



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

**DATE:** August 30, 2017

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

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

**FROM:** Jeffrey L. Sponenburg, Title Program Manager  
Real Estate Management Division *PS for JS*

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL AND EXECUTION OF UTILITY EASEMENT AGREEMENT BETWEEN SEA WORLD OF FLORIDA LLC, SUCCESSOR BY CONVERSION OF SEA WORLD OF FLORIDA, INC. AND ORANGE COUNTY, APPROVAL OF UTILITY EASEMENT FROM BELUGA HOSPITALITY, LLC AND NAUTICAL HOSPITALITY, LLC TO ORANGE COUNTY, SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM BANK OF AMERICA, N.A., AND SUBORDINATIONS OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM PACIFIC WESTERN BANK AND AUTHORIZATION TO RECORD INSTRUMENTS

**PROJECT:** Shadow Wood PD OCU Permit:  
B15900864 OCU File #: 80408  
  
District 1

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

**ITEMS:** Utility Easement Agreement  
Cost: Donation  
Size: 1,003 square feet

Utility Easement  
Cost: Donation  
Size: 13,373 square feet

Subordinations of Encumbrances to Property Rights to Orange County (3)

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Utilities Department  
Risk Management Division

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

SEP 19 2017

Prepared by:  
Jeffrey R. Schwartz  
Associate General Counsel  
SeaWorld Parks & Entertainment, Inc.  
9205 South Park Center Loop, Suite 400  
Orlando, FL 32819-8651

THIS IS A DONATION

Project: Shadow Wood PD OCU Permit:  
B15900864 OCU File #: 80408

### **Utility Easement Agreement**

THIS UTILITY EASEMENT AGREEMENT (this "Easement" or this "Agreement") is made and executed as of the date signed below, by and between **SEA WORLD OF FLORIDA LLC**, a Florida limited liability company successor by conversion of Sea World of Florida, Inc., whose address is c/o Sea World Parks & Entertainment, Inc., 9205 South Park Center Loop, Suite 400, Orlando, Florida 32819 Attention: Jeffrey R. Schwartz (hereinafter referred to as "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 (hereinafter referred to as "Grantee").

WITNESSETH, that the Grantor, in consideration of the covenants herein and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby give and grant to Grantee, and its successors and assigns, a non-exclusive easement in accordance with the terms more particularly defined herein, and subject to the reservation of rights in favor of Grantor and the rights of existing third parties as described herein (the "Easement"), over, under, and upon the following described lands of the Grantor situated in Orange County aforesaid, to-wit:

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

### **Property Appraiser's Parcel Identification Number:**

**a portion of 07-24-29-7959-00-015**

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.

TO HAVE AND TO HOLD said Easement unto said Grantee and its successors and assigns forever. The Easement is being acquired as a permanent, non-exclusive easement for a water utility meter, with Grantee's right to enter upon, construct, operate, and maintain, as the Grantee and its assigns may deem necessary, underground water lines, wastewater lines, reclaimed water lines, and any other appurtenant facilities over, under, and upon the Easement Area, subject to all matters of record acceptable to Grantee, if any.

The Grantor covenants with the Grantee that the Grantor is lawfully seized of said Easement Area in fee simple. Grantor covenants that Grantor has good right and lawful authority to grant this Easement.

Nothing herein shall create or be construed to create any rights for the benefit of the general public to enter upon, occupy or use the Easement Area conveyed herein to the Grantee, notwithstanding that the Grantee is a political subdivision of the State of Florida and is obtaining the rights granted herein for a public purpose. Nothing herein shall be construed as a dedication of the Easement Area. Grantor shall retain the right to use the Easement Area and shall have the right to grant easements or other rights

in the Easement Area to other parties, so long as such use and/or grant shall not materially interfere with the rights granted to Grantee herein. Grantor shall have the right to reconfigure, modify, and relocate at Grantor's sole expense any improvements in the Easement Area from time to time, so long as such reconfiguration, modification, or relocation will not materially diminish the easement rights in favor of Grantee as set forth herein, and so long as Grantor grants a replacement or modified easement with all of the same rights set forth herein for the Grantee to continue to have such rights to the extent such replacement or modified easement is reasonably needed for Grantee to maintain the rights conferred upon Grantee by this Agreement.

The Grantee shall cause any construction in the Easement Area to be performed in a good and workmanlike manner and in compliance with all provisions of Florida law applicable thereto. The Grantee shall restore or compensate the Grantor for any damage done to the Grantor's property or any improvements thereon which results from or arises out of the Grantee's use of the Easement Area. Grantee, in the exercise of the rights granted to it hereunder, will not damage any improvements in or on the Easement Area or materially hinder or interfere with the business and activities of Grantor or its tenants, subtenants, and licensees or damage or interfere with any other utilities or facilities installed by Grantor or by any other person or entity to whom Grantor has previously conveyed rights in or with respect to Grantor's property, provided that nothing herein shall prevent Grantee from exercising its rights hereunder as set forth herein. Grantee herein shall make adequate provision for the safety and convenience of all persons using the Easement Area, providing that nothing herein shall prevent Grantee from using at any time and from time to time its respective Easement Area as set forth herein.

