




Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: September 29, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Mary Tiffault, Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT FROM GREENEWAY PARK DRI, LLC, SUCCESSOR BY MERGER TO LAKE NONA IV, LLC F/K/A AIRPORT II, LLC, TO ORANGE COUNTY AND UTILITY EASEMENT FROM CROCKETT DEVELOPMENT PROPERTY, LLC, TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Airport S. PD Pcl 1 Master Infrastructure & Util. Permit: B17902360
OCU File #: 92946

District 4

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

ITEMS: Utility Easements (2)
Cost: Donation
Total Size: 3,476 square feet

Real Estate Management Division
Agenda Item 4
September 29, 2017
Page 2

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantors to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

OCT 17 2017

THIS IS A DONATION

Project: Airport S. PD Pcl 1 Master Infrastructure & Util. Permit: B17902360 OCU File #: 92946

UTILITY EASEMENT

THIS INDENTURE, Made this 28 day of August, A.D. 2017, between Greenway Park DRI, LLC, a Florida limited liability company, successor by merger to Lake Nona IV, LLC f/k/a Airport II, LLC, both Florida limited liability companies, having its principal place of business in the city of Orlando, county of Orange, whose address is 10900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

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

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

**a portion of
21-24-30-3127-00-020**

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

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

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement right-of-way, or modify the size of existing pipelines

or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

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:

Maria Stuci
Witness

Diana Garcia
Printed Name

[Signature]
Witness

Robyn Noren
Printed Name

Greenway Park DRI, LLC, a Florida limited liability company, successor by merger to Lake Nona IV, LLC f/k/a Airport II, LLC, both Florida limited liability companies

BY: *[Signature]*
James L. Zboril, President MR

(Signature of TWO witnesses required by Florida law)

STATE OF *Florida*

COUNTY OF *Orange*

The foregoing instrument was acknowledged before me this *28* day of *August*, 20 *17*, by James L. Zboril, as President of Greenway Park DRI, LLC, a Florida limited liability company, successor by merger to Lake Nona IV, LLC f/k/a Airport II, LLC, both Florida limited liability companies, on behalf of the limited liability companies. He ☒ is personally known to me, or ☐ has produced _____ as identification.

(Notary Seal)



ROBYN NOREN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF201861
Expires 4/5/2019

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

[Signature]
Notary Signature

Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires:

EXHIBIT "A"

SKETCH OF DESCRIPTION

UTILITY EASEMENT

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES
SEE SHEET 2 FOR CONTINUED NOTES AND LEGEND
SEE SHEET 3 FOR SKETCH

DESCRIPTION:

That part of Lot 2, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of Section 21, Township 24 South, Range 30 East, Orange County, Florida; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21, for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.86 feet and a chord bearing of S00°25'05"W; thence run the following courses and distances along said Easterly line: Southerly along the arc of said curve through a central angle of 00°15'03" for a distance of 25.14 feet to a non-tangent line; thence S88°59'43"E, 5.00 feet; thence S01°02'03"W, 119.94 feet; thence S89°55'54"W, 5.00 feet; thence S01°42'56"W, 832.77 feet; thence departing said Easterly line of Lot 3 run the following courses and distances along the Northerly right-of-way line of J Lawson Boulevard, according to the plat of J LAWSON BOULEVARD, as recorded in Plat Book 58, Pages 64 through 68, of the Public Records of Orange County, Florida: S45°28'28"W, 47.71 feet; thence S89°50'28"W, 166.18 feet to the point of curvature of a curve concave Southeasterly having a radius of 330.00 feet and a chord bearing of S61°17'51"W; thence Southwesterly along the arc of said curve through a central angle of 57°05'12" for a distance of 328.80 feet to the POINT OF BEGINNING; thence continue Southwesterly along the arc of said curve having a radius of 330.00 feet and a chord bearing of S30°59'44"W, through a central angle of 03°31'03" for a distance of 20.26 feet to a point on a non-tangent curve concave Northeasterly having a radius of 230.00 feet and a chord bearing of N40°30'56"W; thence departing said Northerly right-of-way line of J Lawson Boulevard run Northwesterly along the arc of said curve through a central angle of 19°33'08" for a distance of 78.49 feet to a radial line; thence N59°15'38"E along said radial line for a distance of 20.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 210.00 feet and a chord bearing of S40°05'49"E; thence Southeasterly along the arc of said curve through a central angle of 18°42'54" for a distance of 68.59 feet to the POINT OF BEGINNING.

