




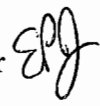
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: September 15, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner 
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
LENNAR HOMES, LLC TO ORANGE COUNTY AND
AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Moss Park Conservation Area Impact Permit # CAI-13-09-022
(Oaks at Moss Park)

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: 20.7 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. This Conservation and Access Easement will protect and preserve the property forever in predominantly its 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 preserved pursuant to the Permit shall be retained and maintained in perpetuity.

Access to the conservation easement area is by a specific access easement from the right-of-way for Longleaf Woods Drive through Tract FD-3 of Oaks at Moss Park recorded in Plat Book 88, Page 133.

Grantor to pay all recording fees.

OCT 03 2017

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

Project: Moss Park Conservation Area Impact Permit # CAI-13-09-022
(Oaks at Moss Park)

Parcel Id. No.: a portion of 10-24-31-0000-00-012 and 11-24-31-5270-06-003

CONSERVATION AND ACCESS EASEMENT

This CONSERVATION AND ACCESS EASEMENT is made this 01st day of August, 2017, by Lennar Homes, LLC, a Florida limited liability company, whose address is 6750 Forum Drive, Suite 310, Orlando, Florida 32821 ("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, GRANTOR desires to construct the Moss Park Planned Development (the "PROJECT") 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

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

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

WHEREAS, GRANTOR desires to provide GRANTEE access to the PROPERTY through a portion of the PROJECT (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. 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 or the PROJECT 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 platted as a street and dedicated to the perpetual use of the public upon such dedication without the necessity of any amendment to this CONSERVATION AND ACCESS EASEMENT or release of those parts of the ACCESS AREA so dedicated. The ACCESS EASEMENT shall be deemed

perpetual as to all parts of the ACCESS AREA that are not at some point 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

Project: Moss Park Conservation Area Impact Permit # CAI-13-09-022
(Oaks at Moss Park)

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.

[SIGNATURES ON FOLLOWING PAGE]

Project: Moss Park Conservation Area Impact Permit # CAI-13-09-022
(Oaks at Moss Park)

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

Signed, sealed, and delivered
in the presence of:

Lennar Homes, LLC,
a Florida limited liability company

[Signature]
Witness

BY: [Signature]
Brock Nicholas
Vice President

Kelly Beckner
Printed Name

[Signature]
Witness

J. H. Johnston
Printed Name

(Signature of TWO Witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21 day of
August, 2017, by Brock Nicholas, as Vice President on behalf of Lennar Homes,
LLC, a Florida limited liability company. He ☒ is personally known to me or ☐ has produced
_____ as identification.

(Notary Seal)

[Signature]
Notary Signature
Nicole M Holden
Printed Notary Name



Notary Public in and for the
County and State aforesaid


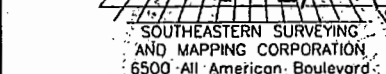
My commission expires:

PURPOSE : WETLAND AREA 7

Containing 377,730 square feet or 8.67 acres, more or less.

1. Bearings shown hereon are based on the North-South Mid Section line of Section 11, Township 24 South, Range 31 East, Orange County, Florida, being N 00°25'00" E, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CH. 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

DESCRIPTION FOR LENNAR HOMES, LLC	Date: 01/19/2006 KR		CERTIFICATION NUMBER LB2108 47373239  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-6580 fax(407)292-0141 email: info@seasurveying.com
	Job No.: 47373	Scale: 1"=200'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED : 08/11/2016 EC		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			 JAMES L. PETERSEN REGISTERED LAND SURVEYOR NUMBER 4791