To the extent provided in Section 768.28, Florida Statutes, the Grantee hereby agrees to defend, indemnify and hold harmless the Grantor from any and all liens, claims, actions, liability, costs, damages, fees and expenses (including reasonable attorneys' fees and expenses, whether at trial or on appeal) arising out of or in any way related to the negligent acts of or omissions of the Grantee, its officials and employees acting within the scope of their employment including those activities specified under this Easement. This indemnity by the Grantee shall include without limitation all construction, materialman's or laborers' liens arising out of or in any way related to the provision of any labor, materials or services by any materialmen, laborer, or subcontractor in connection with the construction activities to be performed or procured by the Grantee pursuant to this Easement. This indemnity shall survive completion of the construction activity in the Easement Area. Notwithstanding the foregoing, nothing in this Easement shall constitute a waiver of the sovereign immunity protection beyond the limited waiver set forth in Section 768.28, Florida Statutes or to assume any liability for the negligence of the Grantor or any other third party.

The Grantee shall, at all times during the term of this Easement, at its sole cost and expense, cause its contractor's or any other agents of the Grantee exercising rights pursuant to this Easement to maintain in full force and effect, and shall furnish to the Grantor, evidence of: (i) commercial general liability insurance for all operations with respect to the Easement Area, including, but not limited to operations and personal injury, naming the Grantor as an additional insured, with limits of not less than One Million and No/100 Dollars (\$1,000,000) per occurrence and Two Million and No/100 Dollars (\$2,000,000) in the aggregate. The Grantee shall be permitted to self-insure for any operations or activities conducted in the Easement Area to the limits as specified in Section 768.28, Florida Statutes.

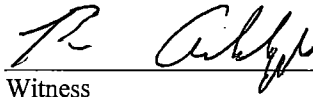
In the event either party defaults in any of its obligations hereunder, the defaulting party shall have ten (10) days after receipt of written notice of such default to cure any monetary default of the defaulting party hereunder and shall have thirty (30) days after receipt of written notice of such default to cure any non-monetary default of the defaulting party hereunder. After the expiration of any such period, the non-defaulting party shall have all rights and remedies at law or in equity and shall have the right, but not the obligation to cure such default on behalf of the defaulting party and in such event, the defaulting party shall reimburse the non-defaulting party for the cost of such cure with interest at a rate (the "Default

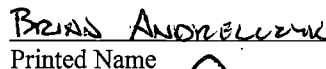
Rate”) equal to the prime rate as published in the *Wall Street Journal* "Money Rate" section on the business day closest in time to the date such funds were first incurred (or if such rate ceases to be published, then another comparable rate) within thirty (30) days of receipt of written notice of the cost to the defaulting party of such cure, together with documentation of such expenditures by the non-defaulting party.

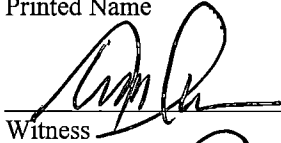
If any provision of this Easement, the deletion of which would not adversely affect the receipt of any material benefits by any party hereunder or substantially increase the burden of any party hereunder, shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Easement. If a party fails to insist on the strict observance by the other party of any of the provisions of this Agreement, such party shall not be precluded from subsequently enforcing this Agreement or be held to have waived any such provision. Nothing in this Agreement shall be deemed or construed by the parties hereto or by any third person to create the relationship of principal and agent, partnership, joint venture, landlord and tenant, or any other association between the parties other than the relationship described herein. This Agreement may be executed in one or more identical counterparts, and all such counterparts together shall constitute a single instrument for the purpose of the effectiveness of this Agreement.

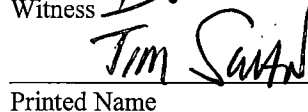
IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed, and delivered  
in the presence of:

  
Witness

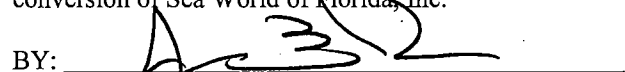
  
Printed Name

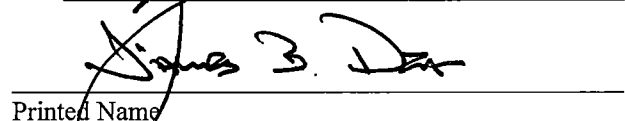
  
Witness

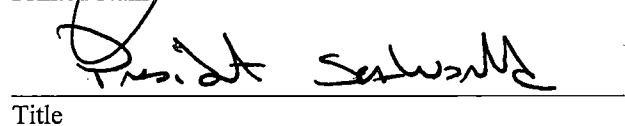
  
Printed Name

(Signature of TWO witnesses required by Florida law)

Sea World of Florida, LLC,  
a Florida limited liability company, successor by  
conversion of Sea World of Florida, Inc.

BY: 

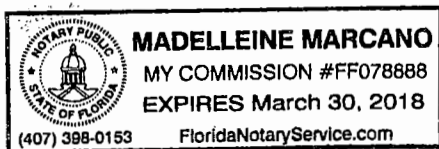
  
Printed Name

  
Title

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 9 day of May, 2017 by Jim Dean as President of Sea World of Florida, LLC, a Florida limited liability company, successor by conversion of Sea World of Florida, Inc., on behalf of the limited liability company (He/she is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Seal)



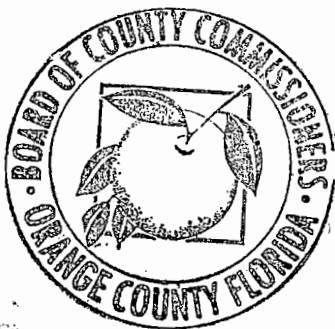
Madelleine Marciano  
Notary Signature

Madelleine Marciano  
Printed Notary Name

Notary Public in and for the County and State aforesaid

My Commission Expires: March-30-2018

IN WITNESS WHEREOF, the GRANTEE has caused these presents to be executed on the day and year written below.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

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

Date: *tu* *9.19.17*

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

By: *Jessica Vaupel*  
for Deputy Clerk  
Jessica Vaupel  
Printed Name

Exhibit "A"

