





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

**DATE:** June 14, 2017

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

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

**FROM:** Mary Tiffault, Title Examiner   
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Assistant Manager

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

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT FROM RED APPLE AT OCOEE, LLC TO ORANGE COUNTY AND SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM CLI CAPITAL AND AUTHORIZATION TO RECORD INSTRUMENTS

**PROJECT:** Ocoee West Road Charter School Permit: 16-E-014 OCU File #84546  
  
District 2

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

**ITEMS:** Utility Easement  
Cost: Donation  
Total size: 300 square feet  
  
Subordination of Encumbrances to Property Rights to Orange County

Real Estate Management Division

Agenda Item 10

June 14, 2017

Page 2

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:** Grantor to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JUL 11 2017

THIS IS A DONATION

Project: Ocoee West Road Charter School Permit: 16-E-014 OCU File #84546

**UTILITY EASEMENT**

THIS INDENTURE, Made this 19<sup>TH</sup> day of JUNE, A.D. 2017, between Red Apple at Ocoee, LLC, a Florida limited liability company, having its principal place of business in the city of Ft. Lauderdale, county of Broward, whose address is 800 Corporate Drive, Suite 124, Ft. Lauderdale, Florida, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

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

**SEE ATTACHED EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number:**  
**a portion of**  
**06-22-28-2856-00-010**

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

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

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

Project: Ocoee West Road Charter School Permit: 16-E-014 OCU File #84546

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

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

Signed, sealed, and delivered  
in the presence of:

Sharon Gerrard

Witness

Sharon Gerrard

Printed Name

Paula Jackson

Witness

Paula Jackson

Printed Name

Red Apple at Ocoee, LLC,  
a Florida limited liability company

BY: Red Apple Development, LLC,  
a Florida limited liability company,  
as its Authorized Member

BY:

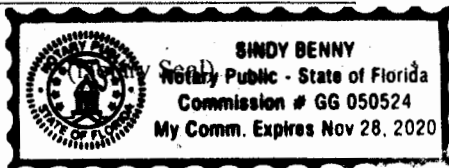
Jonathan K. Hage, President

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me the 19<sup>th</sup> day of June, 2017 by Jonathan K. Hage, as President of Red Apple Development, LLC, a Florida limited liability company, its Authorized Member of Red Apple at Ocoee, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.



Sindy Benny  
Notary Signature

SINDY BENNY  
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: Nov 28, 2020

UTILITY EASEMENT  
OCOEE CHARTER SCHOOL  
SITUATED IN TRACT 1  
FOUNTAINS WEST  
PLAT BOOK 72, PAGES 111-116  
ORANGE COUNTY, FL.  
\*\*\* SKETCH OF DESCRIPTION \*\*\*

EXHIBIT A

PROJECT NAME:

OCOEE WEST ROAD CHARTER SCHOOL PERMIT: 16 E-014 OCU FILE #84546

A TRACT OF LAND SITUATED IN TRACT 1, FOUNTAINS WEST AS RECORDED IN PLAT BOOK 72, PAGES 111-116, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 1 THENCE N05°13'58"W ALONG THE WEST LINE OF SAID TRACT 1 A DISTANCE OF 270.71 FEET TO A POINT ON THE SOUTH LINE OF A 60 FOOT ROAD RIGHT OF WAY; THENCE N88°46'15"E ALONG SAID LINE A DISTANCE OF 23.42 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE N89°56'24"E A DISTANCE OF 354.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°56'24"E A DISTANCE OF 10.00 FEET; THENCE S00°03'36"E A DISTANCE OF 10.00 FEET; THENCE S89°56'24"W A DISTANCE OF 10.00 FEET; THENCE N00°03'36"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET. (TOTAL CALCULATED AREA)

**NOTES:**

1. PREPARED AS A SKETCH OF DESCRIPTION. \*\*\*\*\* THIS IS NOT A BOUNDARY SURVEY \*\*\*\*\*
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. ALL BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT 1 AS BEARING N05°13'58"W AS PER PLAT.

