



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 18

DATE: August 3, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Virginia G. Williams, Senior Title Examiner *VGW*
Real Estate Management Division

**CONTACT
PERSON:** Paul Sladek, Manager

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

**ACTION
REQUESTED:** APPROVAL AND EXECUTION OF DRAINAGE EASEMENT WITH
JOINDER OF MORTGAGEE U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE REGISTERED HOLDERS OF GS
MORTGAGE SECURITIES CORPORATION II MULTIFAMILY
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-K726
BETWEEN DWELL NONA PLACE, LLC AND ORANGE COUNTY
AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Dwell Nona Place Drainage Easement

District 4

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

ITEM: Drainage Easement with Joinder of Mortgagee U.S. Bank National
Association, As Trustee for the Registered Holders of GS Mortgage
Securities Corporation II Multifamily Mortgage Pass-Through
Certificates, Series 2017-K726
Cost: Donation
Total size: 1.433 acres

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Risk Management Division

REMARKS: The County is executing the Drainage Easement to show acceptance of the terms and conditions.

Grantor to pay all recording fees.

AUG 22 2017

Prepared By
And After Recording Return to:
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
ATTN: Gary Kaleita, Esq.
215 N. Eola Drive
Orlando, FL 32801
Instrument:
Project:

DRAINAGE EASEMENT

THIS INDENTURE is made by and between DWELL NONA PLACE, LLC, a limited liability company organized and existing under the laws of the State of Florida, whose address is 1735 Market Street, Suite 4010, Philadelphia, Pennsylvania 19103, ("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 TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a perpetual non-exclusive easement (the "**Drainage Easement**") for the purposes of drainage and discharge of storm water collected from the Weller Boulevard Extension right-of-way, as more particularly described in Exhibit "B" attached hereto (the "**Weller Boulevard Extension Property**"), with full authority to enter upon, construct, repair, replace and maintain, as the GRANTEE and its assigns may deem necessary, retention/detention ponds, collection and outfall facilities and all related drainage ditches, culverts, swales, pipes, facilities and apparatus (collectively the "**Drainage Facilities**") on, in, over, under, through and upon the following described lands situate in Orange County aforesaid to-wit (the "**Drainage Easement Area**"):

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number(s):

a portion of

20-24-31-1690-02-000

TO HAVE AND TO HOLD said Drainage Easement unto said GRANTEE and its assigns forever.

Grant of the Drainage Easement and use of the Drainage Facilities and Drainage Easement Area are subject to the following conditions:

1. The GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or

maintenance of the Drainage Facilities, out of and away from the Drainage Easement Area, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the Drainage Easement Area that may interfere with the normal operation or maintenance of the Drainage Facilities.

2. The Drainage Facilities are designed to accommodate the storm water collection, retention and discharge requirements for the Weller Boulevard Extension Property and for the development of that certain property platted as "**Lot 1**" and "**Lot 2**", Dwell at Lake Nona, according to the plat thereof as recorded in Plat Book 84, Page 88, of the Public Records of Orange County, Florida (the "**Dwell Nona Place Property**"), and such design and use is permitted in accordance with that certain Environmental Resource Permit #48-02311-P, issued by the South Florida Water Management District, as may be amended from time to time (the "**Permit**"). Delivery of storm water collected from properties other than the Weller Boulevard Extension Property and Lot 1 and Lot 2 of the Dwell Nona Place Property may exceed the capacity of the Drainage Facilities and cause them to function contrary to the requirements of the Permit. Accordingly, only storm water collected by the drainage collection facilities on the Weller Boulevard Extension Property (the "**Weller Boulevard Extension Collection Facilities**") and Lot 1 and Lot 2 of the Dwell Nona Place Property shall be delivered to the Drainage Facilities. GRANTEE agrees that it shall not interconnect or approve construction plans which provide for interconnection of any storm water drainage improvements which are located on properties other than the Weller Boulevard Extension Property and Lot 1 or Lot 2 of the Dwell Nona Place Property with either of the Weller Boulevard Extension Collection Facilities or the Drainage Facilities. GRANTEE further agrees that all activities undertaken by GRANTEE in accordance with the rights granted hereunder shall conform with the terms and conditions of the Permit.

3. Lot 1 and Lot 2 of the Dwell Nona Place Property are subject to the rights, covenants, conditions, easements and restrictions granted and declared by that certain Declaration of Covenants, Conditions and Restrictions recorded June 27, 2016, in Instrument Number 20160330162 of the Public Records of Orange County, Florida, as may be amended from time to time.