OCU FILE # B15900864  
PROJECT NAME: SHADOW WOOD  
PURPOSE: UTILITY EASEMENT  
ESTATE: PERMANENT

*Legal Description*

A portion of Lot 1, SHADOW WOOD, according to the plat thereof, as recorded in Plat Book 27, Pages 71 and 72, Public Records of Orange County, Florida, lying in Section 7, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Lot 1; said corner being a point on a non-tangent curve, concave northwesterly, having a radius of 7584.33 feet and a central angle of 00°03'12"; said point also lying on the northerly right-of-way line of Central Florida Parkway; thence run southwesterly, along said northerly right-of-way line, the following four (4) courses and distances: on a tangent bearing of S 85°56'14" W, run 7.07 feet along the arc of said curve to the point of reverse curvature of a curve, concave southeasterly, having a radius of 3060.00 feet and a central angle of 12°59'26"; thence run southwesterly, along the arc of said curve, a distance of 693.79 feet to the point of tangency thereof, thence run S 73°00'00" W, a distance of 52.90 feet to a point of curvature of a curve, concave northeasterly, having a radius of 50.00 feet and a central angle of 106°57'14"; thence run northwesterly, along the arc of said curve, a distance of 93.34 feet to the point of tangency thereof; said point lying on the easterly right-of-way line of International Drive; thence run northerly, along said easterly right-of-way line, the following three (3) courses and distances: run N 00°02'46" W, a distance of 656.30 feet to a point of curvature of a curve, concave westerly, having a radius of 2376.83 feet; thence run 620.71 feet, along the arc of said curve through a central angle of 14°57'46" for the POINT OF BEGINNING; thence continue, along said easterly right-of-way line and along the arc of said curve, a distance of 25.00 feet, through a central angle of 00°36'10" to a point; thence, departing the easterly right-of-way line of International Drive, run N 75°24'09" E, a distance of 40.31 feet; thence run S 14°35'51" E, a distance of 25.00; thence run S 75°24'09" W, a distance of 40.00 feet to the POINT OF BEGINNING.

Containing 1,003 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Lines shown hereon are radiol unless noted NR (non-radiol).

Graphic scale exaggerated for clarity.

NR = Non-Radiol

**SKETCH OF DESCRIPTION ONLY - NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

**Sketch of Description**

of a

**Utility Easement**

situated in

Section 7, Township 24 South, Range 29 East  
Orange County, Florida

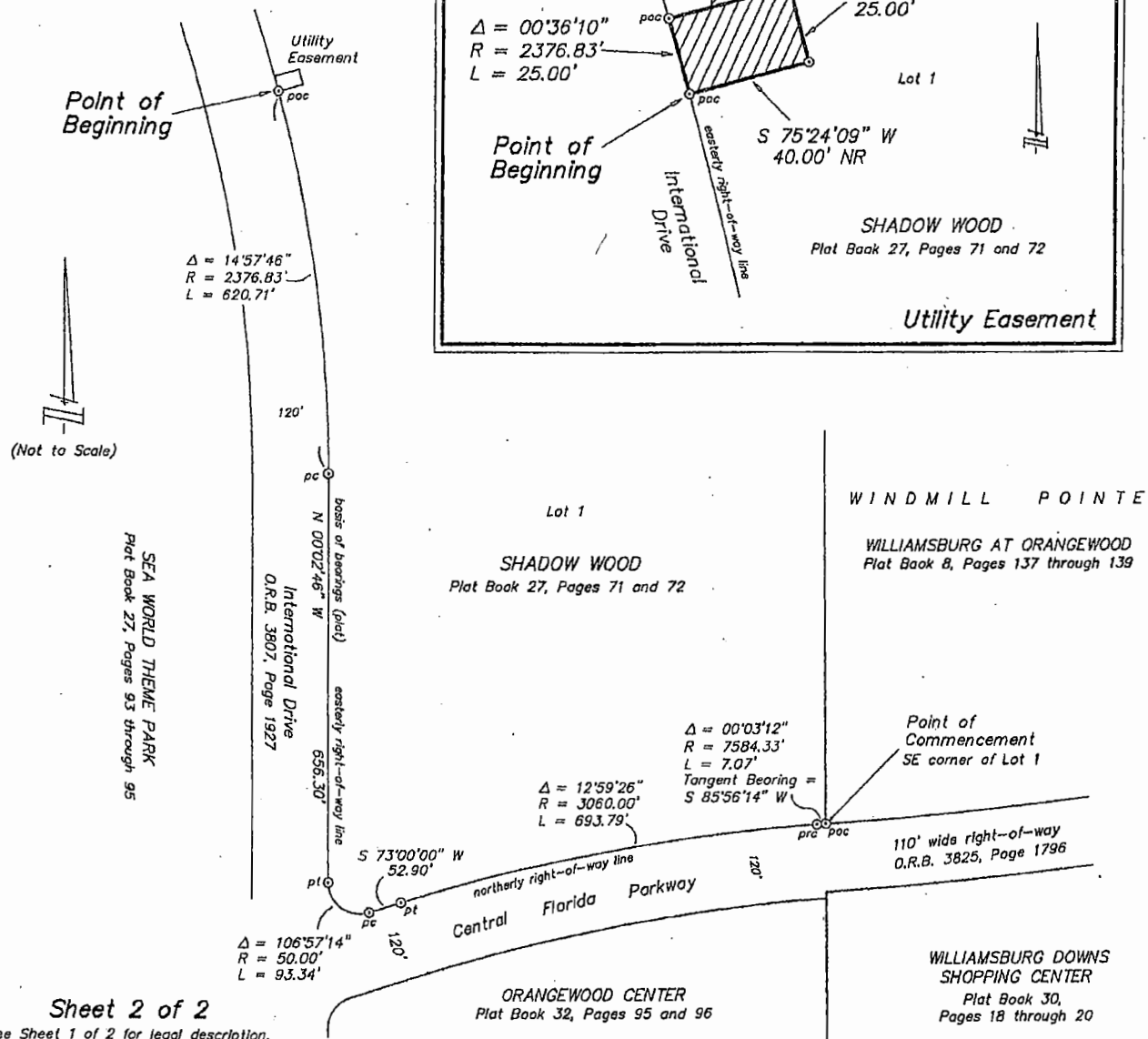
PREPARED FOR: <b>Mandala Holdings, LLC</b>		JOB NO. 0701.49	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA-LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. IGBA, LB NO. 2194 REV. 3/23/16 R. SLAYTON GANUNG REG. FILE NO. 4236
		SHEET 1 of 2	
		DATE 1/19/16 REV. 3/18/16	
		SCALE As Noted	
 <b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656			