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. STREET ADDRESS: 1500 SUZANNE WAY, LONGWOOD, FL 32779

CERTIFIED TO:  
SUMMIT CONSTRUCTION

**LEGEND:**

L# = LINE NUMBER  
OR = OFFICIAL RECORDS  
P.B. = PLAT BOOK  
PG. = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POT = POINT OF TERMINUS  
R/W = RIGHT-OF-WAY

SHEET 1

SEE SHEET 2 FOR SKETCH

REVISIONS: RESPOND TO COMMENTS 11/29/16 01/19/17 05/02/17

PROJECT NO: 16-290 EAS2

SCALE: 1"= 30'

DRAWN BY: RAE

CHECKED BY: DB

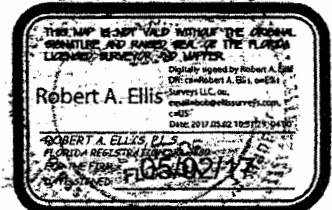
DATE DRAWN: 08/12/16

FIELD BOOK/PAGE: FILE



ELLIS SURVEYS LLC  
Land Surveying & Planning

P.O. Box 160952  
Altamonte Springs, FL 32716  
Florida Licensed Business LB-7970  
P. 407-834-4003 F.  
407-869-5445



# UTILITY EASEMENT

OCOEE CHARTER SCHOOL

SITUATED IN TRACT 1

FOUNTAINS WEST

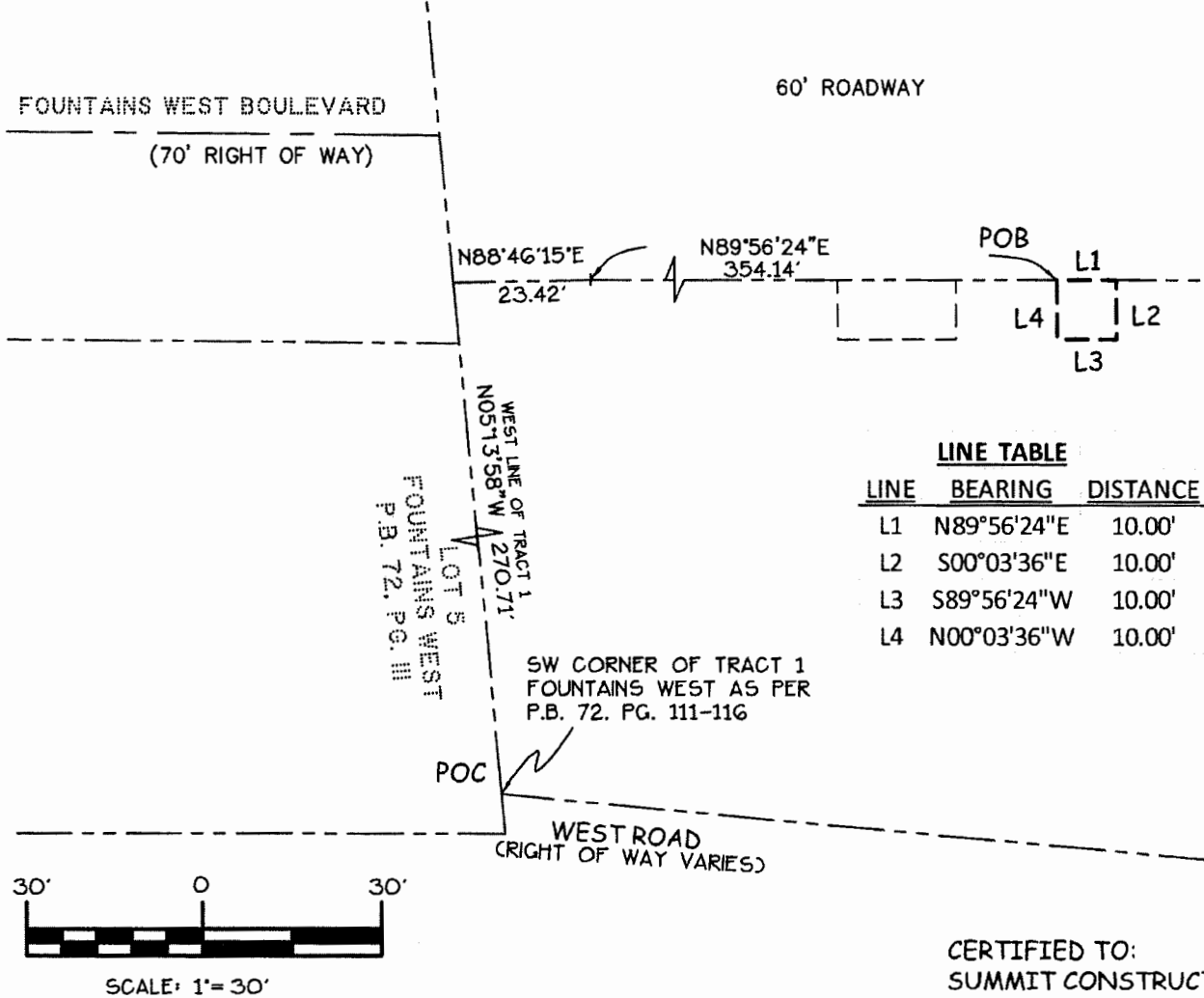
PLAT BOOK 72, PAGES 111-116

ORANGE COUNTY, FL.

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SHEET 2 OF 2

SEE SHEET 1 FOR DESCRIPTION

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CHECKED BY: DB

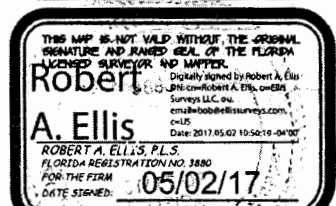
DATE DRAWN: 08/12/16

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407-869-5445



**EXHIBIT A**

**SHEET 1 OF 2**

**NOT VALID WITHOUT SHEET 2**

**LEGAL DESCRIPTION:**

OCOE WEST ROAD CHARTER SCHOOL PERMIT: 16-E014 OCU FILE #84546