4. This Drainage Easement shall not be construed to grant any public use rights in or to the pond portion of the Drainage Facilities or public access rights to Lake Whippoorwill.

5. The GRANTEE agrees to indemnify and hold harmless the GRANTOR from and against any and all claims, actions, causes of action, loss, damage, injury, liability, cost or expense, including without limitation attorneys' fees (whether incurred before, during or after trial, or upon any appellate level), arising from the GRANTEE's use of the Drainage Facilities or the Drainage Easement Area or from the exercise by the Grantee of any rights under this Drainage Easement. Notwithstanding the foregoing, nothing contained herein is intended to, nor shall, be construed as a waiver of the GRANTEE's sovereign immunity protections or of the provisions of Section 768.28, Florida Statutes. Additionally, nothing contained herein shall constitute any agreement by the GRANTEE to assume any liability for the acts, omissions, and/or negligence of the GRANTOR.

6. The Drainage Easement shall be binding upon and inure to the benefit of the parties specified herein, their respective legal representatives, successors and permitted assigns, and the benefits and burdens hereof shall run with title to the Weller Boulevard Extension Property and the Dwell Nona Place Property, including, without limitation, the Drainage Easement Area.

7. The GRANTOR reserves the reasonable right to utilize the Drainage Easement Area for any use consistent with the rights granted by this Drainage Easement.

8. This Drainage Easement may be modified, amended or assigned only upon the mutual written consent of GRANTOR and GRANTEE, their respective legal representatives, successors, and/or permitted assigns.

[Signatures follow on next pages.]

IN WITNESS WHEREOF, the parties hereto have subscribed their names and have caused this Drainage Easement to be executed as of the dates written below.

Signed, sealed, and delivered
in the presence of:

Kay A. S. L. H.
Witness

Kay G. S. L. H.
Printed Name

Chad
Witness

Chad Chandler
Printed Name

(Signature of TWO Witnesses required by
Florida Law)

DWELL NONA PLACE, LLC, a Florida
limited liability company

By: Dwell Nona Place Manager, LLC, a
Delaware limited liability company
Its: Manager

By: James J. Tomaino
Name: James J. Tomaino

Title: Manager

Date: 3-20-2017

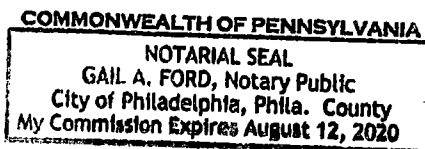
(Corporate Seal)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

The foregoing instrument was acknowledged before me this
20th of March, 2017, by James J. Tomaino, as Manager of Dwell
Nona Place Manager, LLC, a Delaware limited liability company, as Manager of DWELL
NONA PLACE, LLC, a Florida limited liability company, on behalf of the company. He is
personally known to me or has produced _____ as identification.

(Notary Seal)

Gail A. Ford
Notary Signature
GAIL A. FORD
Printed Notary Name



Notary Public in and for the County and
Commonwealth aforesaid
My commission expires: 8/12/20

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

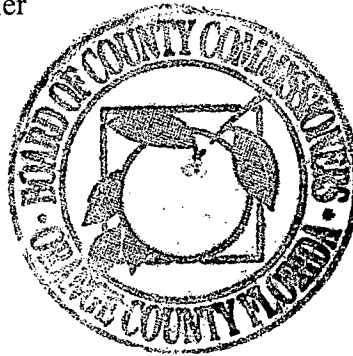
By: *Teresa Jacobs*
Teresa Jacobs,
Orange County Mayor

Date: 8.22.17

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Katie Smith*
Deputy Clerk

Print name: Katie Smith




**JOINDER OF MORTGAGEE U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR
THE REGISTERED HOLDERS OF GS MORTGAGE SECURITIES CORPORATION II
MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-K726**

The undersigned, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GS MORTGAGE SECURITIES CORPORATION II MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-K726 ("Mortgagee"), hereby consents to and subordinates to the foregoing Drainage Easement and all of its covenants, conditions, easements, restrictions, terms and provisions, the lien created by that certain Amended and Restated Multifamily Mortgage, Assignment of Rents and Security Agreement by Dwell Nona Place, LLC, a Florida limited liability company, as grantor, to and for the benefit of Capital One Multifamily Finance, LLC, a Delaware limited liability company, as beneficiary, dated as of March 1, 2017 and recorded on March 2, 2017 in the Public Records of Orange County, Florida (the "Official Records") as Instrument Number 20170112391, as assigned by that certain Assignment of Security Instrument by Capital One Multifamily Finance, LLC, as assignor, to Federal Home Loan Mortgage Corporation, as assignee, dated as of March 1, 2017 and recorded on March 2, 2017 in the Official Records as Instrument Number 20170112392, and further assigned by that certain Assignment of Security Instrument by Federal Home Loan Mortgage Corporation, as assignor, to Mortgagee, as assignee, dated as of June 29, 2017 (as assigned, the "Mortgage"), as such Mortgage may be further amended, modified and/or partially released. Mortgagee hereby represents and warrants to Orange County, Florida that the undersigned has full power and legal authority to execute this joinder and to bind all persons having an interest whatsoever in the Mortgage.