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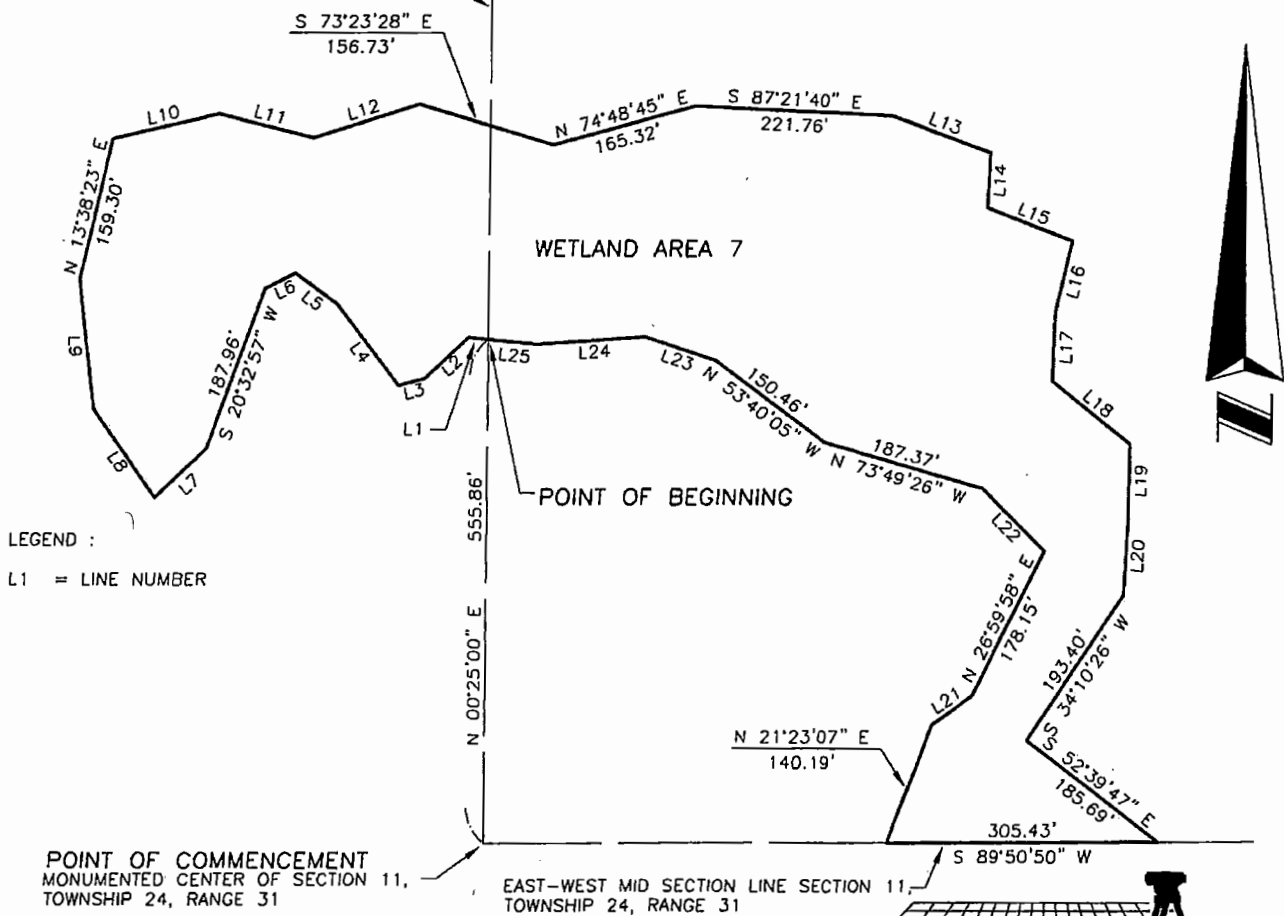
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SKETCH OF DESCRIPTION WETLAND AREA 7

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.81'	N 84°36'43" W
L2	66.24'	S 47°00'21" W
L3	30.38'	S 75°00'16" W
L4	113.20'	N 37°25'44" W
L5	57.12'	N 53°39'34" W
L6	37.58'	S 62°55'59" W
L7	79.28'	S 46°09'18" W
L8	119.68'	N 34°55'57" W
L9	144.27'	N 06°36'22" W
L10	121.62'	N 76°47'27" E
L11	108.39'	S 75°58'48" E
L12	123.53'	N 72°23'09" E
L13	118.15'	S 69°38'57" E

LINE TABLE		
LINE	LENGTH	BEARING
L14	60.74'	S 03°22'55" W
L15	103.00'	S 68°48'41" E
L16	81.00'	S 13°37'17" W
L17	75.61'	S 02°22'44" W
L18	112.17'	S 51°36'08" E
L19	82.36'	S 01°25'27" W
L20	84.40'	S 03°20'28" W
L21	55.22'	N 54°33'45" E
L22	98.00'	N 45°13'07" W
L23	82.90'	N 71°38'31" W
L24	122.20'	S 86°07'44" W
L25	54.51'	N 84°36'43" W

NORTH-SOUTH MID SECTION LINE
SECTION 11, TOWNSHIP 24, RANGE 31



REVISED : 08/11/2016
Drawing No. 47373240
Job No. 47373
Date: 01/19/2006
SHEET 2 OF 2
See Sheet 1 for Description

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SCHEDULE "A"

PURPOSE : WETLAND AREA 7A

Description :

A portion of Section 11, Township 24 South, Range 31 East, Orange County, Florida being more particularly described as follows :


Commence at the Monumented center of said Section 11; thence N 00°25'00" E along the North-South Mid section line of said Section 11 a distance of 308.24 feet to the Point of Beginning; thence S 32°44'37" W a distance of 42.04 feet; thence S 59°32'27" W a distance of 55.79 feet; thence S 22°27'52" W a distance of 52.16 feet; thence N 88°38'30" W a distance of 51.88 feet; thence N 65°44'43" W a distance of 67.67 feet; thence N 09°22'56" E a distance of 124.20 feet; thence N 67°38'32" E a distance of 123.82 feet; thence N 55°45'00" E a distance of 85.35 feet to a point on said North-South Mid section line; thence continue N 55°45'00" E a distance of 2.00 feet; thence S 51°47'47" E a distance of 41.54 feet; thence S 06°53'51" W a distance of 68.79 feet; thence S 32°44'37" W a distance of 49.95 feet to the Point of Beginning.