Exhibit "A"

OCU FILE # B15900864  
PROJECT NAME: SHADOW WOOD  
PURPOSE: UTILITY EASEMENT  
ESTATE: PERMANENT

Legend	
pc	point of curvature
pt	point of tangency
poc	point on curve
prc	point of reverse curvature
O.R.B. Official Records Book	



Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(GBA Job No. 0701.49)

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

SEP 19 2017

THIS IS A DONATION

Project: Shadow Wood PD OCU Permit:  
B15900864 OCU File #: 80408

**UTILITY EASEMENT**

THIS INDENTURE, Made this 15th day of May, A.D. 20 17, between Beluga Hospitality, LLC, a Florida limited liability company, as to parcel 07-24-29-7959-00-019, having its principal place of business in the city of Orlando, county of Orange, whose address is 9547 Blandford Road, Orlando, Florida 32827,

and Nautical Hospitality, LLC, a Florida limited liability company, as to parcel 07-24-29-7959-00-011, having its principal place of business in the city of Orlando, county of Orange, whose address is 9547 Blandford Road, Orlando, Florida 32827,

GRANTORS, 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 GRANTORS, 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 Numbers:**  
**portions of**  
**07-24-29-7959-00-019**  
**and 07-24-29-7959-00-011**

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 GRANTORS, their 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.

Project: Shadow Wood PD OCU Permit:  
B15900864 OCU File #: 80408

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 GRANTORS or GRANTORS' heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

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:

Beluga Hospitality, LLC,  
a Florida limited liability company

Nancy Polanco  
Witness

Yenny Polanco  
Print Name

Paul Vyas  
Witness

PAUL VYAS  
Print Name

BY: [Signature]

Lee Babcock  
Printed Name

Board Member  
Title

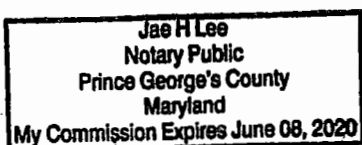
(Signature of TWO witnesses required by Florida law)

STATE OF Maryland  
COUNTY OF Prince George's

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May,  
2017, by Lee Babcock as Board Member of  
Beluga Hospitality, LLC, a Florida limited liability company, on behalf of the limited liability company.  
He/she ☐ is personally known to me or ☒ has produced Driver's License as identification.

(Notary Seal)

[Signature]  
Notary Signature



Jae Lee  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires: June 08, 2020

Project: Shadow Wood PD OCU Permit:  
B15900864 OCU File #: 80408

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

Signed, sealed and delivered  
in the presence of:

Mary Palmer  
Witness

Jeimy Palmer  
Print Name

Parul Vyas  
Witness

PARUL VYAS  
Print Name

Nautical Hospitality, LLC,  
a Florida limited liability company

BY: [Signature]

Lee Babcock

Printed Name

Board Member

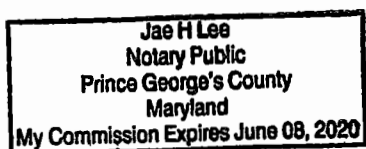
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Maryland  
COUNTY OF Prince George's

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May,  
20 17 by Lee Babcock as Board Member of  
Nautical Hospitality, LLC, a Florida limited liability company, on behalf of the limited liability company.  
He/she ☐ is personally known to me or ☒ has produced Driver's License as identification.

(Notary Seal)



[Signature]  
Notary Signature

Jae Lee  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires: June 08, 2020

This instrument prepared by:  
Jeffrey L. Sponenburg, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

# EXHIBIT A

OCU FILE #: B15900864  
PROJECT NAME: SHADOW WOOD  
PURPOSE: UTILITY EASEMENT  
ESTATE: PERMANENT

## Legal Description

A portion of Lot 1, SHADOW WOOD, according to the plat thereof, as recorded in Plat Book 27, Pages 71 and 72, Public Records of Orange County, Florida, lying in Section 7, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Lot 1; thence run N 00°19'54" W, along the east line of said Lot 1, a distance of 690.77 feet to a point on the north line of those lands as described and recorded in Official Records Book 9898, Page 1837, Public Records of Orange County, Florida; thence run S 89°40'06" W, along said north line, a distance of 42.50 feet for the POINT OF BEGINNING; thence continue S 89°40'06" W, a distance of 25.00 feet to a point on the west line of a 135 foot wide Orlando Utilities Commission Easement, as recorded in Official Records Book 1934, Page 12, Public Records of Orange County, Florida; thence run N 00°19'54" W, along the west line of said easement, a distance of 534.92 feet to a point on the south line of those lands as described and recorded in Official Records Book 9783, Page 9229, Public Records of Orange County, Florida; thence, departing the west line of said easement, run N 89°40'06" E, a distance of 25.00 feet; thence run S 00°19'54" E, a distance of 534.92 feet to the POINT OF BEGINNING.