IN WITNESS WHEREOF, MORTGAGEE has caused these presents to be executed in manner and form sufficient to bind it as of the date hereof.

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE REGISTERED HOLDERS OF
GS MORTGAGE SECURITIES CORPORATION II
MULTIFAMILY MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2017-K726

By: Midland Loan Services, a division of PNC
Bank, National Association, its Master Servicer

By: 
Name: Gregory J. McFarland
Title: Senior Vice President
Servicing Officer

Dated: July 17, 2017

Address: c/o Capital One Multifamily Finance, LLC
2 Bethesda Metro Center, 10th Floor
Bethesda, Maryland 20814
Attention: Asset Management

[ACKNOWLEDGEMENT FOLLOWS ON NEXT PAGE]

STATE OF Ks
COUNTY OF Johnson

The foregoing instrument was acknowledged before me this 17 day of July, 2017 by Gregory L. Hartland as Senior Vice President and Servicing Officer of Midland Loan Services, a division of PNC Bank, National Association, as Master Servicer for U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF GS MORTGAGE SECURITIES CORPORATION II MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-K726. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Nancy C. Hilton
Notary Public
Name Printed: Nancy C. Hilton
Commission No.: 1093744
My Commission Expires: 12-4-2017

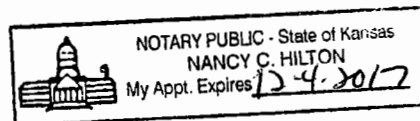
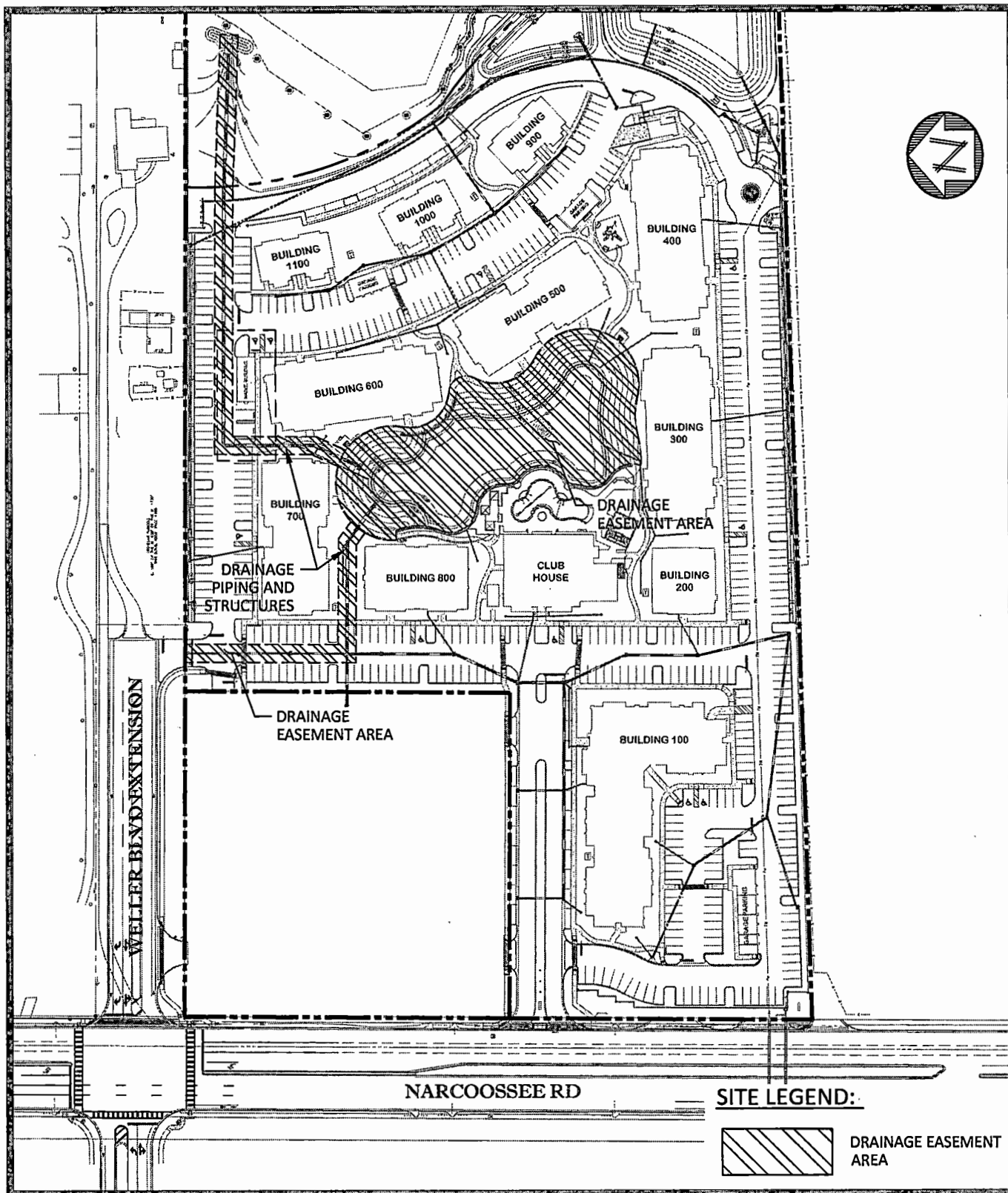