**ORANGE COUNTY UTILITY EASEMENT**

A PARCEL OF LAND BEING A PORTION OF TRACT 1, FOUNTAINS WEST AS RECORDED IN PLAT BOOK 72, PAGES 111- 116, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 1, FOUNTAINS WEST AS RECORDED IN PLAT BOOK 72, PAGES 111 TO 116, PUBLIC RECORDS OF ORANGE COUNT, FLORIDA; THENCE NORTH 05°13'58" WEST, ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 270.71 FEET TO A POINT ON THE SOUTH LINE OF A 60 FOOT WIDE ROAD RIGHT OF WAY; THENCE NORTH 88°46'15" EAST ALONG SAID SOUTH LINE, 23.42 FEET; THENCE NORTH 89°56'24" EAST, 317.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°56'24" EAST, 20.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 00°03'36" EAST, 10.00 FEET; THENCE SOUTH 89°56'24" WEST, 20.00 FEET; THENCE NORTH 00°03'36" WEST, 10.00 FEET TO THE POINT OF BEGINNING.

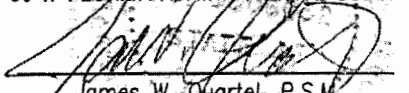
**CONTAINING 200 SQUARE FEET MORE OR LESS.**

**SURVEYOR'S NOTE:**

1. Bearings based on the West Line Tract 1 of Fountains West Plat Book 72, Page 111-116 being North 05°13'58" West.

**SKETCH OF DESCRIPTION ONLY; THIS IS NOT A SURVEY**

I HERBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

  
James W. Quartel, P.S.M.  
LICENSE NUMBER 6032  
CERTIFICATE OF AUTHORIZATION No. LB 6680  
Dated: *REVISED 5/2/17*

**MILLER LEGG**

Central Florida Office: 631 S. Orlando Avenue Suite 400  
Winter Park, Florida 32789-7122  
407-629-8880 • Fax: 407-629-7883  
www.millerlegg.com