Containing 33,944 square feet, or 0.78 acres more or less.

SURVEYORS REPORT :

1. Bearings shown hereon are based on the North-South Mid section line of Section 11, Township 24 South, Range 31 East, Orange County, Florida, being N 00°25'00" E, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CH. 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

DESCRIPTION FOR LENNAR HOMES, LLC	Date: 01/19/2006 KR		CERTIFICATION NUMBER LB2108 47373241
	Job No.: 47373	Scale: 1"=100'	 <p> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8880 fax (407) 292-8141 email: info@southeasternsurveying.com </p> <p> JAMES L. PETERSEN REGISTERED LAND SURVEYOR NUMBER 4791 </p>
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. Revised : 08/11/2016 EC		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

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SKETCH OF DESCRIPTION WETLAND AREA 7A

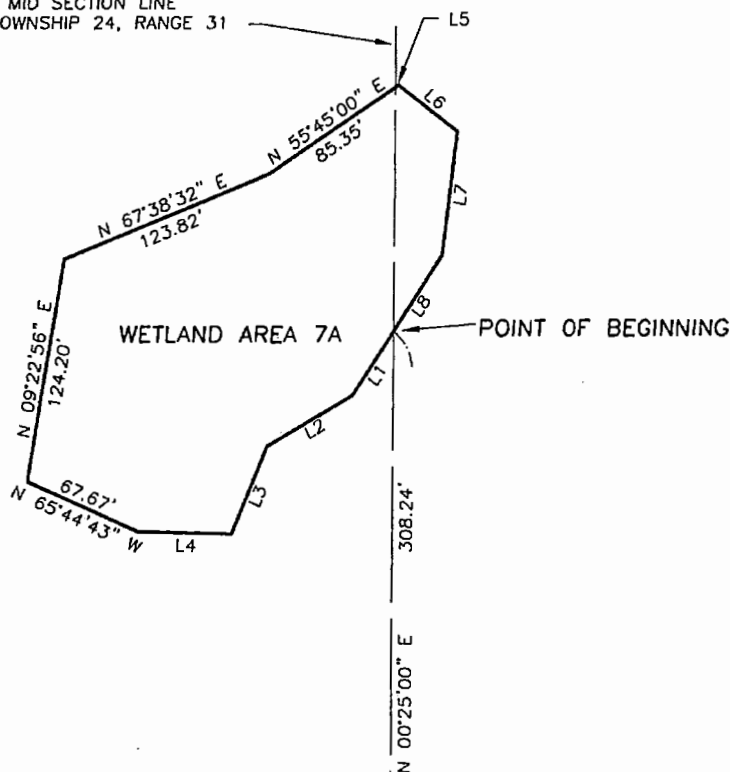
NOTES :

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

NOT VALID WITHOUT SHEET 1.

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.04'	S 32°44'37" W
L2	55.79'	S 59°32'27" W
L3	52.16'	S 22°27'52" W
L4	51.88'	N 88°38'30" W
L5	2.00'	N 55°45'00" E
L6	41.54'	S 51°47'47" E
L7	68.79'	S 06°53'51" W
L8	49.95'	S 32°44'37" W

NORTH-SOUTH MID SECTION LINE
SECTION 11, TOWNSHIP 24, RANGE 31



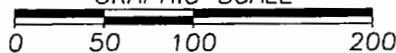
LEGEND :

L1 = LINE NUMBER

POINT OF COMMENCEMENT
MONUMENTED CENTER OF SECTION 11,
TOWNSHIP 24, RANGE 31

THIS IS NOT A SURVEY

1" = 100'
GRAPHIC SCALE



Revised : 08/11/2016
Drawing No. 47373242
Job No. 47373
Date: 01/19/2006
SHEET 2 OF 2
See Sheet 1 for Description



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Certification Number LB-2108
email:info@southeasternsurveying.com

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SCHEDULE "A"

PURPOSE : WETLAND AREA 7B

Description :

A portion of Section 11, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows :


Commence at the Monumented center of said Section 11; thence N 00°25'00" E along the North-South Mid section line of said Section 11 a distance of 105.94 feet to the Point of Beginning; thence N 38°21'34" W a distance of 27.13 feet; thence N 01°32'55" E a distance of 55.28 feet; thence N 55°48'57" E a distance of 100.27 feet; thence S 83°08'47" E a distance of 115.73 feet; thence S 37°52'50" E a distance of 102.43 feet; thence S 07°30'35" E a distance of 66.93 feet; thence S 57°56'58" W a distance of 47.71 feet; thence N 46°36'42" W a distance of 63.70 feet; thence S 80°18'32" W a distance of 98.91 feet; thence S 45°53'34" W a distance of 38.66 feet; thence N 38°21'34" W a distance of 67.93 feet to the Point of Beginning.