Exhibit "A"
(Sketches and Legal Descriptions of Drainage Easement Area)



KELLY, COLLINS & GENTRY, INC. ENGINEERING / PLANNING	Scale: 1"=150'	DWELL AT LAKE NONA	
	Date: 12/22/16		
	S: T: R:	Exhibit:	
	Job # : 897.000	Source: KCG, INC.	
	Drawn by: RMG	Area: ORANGE COUNTY, FL	
	Appvd. by: GRR	1 of 1	

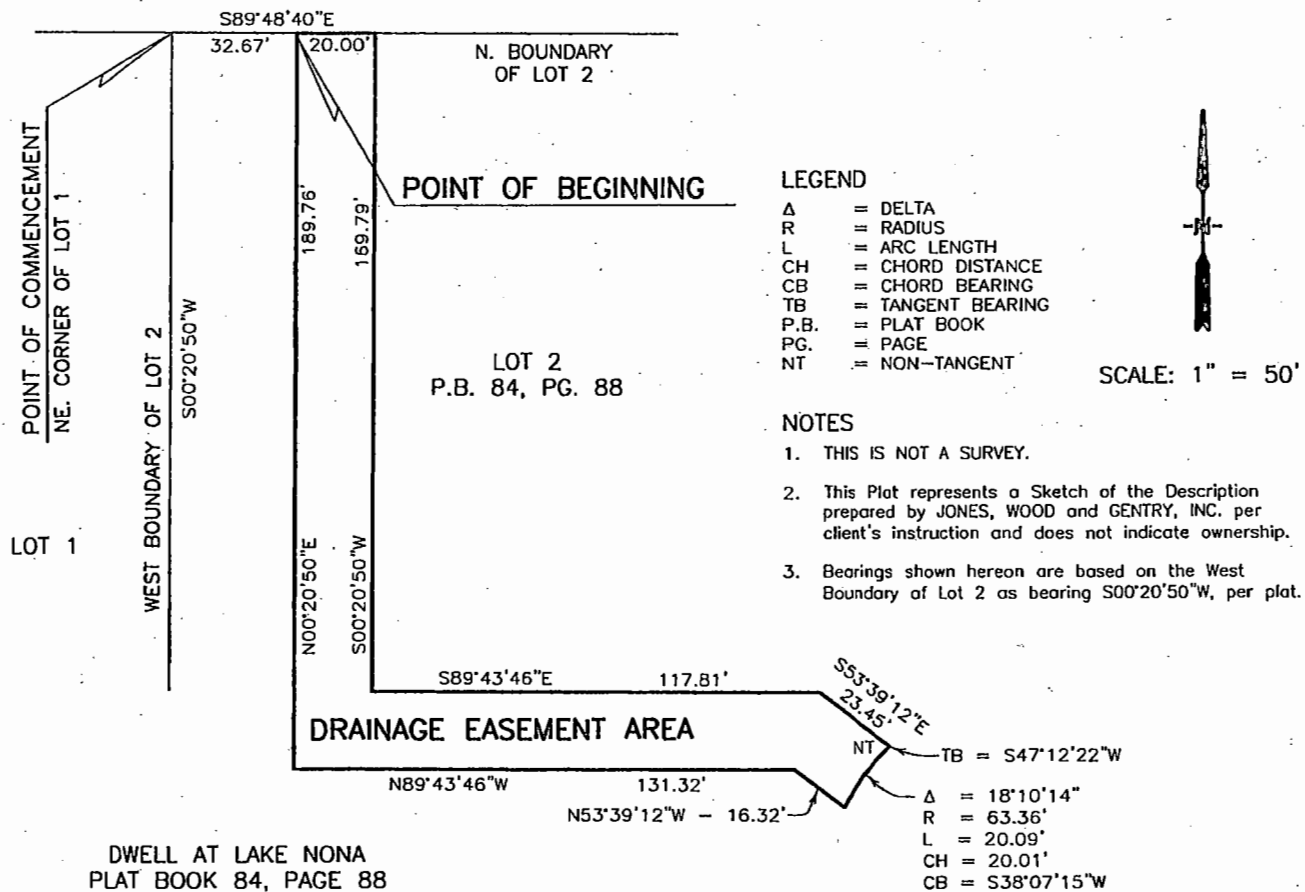
SKETCH OF DESCRIPTION

DESCRIPTION

That part of Lot 2, DWELL AT LAKE NONA, according to the plat thereof as recorded in Plat Book 84, Page 88, Public Record of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Lot 1, DWELL AT LAKE NONA, as recorded in Plat Book 84, Page 88, Public Record of Orange County, Florida, thence South 89 degrees 48 minutes 40 seconds east 32.67 feet along the North boundary of Lot 2 for the POINT OF BEGINNING; thence South 89 degrees 48 minutes 40 seconds East 20.00 feet along said North boundary; thence South 00 degrees 20 minutes 50 seconds West 169.79 feet; thence South 89 degrees 43 minutes 46 seconds East 117.81 feet; thence South 53 degrees 39 minutes 12 seconds East 23.45 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 63.36 feet; thence from a tangent bearing of South 47 degrees 12 minutes 22 seconds West run Southwesterly 20.09 feet along the arc of said curve through a central angle of 18 degrees 10 minutes 14 seconds to the end of said curve; thence North 53 degrees 39 minutes 12 seconds West 16.32 feet; thence North 89 degrees 43 minutes 46 seconds West 131.32 feet; thence North 00 degrees 20 minutes 50 seconds East 189.76 feet to the Point of Beginning.

CONTAINING: 6473 square feet, more or less.