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

**ORANGE COUNTY FLORIDA**

**OCOE CHARTER SCHOOL  
SKETCH  
OF  
DESCRIPTION  
ORANGE COUNTY  
UTILITY EASEMENT**

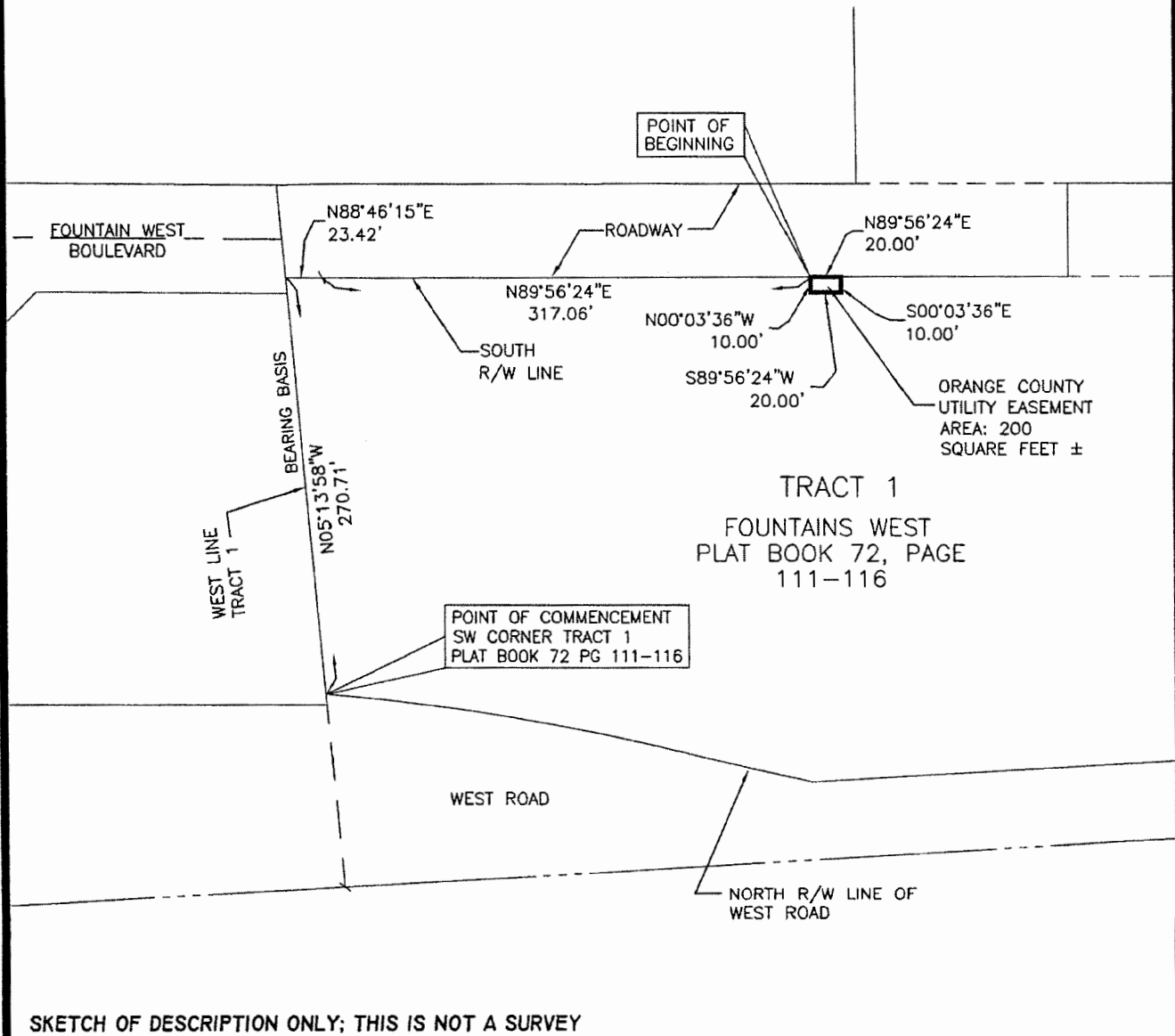
**DATED: 04/22/2016**

# SHEET 2 OF 2

SEE SHEET 1 FOR LEGAL DESCRIPTION  
NOT VALID WITHOUT SHEET 1



SCALE: 1" = 100



SKETCH OF DESCRIPTION ONLY; THIS IS NOT A SURVEY

## LEGEND:

R/W	RIGHT OF WAY
PG.	PAGE
P.B.	PLAT BOOK
ESWT	EASEMENT
—	LIMITED ACCESS R/W
R	RADIUS
Δ	DELTA
L	LENGTH
C.B.	CHORD BEARING
C.D.	CHORD DISTANCE
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE

**MILLER LEGG**

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ORANGE COUNTY FLORIDA

OCOE CHARTER SCHOOL  
SKETCH  
OF  
DESCRIPTION  
ORANGE COUNTY  
UTILITY EASEMENT



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUL 11 2017

Project: Ocoee West Road Charter School Permit: 16-E-014 OCU File #84546

### **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 a utility easement in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Mortgage; Modification of Real Estate Lien Note, Liens and Other Documents; and a Second Modification, Renewal and Extension of Real Estate Lien Note, Liens and Other Documents held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as they have been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

#### **SEE ATTACHED EXHIBIT "A"**

Encumbrances:

CLI Capital, a Texas real estate investment trust  
FROM: Red Apple at Ocoee, LLC, a Florida limited liability company  
Mortgage filed May 3, 2016  
Recorded as Document No. 20160223797  
Modification of Real Estate Lien Note, Liens and Other Documents  
Filed October 14, 2016  
Recorded as Document No. 20160537104  
Second Modification, Renewal and Extension of Real Estate Lien Note, Liens and Other Documents  
Filed February 15, 2017  
Recorded as Document No. 20170084577  
All in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for utility easement purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for utility easement purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 30 day of March, A.D. 20 17.

Signed, sealed, and delivered  
in the presence of:

CLI Capital, a Texas real estate investment trust

Witness

Jessica Hegarick  
Printed Name

Witness

Pam Randall  
Printed Name

BY:

Travis David  
Printed Name

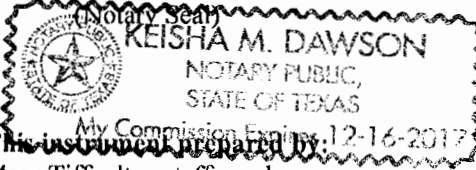
COO  
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Texas  
COUNTY OF POTTER

The foregoing instrument was acknowledged before me this 30 of March, 20 17, by Travis David, as COO of CLI Capital, a Texas real estate investment trust, on behalf of the trust. He/She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 30 day of March, 20 17.

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

Keisha M. Dawson  
Notary Signature  
Keisha M. Dawson  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

My commission expires: 12-16-17

UTILITY EASEMENT  
OCOEE CHARTER SCHOOL  
SITUATED IN TRACT 1  
FOUNTAINS WEST  
PLAT BOOK 72, PAGES 111-116  
ORANGE COUNTY, FL.  
\*\*\* SKETCH OF DESCRIPTION \*\*\*

## EXHIBIT A

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OCOE WEST ROAD CHARTER SCHOOL PERMIT: 16 E-014 OCU FILE #84546

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N05°13'58"W ALONG THE WEST LINE OF SAID TRACT 1 A DISTANCE OF  
270.71 FEET TO A POINT ON THE SOUTH LINE OF A PROPOSED 60 FOOT  
ROAD RIGHT OF WAY; THENCE N88°46'15"E ALONG SAID LINE A DISTANCE  
OF 23.42 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE N89°56'24"E  
A DISTANCE OF 354.14 FEET TO THE POINT OF BEGINNING; THENCE  
CONTINUE N89°56'24"E A DISTANCE OF 10.00 FEET; THENCE S00°03'36"E  
A DISTANCE OF 10.00 FEET; THENCE S89°56'24"W A DISTANCE OF 10.00  
FEET; THENCE N00°03'36"W A DISTANCE OF 10.00 FEET TO THE POINT  
OF BEGINNING.

