



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

**DATE:** July 12, 2017

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

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

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

**CONTACT  
PERSON:** Paul Sladek, Manager

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

**ACTION  
REQUESTED:** APPROVAL OF CONSERVATION AND ACCESS EASEMENT FROM  
COMPASS TRADING COMPANY, LLC TO ORANGE COUNTY AND  
AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Moss Park - Conservation Area Impact Permit #CAI-13-09-022  
(Parcel M)

District 4

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

**ITEM:** Conservation and Access Easement  
Cost: Donation  
Total size: 3.32 acres

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

**REMARKS:**

Conservation Area Impact Permit No. CAI 13-09-022 (the "Permit") issued by Orange County Environmental Protection Division requires this Conservation and Access Easement on a portion of the site being developed by Compass Trading Company, LLC. 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, restored, or created pursuant to the Permit shall be retained and maintained in the enhanced, restored, or created conditions required by the Permit.

Access to the conservation easement area is by a specific access easement within the parent tract from Moss Park Road.

Grantor to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**AUG 01 2017**

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

Project: Moss Park – Conservation Area Impact Permit #CAI-13-09-022  
(Parcel M)

Parcel Id. No.: a portion of 15-24-31-0000-00-022

**CONSERVATION AND ACCESS EASEMENT**

This CONSERVATION AND ACCESS EASEMENT is made this 30<sup>th</sup> day of June, 2017, by Compass Trading Company, LLC, a Florida limited liability company, whose address is 26 Island Estates Parkway, Palm Coast, Florida 32137 ("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"). The Conservation Easement and Access Easement granted herein are collectively referred to as the "CONSERVATION AND ACCESS EASEMENT."

**WITNESSETH:**

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

**WHEREAS**, Lennar Homes, LLC, a Florida limited liability company, whose address is 6750 Forum Drive, Suite 310, Orlando, Florida 32821 (the "DEVELOPER") desires to construct the Moss Park Planned Development at a site in unincorporated Orange County, which is subject to the regulatory jurisdiction of Orange County; and

**WHEREAS**, Conservation Area Impact Permit No. CAI-13-09-022 (the "PERMIT")

authorizes certain activities that affect waters and wetlands of the County and the State of Florida; and

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

**WHEREAS**, pursuant to an independent agreement between GRANTOR and DEVELOPER, GRANTOR desires to preserve the PROPERTY in predominantly its natural condition, as that may be altered in accordance with the PERMIT, in perpetuity; and

**WHEREAS**, the PROPERTY is situated within lands owned by GRANTOR herein referred to as the PARENT TRACT; and

**WHEREAS**, pursuant to an independent agreement between GRANTOR and DEVELOPER, GRANTOR desires to provide GRANTEE access to the PROPERTY through a portion of the PARENT TRACT (the "ACCESS AREA"), in accordance with the terms of this CONSERVATION AND ACCESS EASEMENT.

**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), as it may be amended, 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"). GRANTOR fully warrants title to the PROPERTY, and will warrant and defend the same against the lawful claims of all persons whomsoever.

**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, restored, or created pursuant to the PERMIT shall be retained and maintained in the enhanced, restored, or created 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.

- (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 in the PROPERTY.** 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, the right to construct and maintain one (1) walkway within the conservation easement area in a manner that does not reduce the functional value of the conservation easement. 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 the walkway. This reservation does not release GRANTOR, and its successors and assigns, from the duty of obtaining all necessary Orange County, State of Florida and/or federal permits, and/or approvals for the construction, installation, placement, maintenance and/or repair of the walkway. This reservation does not convey to GRANTOR or create in GRANTOR any property right, or any interest in real property, nor does it authorize any entrance upon or activities upon property which is not owned or controlled by GRANTOR. GRANTOR reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the ACCESS AREA subject to the terms of this CONSERVATION AND ACCESS EASEMENT.

- 4. Public Access.** No right or access by the general public to any portion of the

PROPERTY 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:

(a) ACCESS 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 ("ACCESS EASEMENT") to enter on, over and through the ACCESS AREA (as more particularly described in Schedule "B" attached hereto) for the purpose of vehicular and pedestrian ingress and egress over and across the ACCESS AREA 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. GRANTOR fully warrants title to the ACCESS AREA, and will warrant and defend the same against the lawful claims of all persons whomsoever. The ACCESS EASEMENT shall automatically terminate as to all those parts of the ACCESS AREA conveyed to GRANTEE by separate easement instrument, or platted as a street and dedicated to the perpetual use of the public upon such conveyance or dedication without the necessity of any amendment to this CONSERVATION AND ACCESS EASEMENT or release of those parts of the ACCESS AREA so conveyed or dedicated. The ACCESS EASEMENT shall be deemed perpetual as to all parts of the ACCESS AREA that are not at some point conveyed to GRANTEE by separate easement instrument, or platted as streets and dedicated to the perpetual use of the public.