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

FOR: **THE KLEIN COMPANY**

DATE: 06-13-2017 DRAWN BY: CAS

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

DANIEL E. GENTRY JR., Florida Registration Number 5047

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

JOB NO. 28987-12 Sheet 1 of 1
 28987-12-SOD-R1.DWG

SKETCH OF DESCRIPTION

DESCRIPTION

That part of Lot 2, DWELL AT LAKE NONA, according to the plat thereof as recorded in Plat Book 84, Page 88, Public Record of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Lot 1, DWELL AT LAKE NONA, as recorded in Plat Book 84, Page 88, Public Record of Orange County, Florida, thence South 89 degrees 48 minutes 40 seconds East 263.36 feet along the North boundary of said Lot 2; thence South 00 degrees 11 minutes 20 seconds West 32.67 feet; thence continue South 00 degrees 11 minutes 20 seconds West 107.98 feet; thence South 25 degrees 04 minutes 29 seconds West 31.65 feet to the POINT OF BEGINNING said point being on a non-tangent curve concave Southwesterly and having a radius of 63.36 feet: thence from a tangent bearing of South 73 degrees 23 minutes 59 seconds East run Southeasterly 92.96 feet along the arc of said curve through a central angle of 84 degrees 03 minutes 52 seconds to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 43.27 feet and a central angle of 95 degrees 51 minutes 12 seconds; thence Southeasterly 72.39 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 19.73 feet and a central angle of 113 degrees 05 minutes 43 seconds; thence Southeasterly 38.95 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 49.35 feet and a central angle of 90 degrees 45 minutes 42 seconds; thence Southeasterly 78.18 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northwesterly and having a radius of 62.00 feet and a central angle of 166 degrees 43 minutes 09 seconds; thence Southwesterly 180.41 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southerly and having a radius of 84.70 feet and a central angle of 27 degrees 43 minutes 46 seconds; thence Westerly 40.99 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northwesterly and having a radius of 150.83 feet and a central angle of 11 degrees 34 minutes 08 seconds; thence Southwesterly 30.46 feet along the arc of said curve to the end of said curve and the beginning of a compound curve concave Northerly and having a radius of 20.00 feet and a central angle of 15 degrees 09 minutes 03 seconds; thence Westerly 5.27 feet along the arc of said curve to the end of said curve and the beginning of a non-tangent curve concave Southwesterly and having a radius of 30.50 feet: thence from a tangent bearing of North 17 