Containing 0.034 acres (1,469 square feet) and being subject to any rights-of-way, restrictions and easements of record.

NOTES:

1. This is not a survey.
2. Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being N88°59'39"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.
3. This sketch does not reflect or determine ownership.
4. No facilities associated with this easement have been field located by Donald W. McIntosh Associates, Inc.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.

(Notes continued on Sheet 2 of 3)

PREPARED FOR: CROCKETT DEVELOPMENT PROPERTY, LLC

PROJECT NAME: AIRPORT SOUTH PD - GINN-AIRPORT LOT 3
PERMIT NUMBER: B17902360

ORANGE COUNTY UTILITY EASEMENT

(PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)

DATE	BY	DESCRIPTION
------	----	-------------

REVISIONS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

Robert "Tyler" Sears July 17, 2017
Florida Registered Surveyor and Mapper
Certificate No. 6950

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

DRAWN BY: BW
DATE: 6/2017

CHECKED BY: RTS
DATE: 6/2017

JOB NO.
17028

SCALE
N/A

SHEET 1
OF 3

SKETCH OF DESCRIPTION

UTILITY EASEMENT

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES
SEE SHEET 2 FOR CONTINUED NOTES AND LEGEND
SEE SHEET 3 FOR SKETCH

(Notes continued from Sheet 1 of 3)

6. Surveyor has reviewed the following items listed in Schedule B - Section 2, of First American Title Insurance Company Certificate of Title Information, File No. 2037-2803344-B, effective date July 5, 2017, for easements and rights-of-way as provided to Donald W. McIntosh Associates, Inc. and finds the following: **[SURVEYOR COMMENTS IN BOLD CAPS]**
9. Public Education Agreement by and between The School Board of Orange County, Florida, and Ginn-LA Airport. LLLP recorded March 28, 2002 in Book 6488, Page 7313. **[NO EASEMENTS]**
 10. Development Order Ginn Property Development of Regional Impact recorded July 12, 2002 in Book 6566, Page 8219. **[NO PLOTTABLE EASEMENTS]**
 11. Matters reflected upon the plat of GINN-Airport recorded October 20, 2003 in Plat Book 55, Pages 44 through 49; taken in conjunction with Affidavit recorded March 11, 2008 in Book 9624, Page 3964. **[NO ONSITE EASEMENTS]**
 12. First Amended and Restated Development Order GINN Property Development of Regional Impact recorded August 8, 2005 in Book 8113, Page 1679; Agreement Regarding Development Rights and Trips recorded October 16, 2007 in Book 9472, Page 2339; First Amendment recorded November 29, 2007 in Book 9518, Page 1332; Assignment of Development Rights in favor of Airport II, LLC recorded June 3, 2008 in Book 9706, Page 17775; Second Amendment to the First Amended and Restated Development Order for GINN Property (a.k.a. Greenway Park) Development of Regional Impact recorded May 4, 2009 in Book 9866, Page 9460; and Third Amendment to the First Amended and Restated Development Order for Greenway Park Development of Regional Impact recorded February 3, 2014 in Book 10697, Page 698. **[NO PLOTTABLE EASEMENTS]**
 13. Assignment of Environmental Mitigation Credits and Transportation Impact Fee Credits in favor of Airport II, LLC recorded June 3, 2008 in Book 9706, Page 17787. **[NO EASEMENTS]**
 14. Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Greenway Park Development of Regional Impact recorded December 31, 2009 in Book 9981, Page 8847 **[NO PLOTTABLE EASEMENTS]**; Supplement recorded June 6, 2014 in Book 10755, Page 4498 **[OFFSITE]**; and Supplement recorded February 19, 2015 in Book 10877, Page 7434. **[NO PLOTTABLE EASEMENTS]**
 15. Master Declaration of Covenants, Conditions, Restrictions and Easements for Greenway Park Commercial Property Owners Association, Inc. recorded December 30, 2014 in Book 10854, Page 5406; and Supplement recorded September 23, 2015 in Book 10987, Page 394. **[NO PLOTTABLE EASEMENTS]**