Containing 35,142 square feet, or 0.81 acres more or less.

SURVEYORS REPORT :

1. Bearings shown hereon are based on the North-South Mid section line of Section 11, Township 24 South, Range 31 East, Orange County, Florida, being N 00°25'00" E, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CH. 5J-17 requirements.

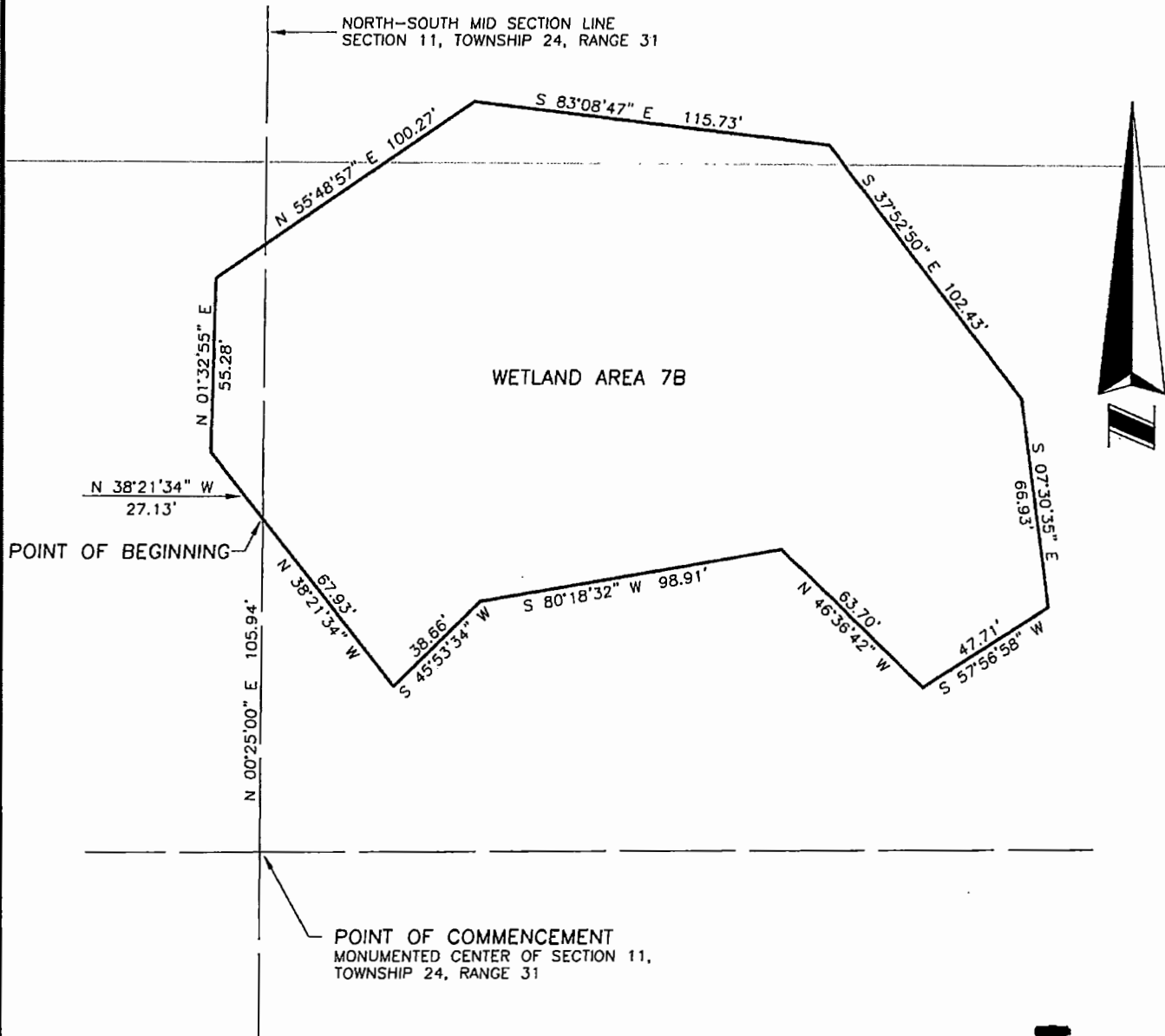
NOT VALID WITHOUT SHEET 2

DESCRIPTION FOR LENNAR HOMES, LLC	Date: 01/19/2006 KR		CERTIFICATION NUMBER LB2108 47373243
	Job No.: 47373	Scale: 1"=50'	 <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 297-8580 fax (407) 297-014 email: info@southeasternsurveying.com</p> <p><i>[Signature]</i> JAMES L. PETERSEN REGISTERED LAND SURVEYOR NUMBER 4791</p>
	<p>Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED : 08/11/2016 EC</p>		
	<p>SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>		

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SKETCH OF DESCRIPTION
WETLAND AREA 7B



NOTES :

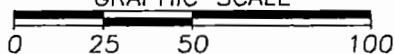
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT VALID WITHOUT SHEET 1.