degrees 53 minutes 28 seconds East run Northwesterly 39.41 feet along the arc of said curve through a central angle of 74 degrees 02 minutes 23 seconds to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 26.65 feet and a central angle of 73 degrees 00 minutes 45 seconds; thence Northwesterly 33.96 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northwesterly and having a radius of 41.44 feet and a central angle of 15 degrees 21 minutes 49 seconds; thence Northeasterly 11.11 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southeasterly and having a radius of 8.36 feet and a central angle of 59 degrees 42 minutes 22 seconds; thence Northeasterly 8.71 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Westerly and having a radius of 32.04 feet and a central angle of 117 degrees 31 minutes 58 seconds; thence Northerly 65.73 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 14.16 feet and a central angle of 62 degrees 47 minutes 44 seconds; thence Northwesterly 15.52 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Southwesterly and having a radius of 30.53 feet and a central angle of 90 degrees 25 minutes 26 seconds; thence Northwesterly 48.18 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Northeasterly and having a radius of 29.38 feet and a central angle of 107 degrees 26 minutes 01 seconds; thence Northwesterly 55.09 feet along the arc of said curve to the end of said curve and the beginning of a reverse curve concave Westerly and having a radius of 60.50 feet and a central angle of 47 degrees 44 minutes 33 seconds; thence Northerly 50.41 feet along the arc of said curve to the end of said curve; thence South 86 degrees 13 minutes 04 seconds West 10.40 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 63.36 feet: thence from a tangent bearing of North 03 degrees 46 minutes 58 seconds West run Northeasterly 122.07 feet along the arc of said curve through a central angle of 110 degrees 22 minutes 58 seconds to the end of said curve and the to the Point of Beginning.

CONTAINING: 1.013 acres, more or less.

NOTES

1. THIS IS NOT A SURVEY.
2. This Plat represents a Sketch of the Description prepared by JONES, WOOD and GENTRY, INC. per client's instruction and does not indicate ownership.
3. Bearings shown hereon are based on the North Boundary of Lot 2 as bearing S89°48'40"E, per plat.

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

FOR: THE KLEIN COMPANY

DATE: 06-13-2017

DRAWN BY: CAS

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

DANIEL E. GENTRY JR., Florida Registration Number 5047

JONES, WOOD & GENTRY, INC.

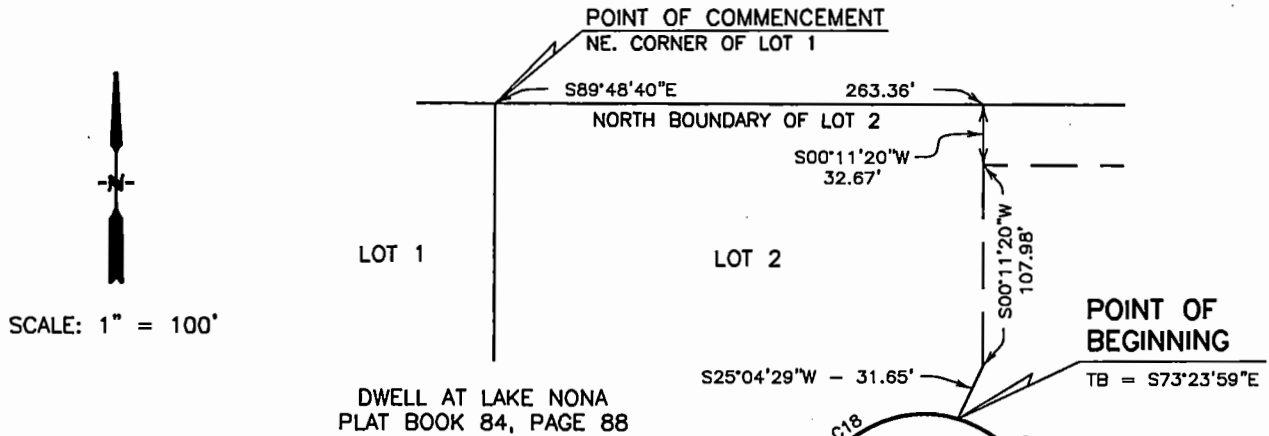
PROFESSIONAL SURVEYORS AND MAPPERS - LB1