(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. 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 the ACCESS AREA, provided however, GRANTOR's assumption of such liability with respect to the ACCESS AREA shall cease as to all parts of the ACCESS AREA platted as a street and dedicated to the perpetual use of the public immediately upon such dedication. 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 ACCESS AREA, provided however, such limitation upon GRANTOR and persons or entities claiming by or through GRANTOR shall terminate and no longer apply to all parts of the ACCESS AREA platted as a street and dedicated to the perpetual use of the public immediately upon such dedication.

**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.

**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 ACCESS

AREA.

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

Signed, sealed, and delivered  
in the presence of:

Compass Trading Company, LLC,  
a Florida limited liability company

Nicola Hoffman  
Witness

BY:

Benjamin Vogel  
Manager

Nicola Hoffman  
Printed Name

Argentinu  
Witness

Katherine Guzman-Rivas  
Printed Name

(Signature of **TWO** Witnesses required by Florida Law)

STATE OF Orange  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30 day of  
June, 2017, by Benjamin Vogel, as Manager on behalf of Compass Trading Company,  
LLC, a Florida limited liability company. He ☒ is personally known to me or ☐ has produced  
\_\_\_\_\_ as identification.

(Notary Seal)



Krista Calicchia

Notary Signature

Krista Calicchia  
Printed Notary Name

Notary Public in and for the  
County and State aforesaid  
My commission expires:

Schedule "A"

LEGAL DESCRIPTION

CONSERVATION EASEMENT AREA

A parcel of land being in a portion of Sections 15 and 22, Township 24 South, Range 31 East Orange County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of said Section 15, thence North 00°57'05" West, along the West line of said Southeast 1/4, for a distance of 137.44 feet to South line of Moss Park Reserve, as recorded in Plat Book 55, Pages 74–76 of the Public Records of Orange County, Florida, also being the POINT OF BEGINNING; thence departing said West line, run North 55°34'02" East along the said South line of Moss Park Reserve for a distance of 221.37 feet; thence departing said South line, run South 34°25'58" East for a distance of 29.59 feet; thence run North 54°55'28" East for a distance of 60.52 feet; thence run North 72°55'55" East for a distance of 50.17 feet; thence run South 85°12'30" East for a distance of 97.52 feet; thence run South 11°40'38" East for a distance of 61.59 feet; thence run South 57°49'45" West for a distance of 93.78 feet; thence run South 32°55'49" West for a distance of 117.62 feet; thence run South 12°44'13" East for a distance of 58.06 feet; thence run South 65°50'02" East for a distance of 60.19 feet; thence run South 32°59'16" West for a distance of 75.64 feet; thence run South 21°00'51" West for a distance of 94.62 feet; thence run North 61°47'48" West for a distance of 59.01 feet; thence run North 89°42'28" West for a distance of 50.97 feet; thence run South 03°01'31" West for a distance of 134.56 feet; thence run North 38°50'10" West for a distance of 418.56 feet to a point on the aforesaid South line of Moss Park Reserve; thence run North 55°34'02" East, along said South line, for a distance of 141.63 feet to the POINT OF BEGINNING.

Containing 3.12 acres, more or less.

LINE TABLE		
LINE	LENGTH	BEARING
L1	137.44'	N00°57'05"W
L2	221.37'	N55°34'02"E
L3	29.59'	S34°25'58"E
L4	60.52'	N54°55'28"E
L5	50.17'	N72°55'55"E
L6	97.52'	S85°12'30"E
L7	61.59'	S11°40'38"E
L8	93.78'	S57°49'45"W
L9	117.62'	S32°55'49"W

LINE TABLE		
LINE	LENGTH	BEARING
L10	58.06'	S12°44'13"E
L11	60.19'	S65°50'02"E
L12	75.64'	S32°59'16"W
L13	94.62'	S21°00'51"W
L14	59.01'	N61°47'48"W
L15	50.97'	N89°42'28"W
L16	134.56'	S03°01'31"W
L17	418.56'	N38°50'10"W
L18	141.63'	N55°34'02"E



16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 854-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15–24–33 AS HAVING AN ASSUMED BEARING OF NORTH 89°15'33" EAST.
4. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.
5. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.