CONTAINING 100 SQUARE FEET. (TOTAL CALCULATED AREA)

### NOTES:

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CERTIFIED TO:  
SUMMIT CONSTRUCTION

### LEGEND:

L# = LINE NUMBER  
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P.B. = PLAT BOOK  
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R/W = RIGHT-OF-WAY

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SHEET 1  
SEE SHEET 2 FOR SKETCH

REVISIONS: RESPOND TO COMMENTS 11/29/16 01/19/17

PROJECT NO: 16-290 EASE  
SCALE: 1"= 30'  
DRAWN BY: RAE  
CHECKED BY: DB  
DATE DRAWN: 08/12/16  
FIELD BOOK/PAGE: FILE



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Land Surveying & Planning  
P.O. Box 160952  
Altamonte Springs, FL 32716  
Florida Licensed Business LB-7970  
P. 407-834-4003 F.  
407-869-5445

THIS MAP WAS MADE PURSUANT TO THE FLORIDA PROFESSIONAL LAND SURVEYOR ACT, CHAPTER 472, FLORIDA STATUTES.  
FLORIDA REGISTRATION NO. 21000  
FOR THE FIRM  
DATE SIGNED: 8/12

# UTILITY EASEMENT

OCOE WEST CHARTER SCHOOL

SITUATED IN TRACT 1

FOUNTAINS WEST

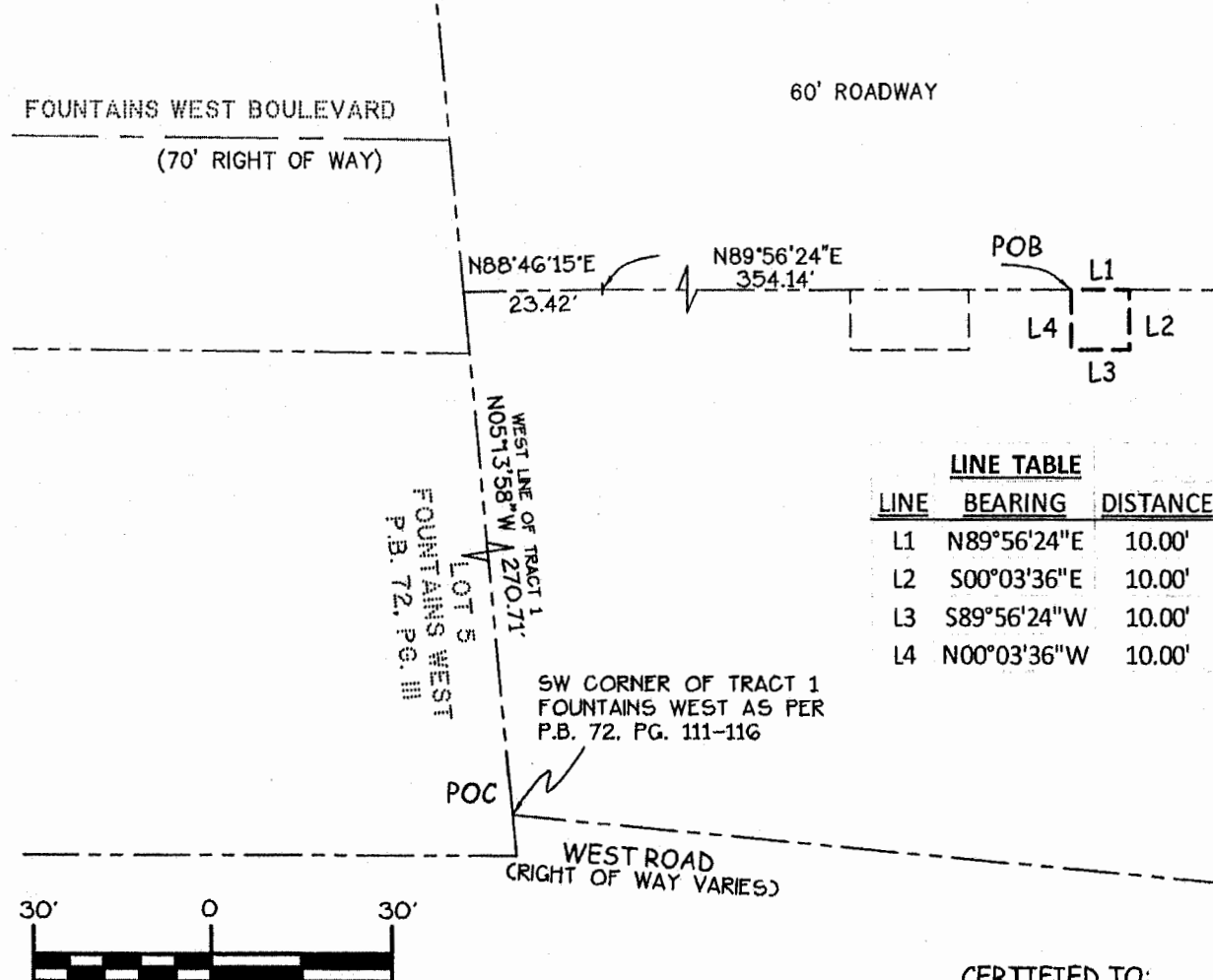
PLAT BOOK 72, PAGES 111-116

ORANGE COUNTY, FL.

\*\*\* SKETCH OF DESCRIPTION \*\*\*

PROJECT NAME:

OCOE WEST ROAD CHARTER SCHOOL PERMIT: 16 E-014 OCU FILE #84546



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°56'24"E	10.00'
L2	S00°03'36"E	10.00'
L3	S89°56'24"W	10.00'
L4	N00°03'36"W	10.00'

SCALE: 1"= 30'

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SHEET 2 OF 2

SEE SHEET 1 FOR DESCRIPTION

REVISIONS: RESPOND TO COMMENTS 11/29/16 01/09/17 05/02/17

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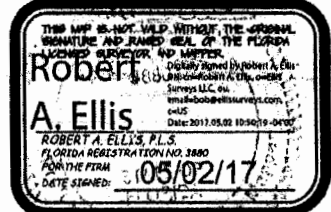