REVISED : 08/11/2016
Drawing No. 47373244
Job No. 47373
Date: 01/19/2006
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY

1" = 50'
GRAPHIC SCALE



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Certification Number LB-2108
email:info@southeasternsurveying.com

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SCHEDULE "A"

PURPOSE : UPLAND AREA

Description :

A portion of Section 11, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows :

Begin at the Monumented center of said Section 11, thence N 39°30'02" W a distance of 227.74 feet; thence N 65°44'43" W a distance of 91.96 feet; thence N 40°04'06" W a distance of 167.34 feet; thence S 46°09'18" W a distance of 54.05 feet; thence N 34°55'57" W a distance of 190.75 feet; thence N 06°36'22" W a distance of 165.81 feet; thence N 13°38'23" E a distance of 198.96 feet; thence N 76°26'08" E a distance of 108.51 feet; thence S 75°58'48" E a distance of 163.48 feet; thence N 72°23'09" E a distance of 124.14 feet; thence S 73°23'28" E a distance of 157.31 feet; thence N 74°48'45" E a distance of 162.12 feet; thence S 87°21'40" E a distance of 229.57 feet; thence S 69°38'57" E a distance of 140.56 feet; thence S 03°22'55" W a distance of 61.02 feet; thence S 68°48'41" E a distance of 106.67 feet; thence S 13°37'17" E a distance of 100.44 feet; thence S 02°22'44" W a distance of 60.41 feet; thence S 51°36'08" E a distance of 111.91 feet; thence S 01°25'27" W a distance of 95.25 feet; thence S 03°20'28" W a distance of 91.72 feet; thence S 34°10'26" W a distance of 176.64 feet; thence S 52°39'47" E a distance of 194.63 feet to a point on the East-West mid section line of said Section 11; thence S 89°50'50" W along said East-West mid section line a distance of 41.08 feet; N 52°39'47" W a distance of 185.69 feet; thence N 34°10'26" E a distance of 193.40 feet; thence N 03°20'28" E a distance of 84.40 feet; thence N 01°25'27" E a distance of 82.36 feet; thence N 51°36'08" W a distance of 112.17 feet; thence N 02°22'44" E a distance of 75.61 feet; thence N 13°37'17" E a distance of 81.00 feet; thence N 68°48'41" W a distance of 103.00 feet; thence N 03°22'55" E a distance of 60.74 feet; thence N 69°38'57" W a distance of 118.15 feet; thence N 87°21'40" W a distance of 221.76 feet; thence S 74°48'45" W a distance of 165.32 feet; thence N 73°23'28" W a distance of 156.73 feet; thence S 72°23'09" W a distance of 123.53 feet; thence N 75°58'48" W a distance of 108.39 feet; thence S 76°47'27" W a distance of 121.62 feet; thence S 13°38'23" W a distance of 159.30 feet; thence S 06°36'22" E a distance of 144.27 feet; thence S 34°55'57" E a distance of 119.68 feet; thence N 46°09'18" E a distance of 79.28 feet; thence N 20°32'57" E a distance of 187.96 feet; thence N 62°55'59" E a distance of 37.58 feet; thence S 53°39'34" E a distance of 57.12 feet; thence S 37°25'44" E


Continued on Sheet 2A

SURVEYORS REPORT :

- Bearings shown hereon are based on the North-South Mid section line of Section 11, Township 24 South, Range 31 East, Orange County, Florida, being N 00°25'00" E, assumed.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CH. 5J-17 requirements.
- Not valid without the signature and raised seal of a Florida licensed surveyor and mapper.

NOT VALID WITHOUT SHEETS 2A AND 2B

DESCRIPTION	Date: 01/19/2006 KR		CERTIFICATION NUMBER LB2108 47373245
	FOR	Job No.: 47373	Scale: 1"=50'
	LENNAR HOMES, LLC	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED 09/02/2016 EC	
		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580 fax (407) 292-0111
email: info@seasurveying.com

[Signature]
JAMES L. PETERSEN
REGISTERED LAND SURVEYOR NUMBER 4791

5:12PM AUG 22 2017

OCEPD SEP 20 16 AM 9:18Z

SKETCH OF DESCRIPTION
UPLAND AREA

Description continued from Sheet 1 :

a distance of 113.20 feet; thence N 75°00'16" E a distance of 30.38 feet; thence N 47°00'21" E a distance of 66.24 feet; thence S 84°36'43" E a distance of 77.32 feet; thence N 86°07'44" E a distance of 122.20 feet; thence S 71°38'31" E a distance of 82.90 feet; thence S 53°40'05" E a distance of 150.46 feet; thence S 73°49'26" E a distance of 187.37 feet; thence S 45°13'07" E a distance of 98.00 feet; thence S 26°59'58" W a distance of 178.15 feet; thence S 54°33'45" W a distance of 55.22 feet; thence S 21°23'07" W a distance of 140.19 feet to a point on the East-West Mid section line of said Section 11; thence S 89°50'50" W along said East-West Mid section line a distance of 452.65 feet to the Point of Beginning.