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

JOB NO. 28987-14 Sheet 1 of 2
28987-14-SOD-R1.DWG

SKETCH OF DESCRIPTION

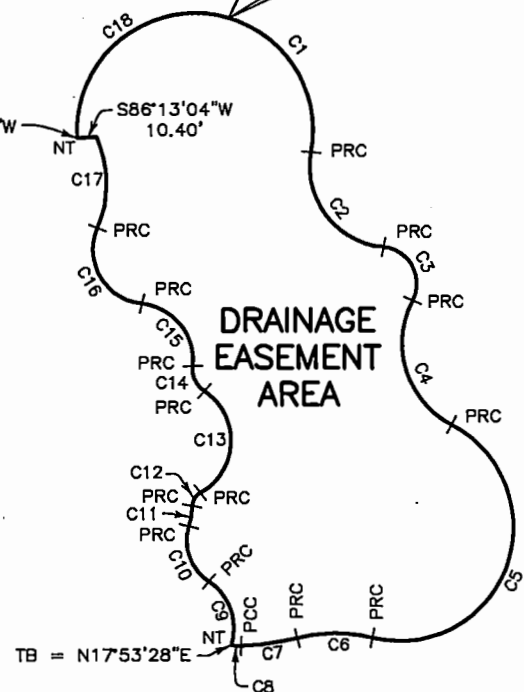
SEE SHEET 1 FOR DESCRIPTION AND NOTES



CURVE TABLE					
NO.	DELTA	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARING
C1	84°03'52"	63.36'	92.96'	84.85'	S31°22'03"E
C2	95°51'12"	43.27'	72.39'	64.24'	S37°15'43"E
C3	113°05'43"	19.73'	38.95'	32.92'	S28°38'28"E
C4	90°45'42"	49.35'	78.18'	70.25'	S17°28'27"E
C5	166°43'09"	62.00'	180.41'	123.17'	S20°30'17"W
C6	27°43'46"	84.70'	40.99'	40.59'	S89°59'58"W
C7	11°34'08"	150.83'	30.46'	30.40'	S81°55'09"W
C8	15°09'03"	20.00'	5.27'	5.27'	N84°43'16"W
C9	74°02'23"	30.50'	39.41'	36.73'	N19°07'44"W
C10	73°00'45"	26.65'	33.96'	31.71'	N19°38'33"W
C11	15°21'49"	41.44'	11.11'	11.08'	N09°10'56"E
C12	59°42'22"	8.36'	8.71'	8.32'	N31°21'12"E
C13	117°31'58"	32.04'	65.73'	54.79'	N02°26'24"E
C14	62°47'44"	14.16'	15.52'	14.75'	N24°55'44"W
C15	90°25'26"	30.53'	48.18'	43.34'	N38°44'35"W
C16	107°26'01"	29.38'	55.09'	47.37'	N30°14'17"W
C17	47°44'33"	60.50'	50.41'	48.97'	N00°23'33"W
C18	110°22'58"	63.36'	122.07'	104.05'	N51°24'32"E

LEGEND

PRC = POINT OF REVERSE CURVATURE
 PCC = POINT OF COMPOUND CURVATURE
 NT = NON-TANGENT
 TB = TANGENT BEARING



FOR: THE KLEIN COMPANY

DATE: 06-13-2017 DRAWN BY: CAS

JOB NO. 28987-14 Sheet 2 of 2
29897-14-SOD-R1.DWG

JONES, WOOD & GENTRY, INC.