Containing 13,373 square feet, more or less.

Sketch of Description  
of a

Utility Easement

being a portion of

Lot 1, SHADOW WOOD

Plat Book 27, Pages 71 and 72

situated in

Section 7, Township 24 South, Range 29 East  
Orange County, Florida

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 for sketch.

## SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR:

Surekha Holdings, LLC



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

0701.50

SHEET

1 of 4

DATE

11/08/16

SCALE

As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA, LB No. 7194  
4236  
J. A. CLAYTON, GANUNG  
REG. P.L.S. NO. 4236

FLORIDA  
SURVEYOR

a portion of Lot 1  
SHADOW WOOD

lands described per  
O.R.B. 9783, Page 9229

N 89°40'06" E  
25.00'

southerly line of lands described in O.R.B. 9783, Page 9229

70' Utility and Access Easement  
O.R.B. 10328, Page 7181

a portion of Lot 1  
SHADOW WOOD  
Plat Book 27, Pages 71 and 72

a portion of Lot 1  
SHADOW WOOD

28' Ingress / Egress Easement  
O.R.B. 10328, Page 7181

Utility and Access Easement  
O.R.B. 9503, Page 437

north line of O.R.B. 9898, Page 1837

Lift Station Access Easement  
O.R.B. 9503, Page 437

Lift Station Easement  
O.R.B. 9503, Page 437

lands described per  
O.R.B. 9898, Page 1837

a portion of Lot 1  
SHADOW WOOD

160' Florida Power Corporation Easement  
O.R.B. 2441, Page 245  
and  
Deed Book 310, Page 503

534.92'  
20' Sewer Easement

534.92'  
Orlando Utilities Commission Easement  
O.R.B. 1934, Page 12

Tract L  
WINDMILL POINTE  
WILLIAMSBURG AT ORANGEWOOD  
Plat Book 8, Pages 137 through 139

Point of  
Beginning

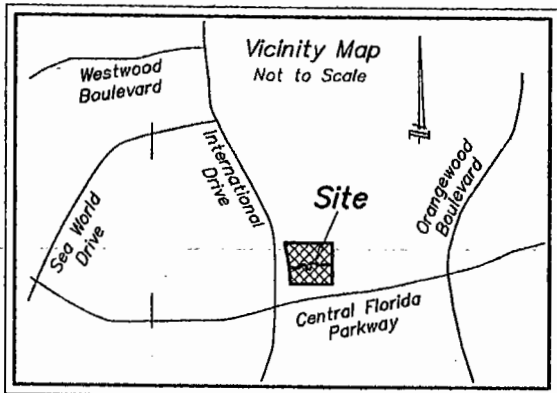
S 89°40'06" W  
25.00'

Point of  
Commencement  
SE corner of Lot 1

Central Florida Parkway

basis of bearings (plot)  
N 00°19'54" W  
690.77'

1" = 100'



Legend  
⊙ indicates change in direction  
(no corner set)  
O.R.B. Official Records Book

Project: Shadow Wood PD OCU Permit: B15900864 OCU File #: 80408  
~~Prepared by and Return to:~~  
SeaWorld Parks & Entertainment, Inc.  
9205 Southpark Center Loop, Ste. 400  
Orlando, FL 32819

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 19 2017

**SUBORDINATION OF ENCUMBRANCES  
TO PROPERTY RIGHTS TO ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility easement, in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, First Amendment to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, Second Amendment to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, Third Amendment to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, and Fourth Amendment to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing held by the undersigned;

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

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

**SEE ATTACHED EXHIBIT "A"**

Encumbrances:

Bank of America, N.A.,  
FROM: Sea World of Florida, LLC a Florida limited liability company, successor by  
conversion of Sea World of Florida, Inc.  
Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing filed  
February 26, 2010  
Recorded in Official Records Book 10006, Page 8246

First Amendment to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing filed June 17, 2011

Recorded in Official Record Book 10229, Page 132

Second Amendment to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing filed May 29, 2012

Recorded in Official Records Book 10383, Page 3112

Third Amendment to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing filed July 17, 2013

Recorded in Official Record Book 10602, Page 8252

Fourth Amendment to Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing filed June 11, 2015

Recorded in Official Records Book 10932, Page 5130

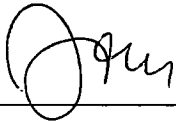
All in the Public Records of Orange County, Florida

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 16<sup>th</sup> day of MAY, A.D, 2017.

Signed, sealed, and delivered  
in the presence of:

Bank of America, N.A.  
as collateral agent

  
\_\_\_\_\_  
Witness

JOAN MOK  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Witness

GAIL L ROBIN  
\_\_\_\_\_  
Printed Name

BY:   
\_\_\_\_\_

Kevin Ahart  
\_\_\_\_\_  
Printed Name

Vice President  
\_\_\_\_\_  
Title



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco )

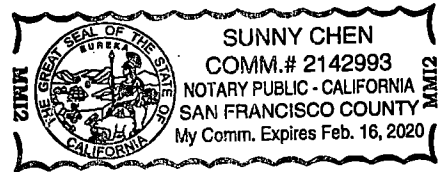
On May 16, 2017 before me, Sunny Chen, Notary Public  
(insert name and title of the officer)

personally appeared Kevin Ahart  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in  
his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