~~Less and Except : Wetland Area 7A~~

A portion of Section 11, Township 24 South, Range 31 East, Orange County, Florida being more particularly described as follows :

Commence at the Monumented center of said Section 11; thence N 00°25'00" E along the North-South Mid section line of said Section 11 a distance of 308.24 feet to the Point of Beginning; thence S 32°44'37" W a distance of 42.04 feet; thence S 59°32'27" W a distance of 55.79 feet; thence S 22°27'52" W a distance of 52.16 feet; thence N 88°38'30" W a distance of 51.88 feet; thence N 65°44'43" W a distance of 67.67 feet; thence N 09°22'56" E a distance of 124.20 feet; thence N 67°38'32" E a distance of 123.82 feet; thence N 55°45'00" E a distance of 85.35 feet to a point on said North-South Mid section line; thence continue N 55°45'00" E a distance of 2.00 feet; thence S 51°47'47" E a distance of 41.54 feet; thence S 06°53'51" W a distance of 68.79 feet; thence S 32°44'37" W a distance of 49.95 feet to the Point of Beginning.

Containing 33,944 square feet or 0.78 acres, more or less.

AND Less and Except : Wetland Area 7B

A portion of Section 11, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows :

Commence at the Monumented center of said Section 11; thence N 00°25'00" E along the North-South Mid section line of said Section 11 a distance of 105.94 feet to the Point of Beginning; thence N 38°21'34" W a distance of 27.13 feet; thence N 01°32'55" E a distance of 55.28 feet; thence N 55°48'57" E a distance of 100.27 feet; thence S 83°08'47" E a distance of 115.73 feet; thence S 37°52'50" E a distance of 102.43 feet; thence S 07°30'35" E a distance of 66.93 feet; thence S 57°56'58" W a distance of 47.71 feet; thence N 46°36'42" W a distance of 63.70 feet; thence S 80°18'32" W a distance of 98.91 feet; thence S 45°53'34" W a distance of 38.66 feet; thence N 38°21'34" W a distance of 67.93 feet to the Point of Beginning.

Containing 35,142 square feet or 0.81 acres, more or less.

Total Upland Area : 408,284 square feet or 9.37 acres, more or less.

NOTES :

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

NOT VALID WITHOUT SHEETS 1 AND 2B.

REVISED 09/02/2016
Drawing No. 47373246
Job No. 47373
Date: 01/19/2006
SHEET 2A OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY



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OCFPO SEP82016M9:182

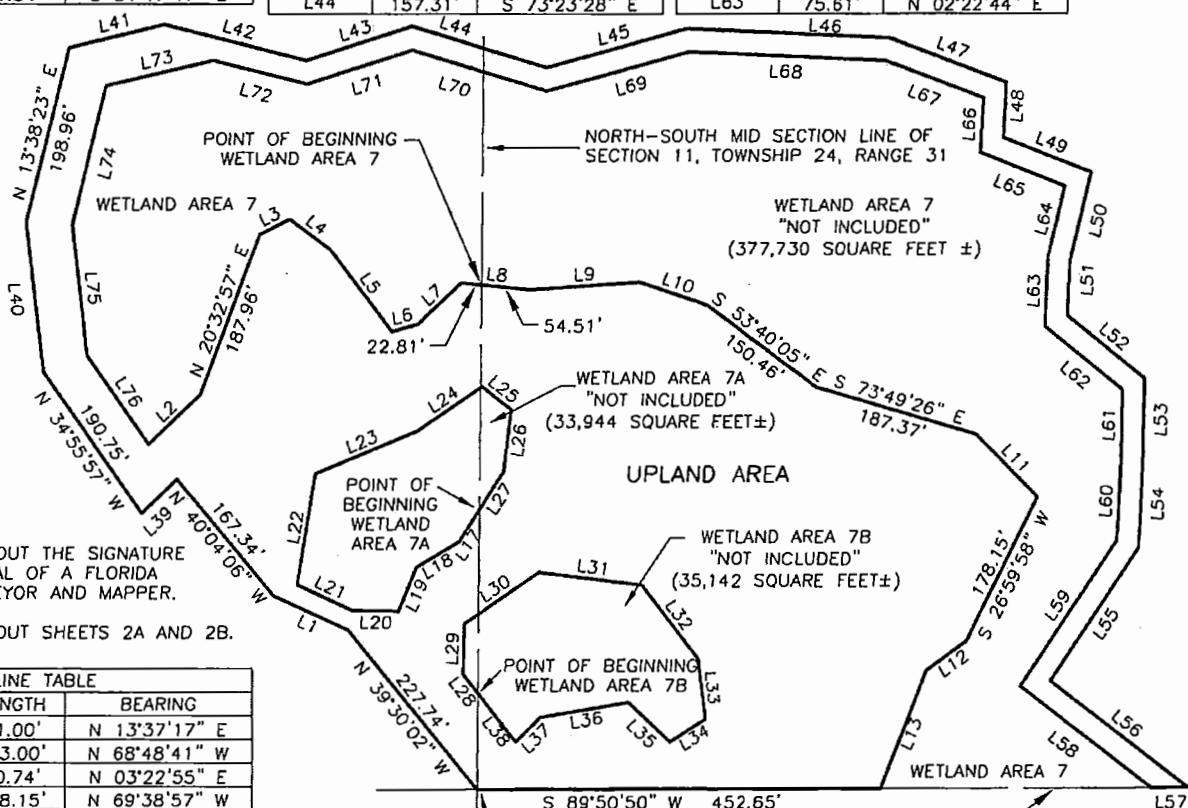
OCFPO AUG222017PM12:5

SKETCH OF DESCRIPTION UPLAND AREA

LINE TABLE		
LINE	LENGTH	BEARING
L1	91.96'	N 65°44'43" W
L2	79.28'	N 46°09'18" E
L3	37.58'	N 62°55'59" E
L4	57.12'	S 53°39'34" E
L5	113.20'	S 37°25'44" E
L6	30.38'	N 75°00'16" E
L7	66.24'	N 47°00'21" E
L8	77.32'	S 84°36'43" E
L9	122.20'	N 86°07'44" E
L10	82.90'	S 71°38'31" E
L11	98.00'	S 45°13'07" E
L12	55.22'	S 54°33'45" W
L13	140.19'	S 21°23'07" W
L14	105.94'	N 00°25'00" E
L15	87.38'	N 00°25'00" E
L16	114.92'	N 00°25'00" E
L17	42.04'	S 32°44'37" W
L18	55.79'	S 59°32'27" W
L19	52.16'	S 22°27'52" W
L20	51.88'	N 88°38'30" W
L21	67.67'	N 65°44'43" W
L22	124.20'	N 09°22'56" E
L23	123.82'	N 67°38'32" E
L24	87.35'	N 55°45'00" E
L25	41.54'	S 51°47'47" E

LINE TABLE		
LINE	LENGTH	BEARING
L26	68.79'	S 06°53'51" W
L27	49.95'	S 32°44'37" W
L28	27.13'	N 38°21'34" W
L29	55.28'	N 01°32'55" E
L30	100.27'	N 55°48'57" E
L31	115.73'	S 83°08'47" E
L32	102.43'	S 37°52'50" E
L33	66.93'	S 07°30'35" E
L34	47.71'	S 57°56'58" W
L35	63.70'	N 46°36'42" W
L36	98.91'	S 80°18'32" W
L37	38.66'	S 45°53'34" W
L38	67.93'	N 38°21'34" W
L39	54.05'	S 46°09'18" W
L40	165.81'	N 06°36'22" W
L41	108.51'	N 76°26'08" E
L42	163.48'	S 75°58'48" E
L43	124.14'	N 72°23'09" E
L44	157.31'	S 73°23'28" E

LINE TABLE		
LINE	LENGTH	BEARING
L45	162.12'	N 74°48'45" E
L46	229.57'	S 87°21'40" E
L47	140.56'	S 69°38'57" E
L48	61.02'	S 03°22'55" W
L49	106.67'	S 68°48'41" E
L50	100.44'	S 13°37'17" W
L51	60.41'	S 02°22'44" W
L52	111.91'	S 51°36'08" E
L53	95.25'	S 01°25'27" W
L54	91.72'	S 03°20'28" W
L55	176.64'	S 34°10'26" W
L56	194.63'	S 52°39'47" E
L57	41.08'	S 89°50'50" W
L58	185.69'	N 52°39'47" W
L59	193.40'	N 34°10'26" E
L60	84.40'	N 03°20'28" E
L61	82.36'	N 01°25'27" E
L62	112.17'	N 51°36'08" W
L63	75.61'	N 02°22'44" E



NOTES :

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

NOT VALID WITHOUT SHEETS 2A AND 2B.