PROFESSIONAL SURVEYORS AND MAPPERS - LB1

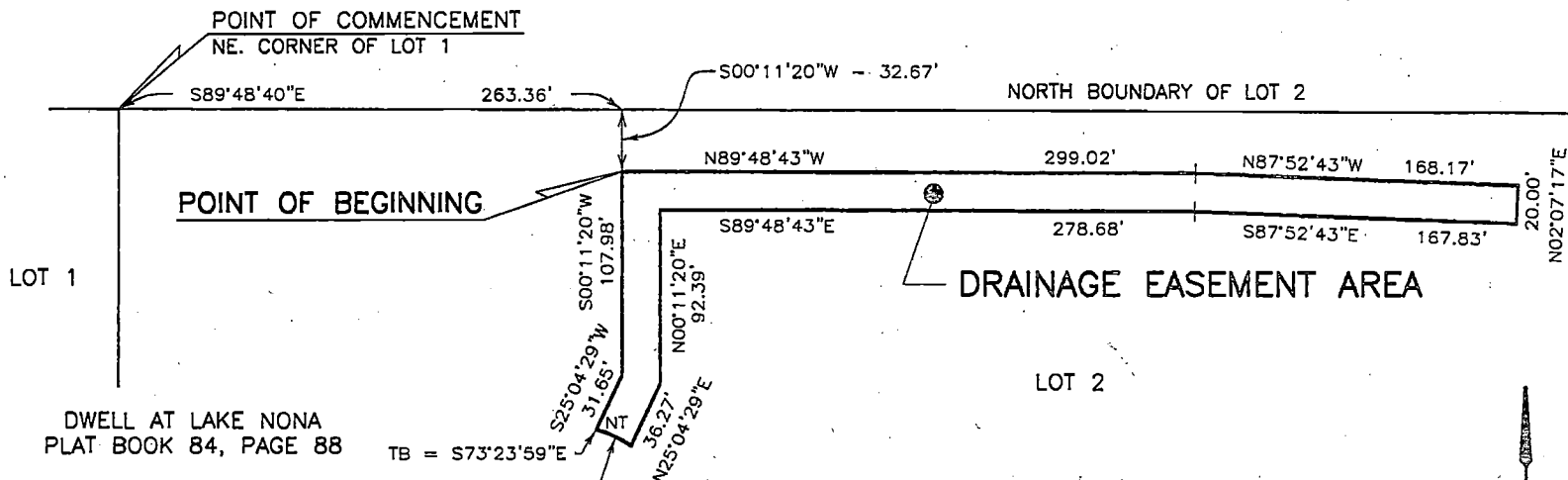
2600 EAST ROBINSON STREET
ORLANDO, FLORIDA, 32803
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SKETCH OF DESCRIPTION DESCRIPTION

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COMMENCE at the Northeast corner of Lot 1, DWELL AT LAKE NONA, as recorded in Plat Book 84, Page 88, Public Record of Orange County, Florida, thence South 89 degrees 48 minutes 40 seconds East 263.36 feet along the North boundary of said Lot 2; thence South 00 degrees 11 minutes 20 seconds West 32.67 feet to the POINT OF BEGINNING; thence continue South 00 degrees 11 minutes 20 seconds West 107.98 feet; thence South 25 degrees 04 minutes 29 seconds West 31.65 feet to the beginning of a non-tangent curve concave Southwesterly and having a radius of 63.36 feet; thence from a tangent bearing of South 73 degrees 23 minutes 59 seconds East run Southeasterly 20.09 feet along the arc of said curve through a central angle of 18 degrees 09 minutes 45 seconds to the end of said curve; thence North 25 degrees 04 minutes 29 seconds East 36.27 feet; thence North 00 degrees 11 minutes 20 seconds East 92.39 feet; thence South 89 degrees 48 minutes 43 seconds East 278.68 feet; thence South 87 degrees 52 minutes 43 seconds East 167.83 feet; thence North 02 degrees 07 minutes 17 seconds East 20.00 feet; thence North 89 degrees 48 minutes 43 seconds West 168.17 feet; thence North 89 degrees 48 minutes 43 seconds West 299.02 feet to the Point of Beginning.

CONTAINING: 11809 square feet, more or less.



DWELL AT LAKE NONA
PLAT BOOK 84, PAGE 88

LEGEND

Δ = DELTA
R = RADIUS
L = ARC LENGTH
CH = CHORD DISTANCE
CB = CHORD BEARING
TB = TANGENT BEARING
NT = NON-TANGENT

TB = S73°23'59"E
Δ = 18°09'45"
R = 63.36'
L = 20.09'
CH = 20.00'
CB = S64°19'07"E

NOTES

THIS IS NOT A SURVEY.

1. This Plat represents a Sketch of the Description prepared by JONES, WOOD and GENTRY, INC. per client's instruction and does not indicate ownership.
- 2.

Bearings shown hereon are based on the North Boundary of Lot 2 as bearing S89°48'40"E, per plat.

3.

SCALE: 1" = 100'

FOR: **THE KLEIN COMPANY**

DATE: 06-13-2013 DRAWN BY: GAS

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

DANIEL E. GENTRY, JR., Florida Registration Number 5047

JONES, WOOD & GENTRY, INC.

PROFESSIONAL SURVEYORS AND MAPPERS - LB1

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

JOB NO. 28987-13 Sheet 1 of 1
28987-13-SOD-R1.DWG

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

Exhibit "B"
(Legal Description of Weller Boulevard Extension Property)

All of that certain property more particularly described in that certain Special Warranty Deed from Rama H. Renegar, a single man, to Orange County, a charter county and political subdivision of the State of Florida, dated December 29, 2014 and recorded December 31, 2014 in Official Records Book 10855, Page 2677 of the Public Records of Orange County, Florida.