## Exhibit "A"

OCU FILE # B15900864  
 PROJECT NAME: SHADOW WOOD  
 PURPOSE: UTILITY EASEMENT  
 ESTATE: PERMANENT

## Legal Description

A portion of Lot 1, SHADOW WOOD, according to the plat thereof, as recorded in Plat Book 27, Pages 71 and 72, Public Records of Orange County, Florida, lying in Section 7, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Lot 1; said corner being a point on a non-tangent curve, concave northwesterly, having a radius of 7584.33 feet and a central angle of 00°03'12"; said point also lying on the northerly right-of-way line of Central Florida Parkway; thence run southwesterly, along said northerly right-of-way line, the following four (4) courses and distances: on a tangent bearing of S 85°56'14" W, run 7.07 feet along the arc of said curve to the point of reverse curvature of a curve, concave southeasterly, having a radius of 3060.00 feet and a central angle of 12°59'26"; thence run southwesterly, along the arc of said curve, a distance of 693.79 feet to the point of tangency thereof, thence run S 73°00'00" W, a distance of 52.90 feet to a point of curvature of a curve, concave northeasterly, having a radius of 50.00 feet and a central angle of 106°57'14"; thence run northwesterly, along the arc of said curve, a distance of 93.34 feet to the point of tangency thereof; said point lying on the easterly right-of-way line of International Drive; thence run northerly, along said easterly right-of-way line, the following three (3) courses and distances: run N 00°02'46" W, a distance of 656.30 feet to a point of curvature of a curve, concave westerly, having a radius of 2376.83 feet; thence run 620.71 feet, along the arc of said curve through a central angle of 14°57'46" for the POINT OF BEGINNING; thence continue, along said easterly right-of-way line and along the arc of said curve, a distance of 25.00 feet, through a central angle of 00°36'10" to a point; thence, departing the easterly right-of-way line of International Drive, run N 75°24'09" E, a distance of 40.31 feet; thence run S 14°35'51" E, a distance of 25.00; thence run S 75°24'09" W, a distance of 40.00 feet to the POINT OF BEGINNING.

Containing 1,003 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Lines shown hereon are radial unless noted NR (non-radial).

Graphic scale exaggerated for clarity.

NR = Non-Radial

## SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description  
 of a  
**Utility Easement**  
 situated in

Section 7, Township 24 South, Range 29 East  
 Orange County, Florida


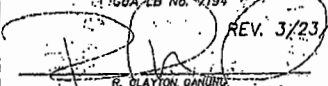
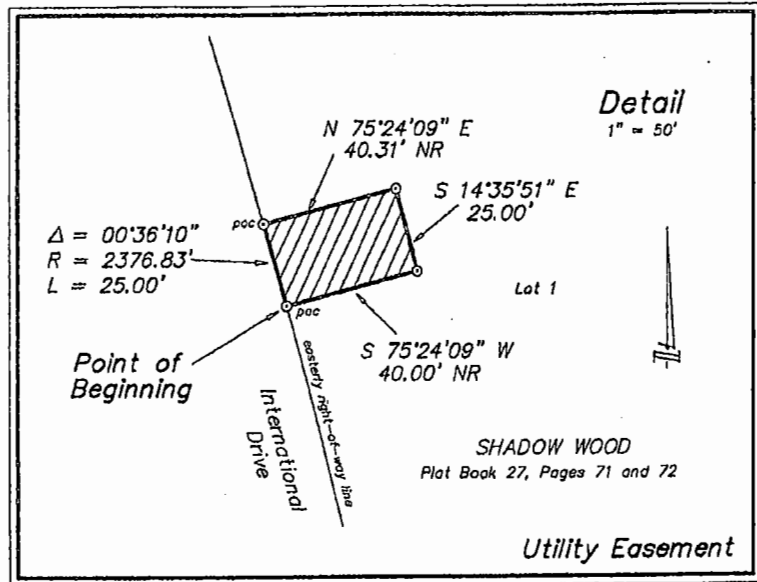
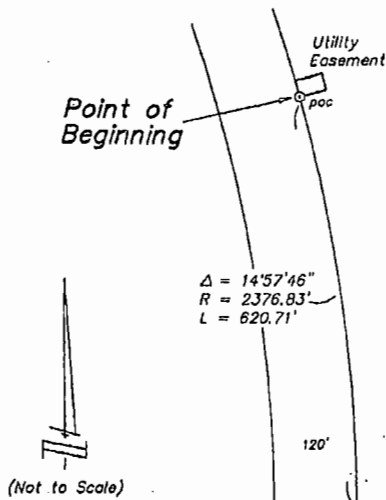
PREPARED FOR: <b>Mandala Holdings, LLC</b>	JOB NO. 0701.49	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. GBA-LB-176-7194
 <b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers	SHEET 1 of 2	DATE 1/19/16 REV. 3/18/16
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	SCALE As Noted	 R. CLAYTON GANUNG REG. FILE NO. 4236

Exhibit "A"

OCU FILE # B15900864  
PROJECT NAME: SHADOW WOOD  
PURPOSE: UTILITY EASEMENT  
ESTATE: PERMANENT

Legend	
pc	point of curvature
pt	point of tangency
poc	point on curve
prc	point of reverse curvature
O.R.B. Official Records Book	



SEA WORLD THEME PARK  
Plat Book 27, Pages 93 through 95

120'  
pc  
basis of bearings (left)  
N 00°02'46" W  
International Drive  
O.R.B. 3807, Page 1927  
easterly right-of-way line  
656.30'

Lot 1  
SHADOW WOOD  
Plat Book 27, Pages 71 and 72

WINDMILL POINTE  
WILLIAMSBURG AT ORANGEWOOD  
Plat Book 8, Pages 137 through 139