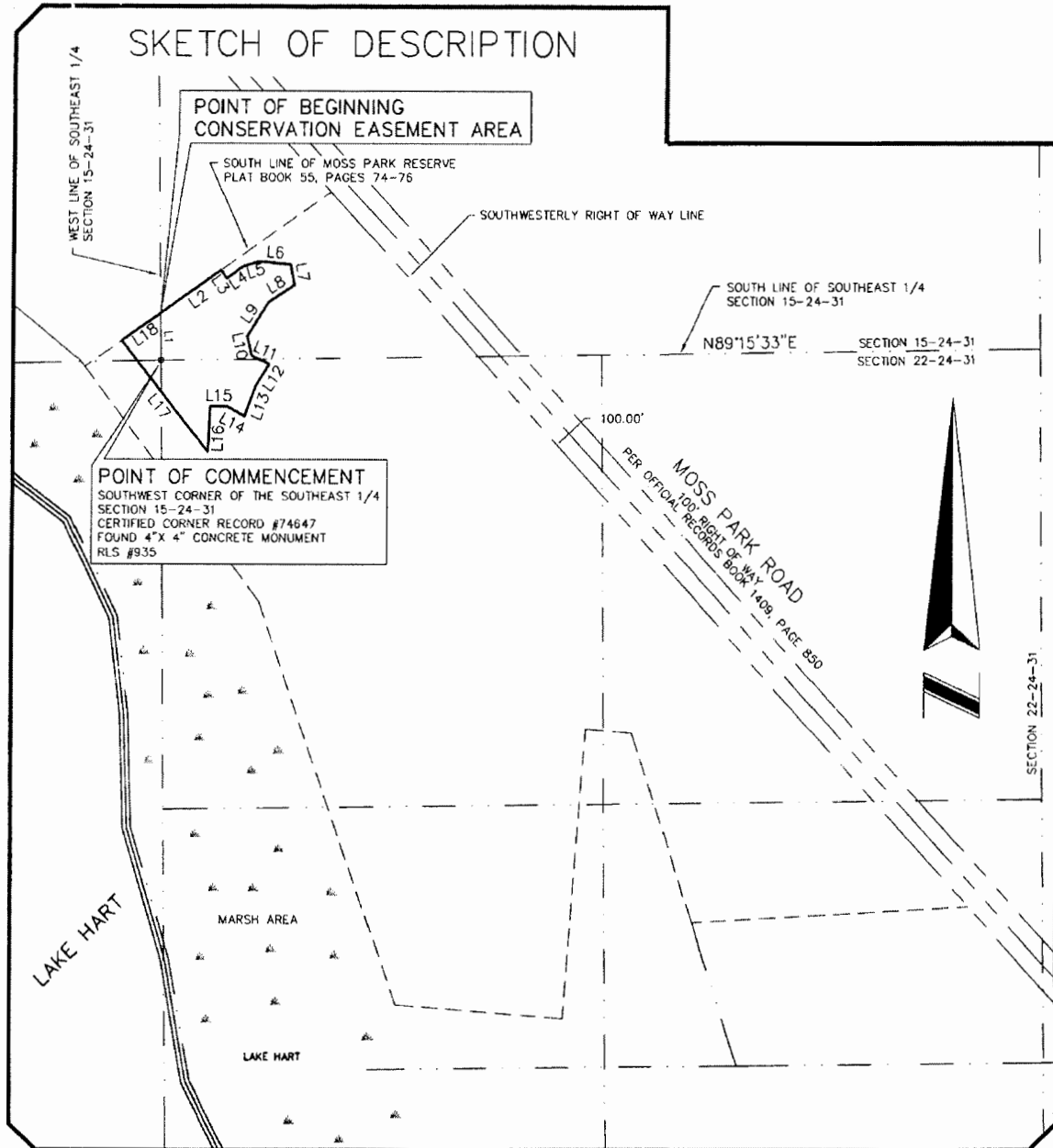
SHEET 1 OF 2


JOB NO. 20130003  
DATE: SEPTEMBER 22, 2014  
SCALE: 1 INCH = 400 FEET  
FIELD BY: N/A

CALCULATED BY: EGT  
DRAWN BY: EGT  
CHECKED BY: JLR

FOR THE LICENSEE BUSINESS #6723 BY:

JAMES L. RICHMAN, PSM #5633



 <p><b>ALLEN &amp; COMPANY</b> Professional Surveyors &amp; Mappers</p> <p>16 EAST PLANT STREET Winter Garden, Florida 34787 • (407) 854-5355</p>	<b>SURVEYOR'S NOTES:</b>		SHEET 2 OF 2	
	<p>1. THIS IS NOT A SURVEY.</p> <p>2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p> <p>3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 15-24-33 AS HAVING AN ASSUMED BEARING OF NORTH 89°15'33" EAST.</p> <p>4. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.</p> <p>5. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.</p>			
	JOB NO.	20130003	CALCULATED BY:	EGT
	DATE:	SEPTEMBER 22, 2014	DRAWN BY:	EGT
	SCALE:	1 INCH = 400 FEET	CHECKED BY:	JLR
FIELD BY:	N/A			

Schedule "B"

**LEGAL DESCRIPTION**

A 25.00 FOOT WIDE STRIP OF LAND BEING IN A PORTION OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERLY CORNER OF CONSERVATION TRACT W-1, MOSS PARK RESERVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 74 THROUGH 76 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 42°54'57" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MOSS PARK ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1409, PAGE 850 OF SAID PUBLIC RECORDS FOR A DISTANCE OF 38.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 42°54'57" EAST FOR A DISTANCE OF 26.23 FEET; THENCE RUN SOUTH 64°42'39" WEST FOR DISTANCE 150.60 FEET; THENCE RUN SOUTH 54°07'38" WEST FOR A DISTANCE OF 67.24 FEET; THENCE RUN SOUTH 59°11'15" WEST FOR A DISTANCE OF 40.62 FEET; THENCE RUN SOUTH 59°30'11" WEST FOR A DISTANCE OF 49.18 FEET; THENCE RUN SOUTH 45°11'29" WEST FOR A DISTANCE OF 15.61 FEET; THENCE RUN SOUTH 72°55'55" WEST FOR A DISTANCE OF 33.32 FEET; THENCE RUN SOUTH 54°55'28" WEST FOR A DISTANCE OF 3.37 FEET; THENCE RUN NORTH 11°14'51" EAST FOR A DISTANCE OF 15.98 FEET; THENCE RUN NORTH 45°11'29" EAST FOR A DISTANCE OF 38.30 FEET; THENCE RUN NORTH 59°30'11" EAST FOR A DISTANCE OF 52.25 FEET; THENCE RUN NORTH 59°11'15" EAST FOR A DISTANCE OF 39.44 FEET; THENCE RUN NORTH 54°07'38" EAST FOR A DISTANCE OF 68.46 FEET; THENCE RUN NORTH 64°42'39" EAST FOR A DISTANCE OF 144.97 FEET TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND POINT OF BEGINNING.

CONTAINING 8,569 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

PAGE 1 OF 3  
SEE SHEET 2 FOR SKETCH  
SEE SHEET 3 FOR LINE TABLE



**SURVEYOR'S NOTES:**

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF TRACT W-1, MOSS PARK RESERVE, AS BEING SOUTH 55°34'02" WEST.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENTS' REQUEST.

SK 73  
rev 6.12.17

JOB NO. 20130003

CALCULATED BY: JDS

FOR THE LICENSED BUSINESS #6723 BY:

DATE: 5/2/2017

DRAWN BY: JDS

SCALE: 1" = 200 FEET

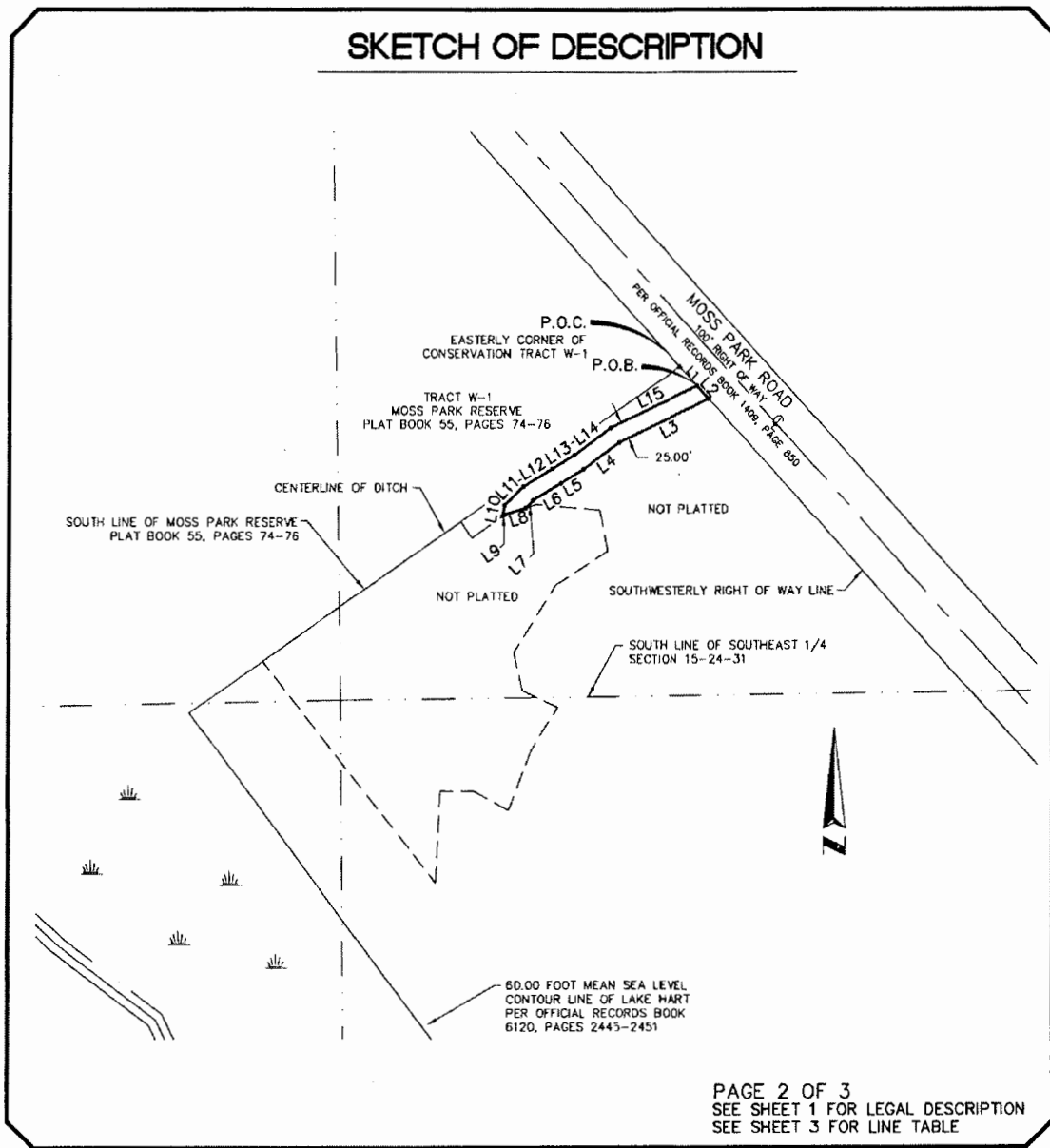
CHECKED BY: DM


FIELD BY: JDS

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

Drawing name: L:\Data\20130003\sketches\Sketch 73 - Parcel M access esmt.dwg SHEET 1 Parcel M

00:14:10Z 04-10-17



 <b>ALLEN COMPANY</b> Professional Surveyors & Planners 16 EAST PLANT STREET Winter Garden, Florida 34787 • (407) 654-5355	<b>LEGEND</b> P.O.C. DENOTES POINT OF COMMENCEMENT P.O.B. DENOTES POINT OF BEGINNING ● DENOTES CHANGE IN DIRECTION CL DENOTES CENTERLINE		SK73 rev 6.12.17
	JOB NO. 20130003	CALCULATED BY: JDS	
	DATE: 5/2/2017	DRAWN BY: JDS	
	SCALE: 1" = 200 FEET	CHECKED BY: DM	
FIELD BY: JDS			

Drawing name: L:\Data\20130003\sketches\Sketch 73 - Parcel M access esmt.dwg SHEET 1 Parcel M

CONTINUED ON NEXT SHEET

## SKETCH OF DESCRIPTION

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.70'	S42°54'57"E
L2	26.23'	S42°54'57"E
L3	150.60'	S64°42'39"W
L4	67.24'	S54°07'38"W
L5	40.62'	S59°11'15"W
L6	49.18'	S59°30'11"W
L7	15.61'	S45°11'29"W
L8	33.32'	S72°55'55"W
L9	3.37'	S54°55'28"W
L10	15.98'	N11°14'51"E
L11	38.30'	N45°11'29"E
L12	52.25'	N59°30'11"E
L13	39.44'	N59°11'15"E
L14	68.46'	N54°07'38"E
L15	144.97'	N64°42'39"E

PAGE 3 OF 3  
SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-3355

SK73  
rev 6.12.17

JOB NO. 20130003

DATE: 5/2/2017

SCALE: 1" = 200 FEET

FIELD BY: JDS

CALCULATED BY: JDS

DRAWN BY: JDS

CHECKED BY: DM

Drawing name: L:\Data\20130003\sketches\Sketch 73 - Parcel M access ssmt.dwg SHEET 1 Parcel M