OF ORB 7601, PG 1703;
SOUTH LINE OF THE SOUTHEAST 1/4
OF SECTION 34-23-27

NOT PLATTED

S89°47'18"W 75.00'
SOUTH LINE OF
ORB 1950, PG 862

POINT OF COMMENCEMENT
SOUTHEAST CORNER SECTION 34-23-27;
SOUTHEAST CORNER OF FLORIDA POWER
CORPORATION EASEMENT ORB 1950, PG 862



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SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce3 SOD-CE3 (2)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34-23-27 ORANGE COUNTY, FLORIDA, BEING S89°47'18"W.

JOB NO. 20140312

DATE: 1-17-17

SCALE: 1" = 100'

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

SKETCH OF DESCRIPTION

SHEET 3 OF 3 SKETCH

SEE SHEET 1 OF 3 FOR DESCRIPTION

SEE SHEET 2 OF 3 FOR SKETCH CONTINUATION

LEGEND

ORB OFFICIAL RECORDS BOOK
PG PAGE OR PAGES



NOT PLATTED

SOUTHERLY LINE OF
ORB 1950, PG 862

FLORIDA POWER CORPORATION
EASEMENT ORB 1950, PG 862

NOT PLATTED

S61°09'34"E 746.76'

SOUTHERLY LINE OF
ORB 1950, PG 862

N36°12'06"E 501.09'

WESTERLY LINE OF
ORB 10343, PG 2625

ORB 10343, PG 2625

SOUTHWEST CORNER OF
ORB 10343, PG 2625

S89°47'18"W 950.00'

SOUTHERLY LINE OF ORB 10343, PG 2625;
SOUTH LINE OF THE SOUTHEAST 1/4
OF SECTION 34-23-27

NOT PLATTED

MATCHLINE
SEE SHEET 2 FOR
CONTINUATION



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

SURVEYOR'S NOTES:

I:\data\20140312\sketches\20140312-sod-ce3 SOD-CE3 (3)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34-23-27 ORANGE COUNTY, FLORIDA, BEING S89°47'18"W.

JOB NO. 20140312
DATE: 1-17-17
SCALE: 1" = 60'
FIELD BY: N/A

CALCULATED BY: DH
DRAWN BY: DH
CHECKED BY: MR

EXHIBIT "B"

LEGAL DESCRIPTION

(02-24-27-0000-00-005)

N ¼ of NW ¼ of SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEGIN AT N ¼ CORNER OF SAID SECTION 2, RUN THENCE SOUTH 1 DEGREE 19 MINUTES 55 SECONDS WEST ALONG MID SECTION LINE 660 FEET; THENCE NORTH 72 DEGREES 25 MINUTES EAST 431.80 FEET; THENCE NORTH 51 DEGREES 26 MINUTES 42 SECONDS EAST 157.35 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF REAMS ROAD; THENCE NORTH 42 DEGREES 28 MINUTES 20 SECONDS WEST ALONG SAID RIGHT OF WAY 230.50 FEET TO THE P.C. OF CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3,352.65 FEET AND AN INTERSECTION ANGLE OF 6 DEGREES 19 MINUTES 16 SECONDS; THENCE ALONG ARC OF SAID CURVE 369.88 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2; THENCE NORTH 88 DEGREES 45 MINUTES 58 SECONDS WEST 98.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE NORTH ¼ CORNER OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN S01°19'55"W ALONG THE MID SECTION LINE 484.32 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S01°19'55"W 175.68 FEET; THENCE N72°25'00"E 431.80 FEET; THENCE N51°08'42"E, 157.35 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF REAMS ROAD; THENCE N42°28'20"W ALONG SAID RIGHT OF WAY LINE 166.52 FEET, THENCE S51°08'42"W 115.67 FEET; THENCE S72°25'00"W 343.61 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
(34-23-27-0000-00-035)

From the Southeast corner of Section 34, Township 23 South, Range 27 East, Orange County, Florida, run North 87°59'14" West, along the South line of said Section 34, a distance of 536.24 feet to a Point of Beginning; thence continue North 87°59'14" West, along said South Line, 488.79 feet; thence run North 35°55'50" East, 2284.22 feet to a point on the Southwesterly right-of-way line of Reams Road; thence run South 54°04'10" East, along said Southwesterly right-of-way line, 405.62 feet; thence run South 35°55'50" West, 2011.47 feet to the Point of Beginning.

LEGAL DESCRIPTION
(35-23-27-0000-00-013)

BEGIN AT AN IRON PIN, THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 87°59'14" WEST ALONG THE SOUTH LINE OF SECTION 34, 536.21 FEET TO AN IRON PIN, THENCE NORTH 35°55'30" EAST 2011.47 FEET CROSSING THE EAST LINE OF SECTION 34, TO AN IRON PIN ON THE WEST RIGHT-OF-WAY OF REAMS ROAD, THENCE WITH SAID RIGHT-OF-WAY SOUTH 54°04'10" EAST 1100.0 FEET TO AN IRON PIN ON SAID RIGHT-OF-WAY, THENCE SOUTH 35°55'50" WEST 1198.45 TO AN IRON PIN ON THE SOUTH LINE OF SECTION 35, THENCE SOUTH 87°49'09" WEST 832.48 FEET TO THE POINT OF BEGINNING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. THERE IS A 100 FOOT POWER TRANSMISSION LINE EASEMENT ACROSS THE SOUTHWESTERN PART OF THE TRACT HEREIN, DESCRIBED.

LESS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N. 87°59'14" W. A DISTANCE OF 40.41 FEET; THENCE RUN N. 40°29'47" E, A DISTANCE OF 1740.32 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF REAMS ROAD (60 FOOT RIGHT OF WAY); THENCE RUN S. 54°04'10" E. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 550.00 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE RUN S. 35°55'50"W. A DISTANCE OF 1198.45 FEET; THENCE RUN S. 87°49'09" W. A DISTANCE OF 832.48 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
(35-23-27-0000-00-015)

BEGIN AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 87 DEGREES 59' 14" WEST A DISTANCE OF 40.41 FEET; THENCE RUN NORTH 40 DEGREES 29' 47" EAST A DISTANCE OF 1740.32 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REAMS ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 54 DEGREES 04' 10" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 550.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN SOUTH 35 DEGREES 55' 50" WEST A DISTANCE OF 1198.45 FEET; THENCE RUN SOUTH 87 DEGREES 49' 09" WEST A DISTANCE OF 832.48 FEET TO THE POINT OF BEGINNING.