Δ = 00°03'12"  
R = 7584.33'  
L = 7.07'  
Tangent Bearing =  
S 85°56'14" W

Point of  
Commencement  
SE corner of Lot 1

Δ = 12°59'26"  
R = 3060.00'  
L = 693.79'

110' wide right-of-way  
O.R.B. 3825, Page 1796

Δ = 106°57'14"  
R = 50.00'  
L = 93.34'

ORANGEWOOD CENTER  
Plat Book 32, Pages 95 and 96

WILLIAMSBURG DOWNS  
SHOPPING CENTER  
Plat Book 30,  
Pages 18 through 20

Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(GBA Job No. 0701.49)

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**SEP 19 2017**

---

Project: Shadow Wood PD OCU Permit:  
B15900864 OCU File #: 80408

### **SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility easement in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Construction Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing; and Financing Statement held by the undersigned; and,

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

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as 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:**

Pacific Western Bank

FROM: Beluga Hospitality, LLC

Construction Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing  
filed October 30, 2015

Recorded in Official Records Book 11006, Page 1803

Financing Statement filed October 30, 2015

Recorded in Official Records Book 11006, Page 1825

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

Project: Shadow Wood PD OCU Permit:  
B15900864 OCU File #: 80408

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 16 day of MAY, A. D. 20 17.

Signed, sealed, and delivered  
in the presence of:

Witness

Printed Name

Witness

Printed Name

Pacific Western Bank,  
a California state-chartered bank

BY:

ELIAS BOUZAKIS

Printed Name

SVP

Authorized Signatory

Title

(Signature of TWO witnesses required by Florida law)

STATE OF Connecticut  
COUNTY OF Hartford

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared Elias Bouzakis, the Senior Vice President of Pacific Western Bank, a California state-chartered bank, on behalf of the bank. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 16<sup>th</sup> day of May, 20 17.

(Notary Seal)

Nicole Albano  
Notary Signature

Nicole Albano  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid

My commission expires:

**This instrument prepared by:**  
Jeffrey L. Spoenburg, staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida



# EXHIBIT A

OCU FILE #: B15900864

PROJECT NAME: SHADOW WOOD

PURPOSE: UTILITY EASEMENT

ESTATE: PERMANENT

## Legal Description

A portion of Lot 1, SHADOW WOOD, according to the plat thereof, as recorded in Plat Book 27, Pages 71 and 72, Public Records of Orange County, Florida, lying in Section 7, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Lot 1; thence run N 00°19'54" W, along the east line of said Lot 1, a distance of 690.77 feet to a point on the north line of those lands as described and recorded in Official Records Book 9898, Page 1837, Public Records of Orange County, Florida; thence run S 89°40'06" W, along said north line, a distance of 42.50 feet for the POINT OF BEGINNING; thence continue S 89°40'06" W, a distance of 25.00 feet to a point on the west line of a 135 foot wide Orlando Utilities Commission Easement, as recorded in Official Records Book 1934, Page 12, Public Records of Orange County, Florida; thence run N 00°19'54" W, along the west line of said easement, a distance of 534.92 feet to a point on the south line of those lands as described and recorded in Official Records Book 9783, Page 9229, Public Records of Orange County, Florida; thence, departing the west line of said easement, run N 89°40'06" E, a distance of 25.00 feet; thence run S 00°19'54" E, a distance of 534.92 feet to the POINT OF BEGINNING.

Containing 13,373 square feet, more or less.

Sketch of Description  
of a

**Utility Easement**

being a portion of

**Lot 1, SHADOW WOOD**

Plat Book 27, Pages 71 and 72

situated in

**Section 7, Township 24 South, Range 29 East  
Orange County, Florida**

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 for sketch.

## SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR:

**Surekha Holdings, LLC**



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

0701.50

SHEET

1 of 4

DATE

11/08/16

SCALE

As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

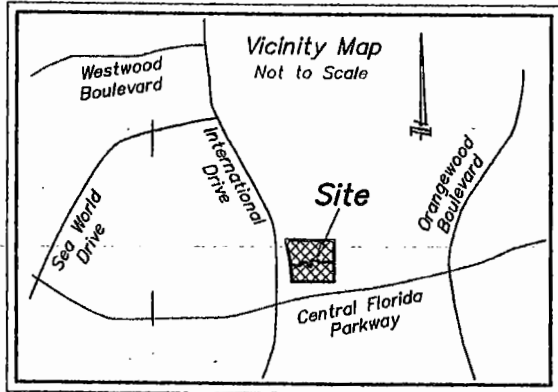
GBA LB No. 2194

J. R. PLAYTON GANUNG

REG. PLS. NO. 4236

FLORIDA

SURVEYOR



**Sheet 2 of 2**  
See Sheet 1 for legal description.  
(GBA Job No. 0701.50)

SEP 19 2017

Project: Shadow Wood PD OCU Permit:  
B15900864 OCU File #: 80408

### **SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility easement in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Construction Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing; and Financing Statement held by the undersigned; and,

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

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as 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:**

Pacific Western Bank

FROM: Nautical Hospitality, LLC

Construction Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing  
filed October 30, 2015

Recorded in Official Records Book 11006, Page 1845

Financing Statement filed October 30, 2015

Recorded in Official Records Book 11006, Page 1867

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



Project: Shadow Wood PD OCU Permit:  
B15900864 OCU File #: 80408

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 16 day of MAY, A. D. 20 17.