LINE TABLE		
LINE	LENGTH	BEARING
L64	81.00'	N 13°37'17" E
L65	103.00'	N 68°48'41" W
L66	60.74'	N 03°22'55" E
L67	118.15'	N 69°38'57" W
L68	221.76'	N 87°21'40" W
L69	165.32'	S 74°48'45" W
L70	156.73'	N 73°23'28" W
L71	123.53'	S 72°23'09" W
L72	108.39'	N 75°58'48" W
L73	121.62'	S 76°47'27" W
L74	159.30'	S 13°38'23" W
L75	144.27'	S 06°36'22" E
L76	119.68'	S 34°55'57" E

Drawing No. 47373247

Job No. 47373

Date: 01/19/2006

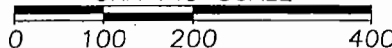
SHEET 2B OF 2

See Sheet 1 for Description

LEGEND :

L1 = LINE NUMBER

REVISED 09/02/2016
THIS IS NOT A SURVEY
1" = 200'
GRAPHIC SCALE



SOUTHEASTERN SURVEYING & MAPPING CORP.
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00EPD SEP082016AK9:192

00EPD AUG222017PM12:5

LEGAL DESCRIPTION

A PORTION OF TRACT FD-3, OAKS AT MOSS PARK, AS RECORDED IN PLAT BOOK 88, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND AN UNPLATTED PORTION OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 223, OAKS AT MOSS PARK PHASE 3, AS RECORDED IN PLAT BOOK 89, PAGES 141 THROUGH 144 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 40°53'49" EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LONGLEAF DRIVE ACCORDING TO SAID OAKS AT MOSS PARK PHASE 3 FOR A DISTANCE OF 15.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 40°53'49" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 105.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 34°34'44" FOR AN ARC LENGTH OF 135.79 FEET, A CHORD BEARING OF SOUTH 23°36'27" EAST AND A CHORD DISTANCE OF 133.74 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 06°19'06" EAST FOR A DISTANCE OF 104.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 28°49'40" FOR AN ARC LENGTH OF 62.89 FEET, A CHORD BEARING OF SOUTH 20°43'56" EAST FOR A CHORD DISTANCE OF 62.23 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 35°08'46" EAST FOR A DISTANCE OF 387.77 FEET; THENCE RUN NORTH 44°21'26" EAST FOR A DISTANCE OF 196.25 FEET TO THE WESTERLY LINE OF CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8562, PAGE 3365 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 65°44'43" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 21.30 FEET; THENCE DEPARTING SAID WESTERLY LINE RUN SOUTH 44°21'26" WEST FOR A DISTANCE OF 260.16 FEET; THENCE RUN NORTH 35°08'46" WEST FOR A DISTANCE OF 417.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 177.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 28°49'41" FOR AN ARC LENGTH OF 89.06 FEET, A CHORD BEARING OF NORTH 20°43'56" WEST FOR A CHORD DISTANCE OF 88.12 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 06°19'06" WEST FOR A DISTANCE OF 104.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 173.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC THEREOF AND ALONG THE EASTERLY LINE OF LOT 201 OF SAID OAKS AT MOSS PARK PHASE 3 AND ITS SOUTHERLY EXTENSION THEREOF THROUGH A CENTRAL ANGLE OF 34°34'44" FOR AN ARC LENGTH OF 104.41 FEET, A CHORD BEARING OF NORTH 23°36'27" WEST AND A CHORD DISTANCE OF 102.83 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 40°53'49" WEST CONTINUING ALONG SAID EASTERLY LINE FOR A DISTANCE OF 105.76 FEET TO THE NORTHEAST CORNER OF SAID LOT 201; THENCE DEPARTING SAID EASTERLY LINE RUN NORTH 49°06'11" EAST ALONG THE SOUTHERLY LINE OF SAID OAKS AT MOSS PARK PHASE 3, FOR A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 46,612 SQUARE FEET OR 1.07 ACRES, MORE OR LESS.

DCEPD NOV72016PM2:49Z



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 223, OAKS AT MOSS PARK, PHASE 3 AS BEING S39°18'54"E.
4. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.

SK 56A
REV 10.19.16

JOB NO. 20130003

DATE: 10/19/2016

SCALE: 1" = 200 FEET

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: JDS

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

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

LINE AND CURVE TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.18'	S40°53'49"E
L2	105.76'	S40°53'49"E
L3	104.01'	S06°19'06"E
L4	387.77'	S35°08'46"E
L5	196.25'	N44°21'26"E
L6	21.30'	S65°44'43"E
L7	260.16'	S44°21'26"W
L8	417.75'	N35°08'46"W
L9	104.01'	N06°19'06"W
L10	105.76'	N40°53'49"W
L11	52.00'	N49°06'11"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	BEARING	CHORD
C1	135.79'	225.00'	34°34'44"	S23°36'27"E	133.74'
C2	62.89'	125.00'	28°49'40"	S20°43'56"E	62.23'
C3	89.06'	177.00'	28°49'41"	N20°43'56"W	88.12'
C4	104.41'	173.00'	34°34'44"	N23°36'27"W	102.83'



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SK 56A
REV 10.19.16

JOB NO. 20130003

DATE: 10/19/2016

SCALE: 1" = 200 FEET

FIELD BY: N/A

CALCULATED BY: JDS

DRAWN BY: JDS

CHECKED BY: MR