LEGEND

28-24-30	SECTION-TOWNSHIP-RANGE
L1	LINE NUMBER (SEE TABLE)
C1	CURVE NUMBER (SEE TABLE)
NT	NON-TANGENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PG(S)	PAGE(S)
PT	POINT OF TANGENCY
OCU	ORANGE COUNTY UTILITIES
N'LY	NORTHERLY
(R)	RADIAL

PREPARED FOR: CROCKETT DEVELOPMENT PROPERTY, LLC
PROJECT NAME: AIRPORT SOUTH PD - GINN-AIRPORT LOT 3
PERMIT NUMBER: B17902360
ORANGE COUNTY UTILITY EASEMENT
(PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BW</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>17028</u>	SCALE <u>N/A</u>	SHEET <u>2</u>
DATE: <u>6/2017</u>	DATE: <u>6/2017</u>			OF <u>3</u>

Printed: Mon 17-Jul-2017 - 11:27AM

I F:\Pro2008\28107\dwg\NADBB\scd\CS# 17-118E (UE).dwg

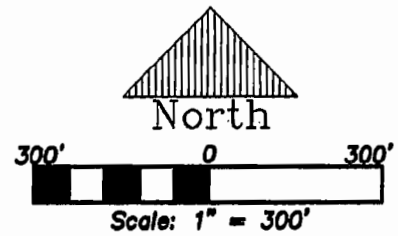
CS# 17-118E(UE)

SKETCH OF DESCRIPTION UTILITY EASEMENT

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES
SEE SHEET 2 FOR CONTINUED NOTES AND LEGEND
SEE SHEET 3 FOR SKETCH

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5741.86'	0°15'03"	25.14'	25.14'	S00°25'05"W
C2	330.00'	57°05'12"	328.80'	315.36'	S61°17'51"W
C3	330.00'	3°31'03"	20.26'	20.26'	S30°59'44"W
C4	230.00'	19°33'08"	78.49'	78.11'	N40°30'56"W
C5	210.00'	18°42'54"	68.59'	68.29'	S40°05'49"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°59'39"W	31.94'
L2	S88°59'43"E	5.00'
L3	S01°02'03"W	119.94'
L4	S89°55'54"W	5.00'
L5	S01°42'56"W	832.77'
L6	S45°28'28"W	47.71'
L7	S89°50'28"W	166.18'
L8	N59°15'38"E	20.00'



POINT OF
COMMENCEMENT

SOUTHEAST CORNER OF
SECTION 21-24-30
FOUND NAIL AND DISK
STAMPED #LB68

SECTION
21-24-30

SECTION
22-24-30

SECTION
27-24-30

SECTION
28-24-30

SOUTH LINE
SOUTHEAST 1/4
SECTION 21-24-30
(BASIS OF BEARINGS)

BOGGY CREEK ROAD
DEED BOOK 402, PAGE 420

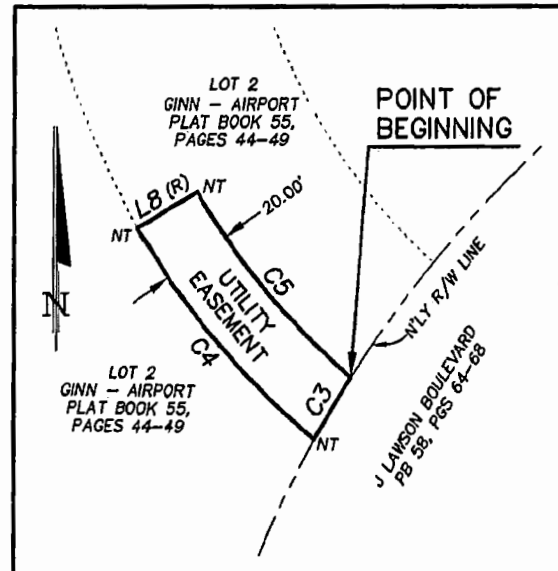
LOT 3
GINN - AIRPORT
PLAT BOOK 55, PAGES 44-49