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# EXHIBIT A

SHEET 1 OF 2  
NOT VALID WITHOUT SHEET 2

## LEGAL DESCRIPTION:

OCOE WEST ROAD CHARTER SCHOOL PERMIT: 16--E014 OCU FILE #84546

### ORANGE COUNTY UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF TRACT 1, FOUNTAINS WEST AS RECORDED IN PLAT BOOK 72, PAGES 111-- 116, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT 1, FOUNTAINS WEST AS RECORDED IN PLAT BOOK 72, PAGES 111 TO 116, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 05°13'58" WEST, ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 270.71 FEET TO A POINT ON THE SOUTH LINE OF A PROPOSED 60 FOOT WIDE ROAD RIGHT OF WAY; THENCE NORTH 88°46'15" EAST ALONG SAID PROPOSED SOUTH LINE, 23.42 FEET; THENCE NORTH 89°56'24" EAST, 317.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°56'24" EAST, 20.00 FEET; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 00°03'36" EAST, 10.00 FEET; THENCE SOUTH 89°56'24" WEST, 20.00 FEET; THENCE NORTH 00°03'36" WEST, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 SQUARE FEET MORE OR LESS.

## SURVEYOR'S NOTE:

1. Bearings based on the West Line Tract 1 of Fountains West Plat Book 72, Page 111--116 being North 05°13'58" West.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION IS IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 62-17, FLORIDA ADMINISTRATIVE CODE.

STATE OF FLORIDA  
James W. Miller, P.E.M.  
LICENSE NUMBER 6032  
CERTIFICATE OF AUTHORIZATION No. LB 6680  
Dated: 04/22/2016

**MILLER LEGG**

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Winter Park, Florida 32789-7122  
407-829-8880 • Fax: 407-829-7883  
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ORANGE COUNTY FLORIDA