Signed, sealed, and delivered  
in the presence of:

Pacific Western Bank,  
a California state-chartered bank

BY: [Signature]

Witness

[Signature]  
Printed Name

[Signature]  
Witness

ELIAS BOUZAKIS  
Printed Name  
SVP  
Authorized Signatory  
Title

Timothy Braderick  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Connecticut  
COUNTY OF Hartford

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared Elias Bouzakis, the Senior Vice President, of Pacific Western Bank, a California state-chartered bank, on behalf of the bank. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

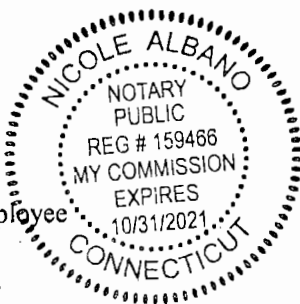
Witness my hand and official seal this 16<sup>th</sup> day of May, 20 17.

(Notary Seal)

[Signature]  
Notary Signature

Nicole Albano  
Printed Notary Name

**This instrument prepared by:**  
Jeffrey L. Sponenburg, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida



Notary Public in and for  
the county and state aforesaid

My commission expires:

# EXHIBIT A

OCU FILE #: B15900864  
PROJECT NAME: SHADOW WOOD  
PURPOSE: UTILITY EASEMENT  
ESTATE: PERMANENT

## Legal Description

A portion of Lot 1, SHADOW WOOD, according to the plat thereof, as recorded in Plat Book 27, Pages 71 and 72, Public Records of Orange County, Florida, lying in Section 7, Township 24 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of said Lot 1; thence run N 00°19'54" W, along the east line of said Lot 1, a distance of 690.77 feet to a point on the north line of those lands as described and recorded in Official Records Book 9898, Page 1837, Public Records of Orange County, Florida; thence run S 89°40'06" W, along said north line, a distance of 42.50 feet for the POINT OF BEGINNING; thence continue S 89°40'06" W, a distance of 25.00 feet to a point on the west line of a 135 foot wide Orlando Utilities Commission Easement, as recorded in Official Records Book 1934, Page 12, Public Records of Orange County, Florida; thence run N 00°19'54" W, along the west line of said easement, a distance of 534.92 feet to a point on the south line of those lands as described and recorded in Official Records Book 9783, Page 9229, Public Records of Orange County, Florida; thence, departing the west line of said easement, run N 89°40'06" E, a distance of 25.00 feet; thence run S 00°19'54" E, a distance of 534.92 feet to the POINT OF BEGINNING.

Containing 13,373 square feet, more or less.

Sketch of Description  
of a

**Utility Easement**

being a portion of

**Lot 1, SHADOW WOOD**

Plat Book 27, Pages 71 and 72

situated in

**Section 7, Township 24 South, Range 29 East  
Orange County, Florida**

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 for sketch.

## SKETCH OF DESCRIPTION ONLY -- NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR:

**Surekha Holdings, LLC**



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

0701.50

SHEET

1 of 4

DATE

11/08/16

SCALE

As Noted

SKETCH OR DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LB No. 2190

12355 PM

J. R. CLAYTON GANUNG

REG. P.L.S. NO. 4236

FILED

SURVEYOR

a portion of Lot 1  
SHADOW WOOD

lands described per  
O.R.B. 9783, Page 9229

N 89°40'06" E  
25.00'

southerly line of lands described in O.R.B. 9783, Page 9229

70' Utility and Access Easement  
O.R.B. 10328, Page 7181

a portion of Lot 1  
SHADOW WOOD  
Plat Book 27, Pages 71 and 72

20' Second Water Line and Sewer Easement

160' Florida Power Corporation Easement  
O.R.B. 2441, Page 245  
and  
Deed Book 810, Page 503

20' Sewer Easement

10' Sewer Line Easement

west line of Orlando Utilities Commission Easement

Orlando Utilities Commission Easement  
O.R.B. 1934, Page 12

Tract L

WINDMILL POINTE  
WILLIAMSBURG AT ORANGEWOOD  
Plat Book 8, Pages 137 through 139

1" = 100'

a portion of Lot 1  
SHADOW WOOD

28' Ingress / Egress Easement  
O.R.B. 10328, Page 7181

Utility and Access Easement  
O.R.B. 9503, Page 437

Lift Station Access Easement  
O.R.B. 9503, Page 437

north line of O.R.B. 9898, Page 1837

Lift Station Easement  
O.R.B. 9503, Page 437

lands described per  
O.R.B. 9898, Page 1837

a portion of Lot 1  
SHADOW WOOD

S 89°40'06" W  
25.00'

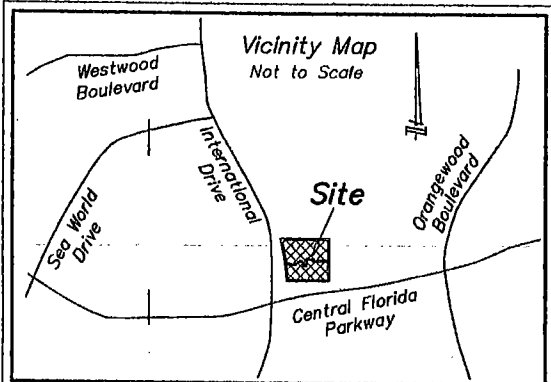
Point of  
Commencement  
SE corner of Lot 1

basis of bearings (plat)  
N 00°19'54" W  
690.77'

Point of  
Beginning

S 89°40'06" W  
42.50'

Central Florida Parkway



Legend

- ⊙ indicates change in direction  
(no corner set)
- O.R.B. Official Records Book

Sheet 2 of 2

See Sheet 1 for legal description.  
(GBA Job No. 0701.50)