ARBOUR APARTMENTS  
SKETCH  
OF  
DESCRIPTION  
ORANGE COUNTY  
UTILITY EASEMENT

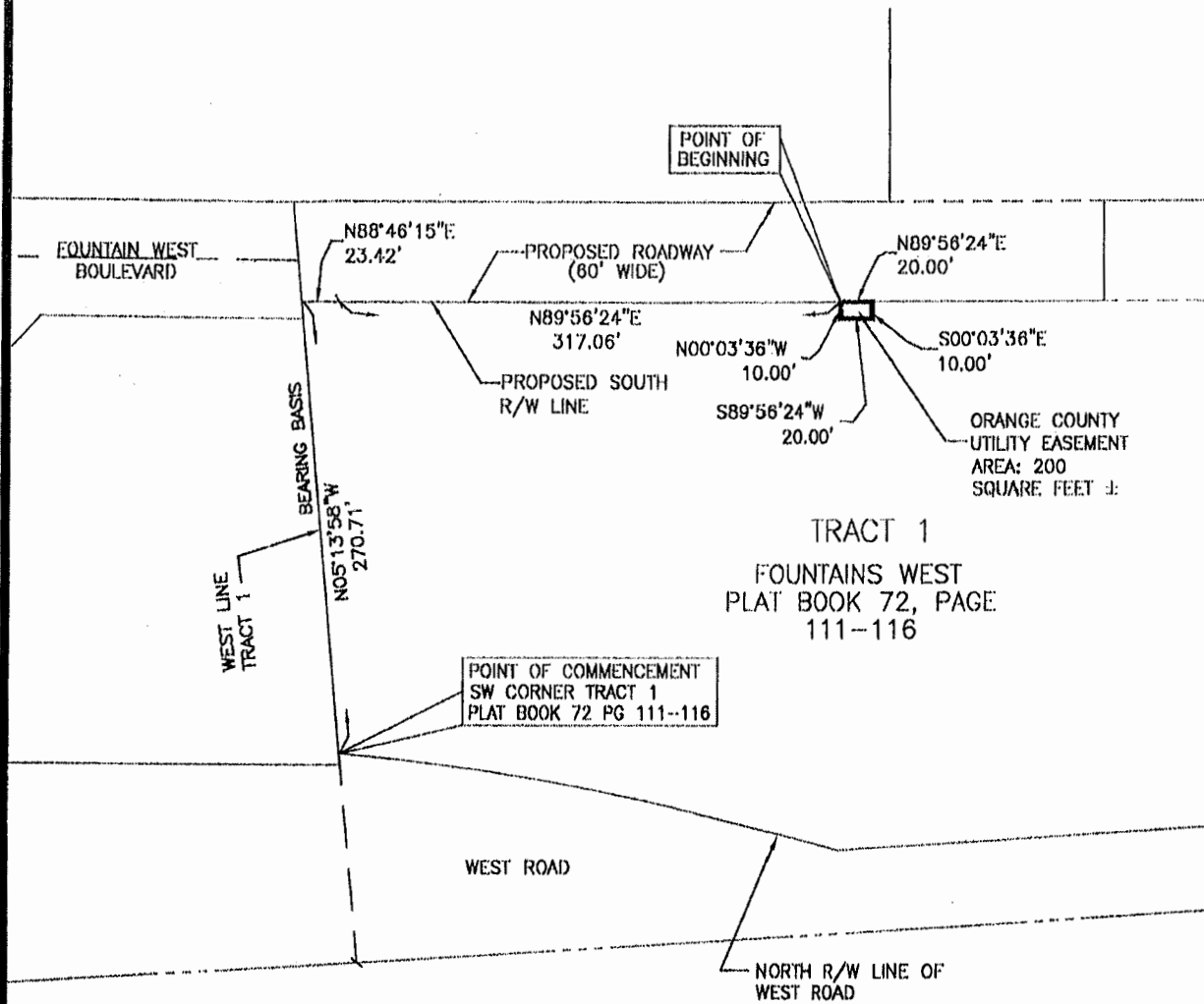
DATED: 04/22/2016

# SHEET 2 OF 2

SEE SHEET 1 FOR LEGAL DESCRIPTION  
NOT VALID WITHOUT SHEET 1



SCALE: 1" = 100'



SKETCH OF DESCRIPTION ONLY; THIS IS NOT A SURVEY

## LEGEND:

R/W RIGHT OF WAY  
PG. PAGE  
P.B. PLAT BOOK  
ESMT EASEMENT  
LIMITED ACCESS R/W  
R RADIUS  
Δ DELTA  
L LENGTH  
C.B. CHORD BEARING  
C.D. CHORD DISTANCE  
PT POINT OF TANGENCY  
PC POINT OF CURVATURE

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