UTILITY
EASEMENT
(SEE DETAIL
AT RIGHT)

LOT 2
GINN - AIRPORT
PLAT BOOK 55,
PAGES 44-49

J LAWSON BOULEVARD
PB 58, PGS 64-68

POINT OF
BEGINNING



DETAIL
1"=50'

PREPARED FOR: CROCKETT DEVELOPMENT PROPERTY, LLC

PROJECT NAME: AIRPORT SOUTH PD - GINN-AIRPORT LOT 3

PERMIT NUMBER: B17902360

ORANGE COUNTY UTILITY EASEMENT

(PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: BW
DATE: 6/2017

CHECKED BY: RTS
DATE: 6/2017

JOB NO.
17028

SCALE
VARIES

SHEET 3
OF 3

OCT 17 2017

THIS IS A DONATION

Project: Airport S. PD Pol I Master Infrastructure & Util. Permit: B17902360 OCU File #: 92946

UTILITY EASEMENT

THIS INDENTURE, Made this 28 day of August, A.D. 2017, between Crockett Development Property, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 10900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

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

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of
21-24-30-3127-00-030

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

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

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

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:

Crockett Development Property, LLC,
a Florida limited liability company

Diana Garcia
Witness

BY: [Signature]
James L. Zboril, President MR

Diana Garcia
Printed Name

[Signature]
Witness

Robyn Noren
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28 day of August, 20 17, by James L. Zboril, as President, of Crockett Development Property, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me, or ☐ has produced _____ as identification.

(Notary Seal) ROBYN NOREN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF201861
Expires 4/5/2019

[Signature]
Notary Signature

Printed Notary Name

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

Notary Public in and for
the County and State aforesaid

My commission expires:

EXHIBIT "A"

SKETCH OF DESCRIPTION

UTILITY EASEMENT

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES
SEE SHEET 2 FOR CONTINUED NOTES AND LEGEND
SEE SHEET 3 FOR SKETCH

DESCRIPTION:

That part of Lot 3, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southeast corner of Section 21, Township 24 South, Range 30 East, Orange County, Florida; thence N88°59'39"W along the South line of the Southeast 1/4 of said Section 21, for a distance of 31.94 feet to the Easterly line of said Lot 3 and a point on a non-tangent curve concave Westerly having a radius of 5741.88 feet and a chord bearing of S00°25'05"W; thence run the following courses and distances along said Easterly line: Southerly along the arc of said curve through a central angle of 00°15'03" for a distance of 25.14 feet to a non-tangent line; thence S88°59'43"E, 5.00 feet; thence S01°02'03"W, 119.94 feet; thence S89°55'54"W, 5.00 feet; thence S01°42'58"W, 832.77 feet; thence departing said Easterly line of Lot 3 run the following courses and distances along the Northerly right-of-way line of J Lawson Boulevard, according to the plat of J LAWSON BOULEVARD, as recorded in Plat Book 58, Pages 64 through 68, of the Public Records of Orange County, Florida: S45°28'28"W, 47.71 feet; thence S89°50'28"W, 16.37 feet to the POINT OF BEGINNING; thence continue S89°50'28"W along said Northerly right-of-way line for a distance of 50.00 feet; thence departing said Northerly right-of-way line of J Lawson Boulevard run N00°04'32"W, 40.14 feet; thence N89°50'28"E, 50.00 feet; thence S00°04'32"E, 40.14 feet to the POINT OF BEGINNING.

Containing 0.046 acres (2,007 square feet) and being subject to any rights-of-way, restrictions and easements of record.

NOTES:

1. This is not a survey.
2. Bearings based on the South line of the Southeast 1/4 of Section 21-24-30, as being N88°59'39"W, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 1999 adjustment, according to Orange County, Florida, right-of-way map for Boggy Creek Road from Orlando International Airport South Access Road to Wetherbee Road, C.I.P. No.3075, Contract No. Y7-809, dated November 9, 2016, prepared by Dewberry Engineers, Inc.
3. This sketch does not reflect or determine ownership.
4. No facilities associated with this easement have been field located by Donald W. McIntosh Associates, Inc.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.

(Notes continued on Sheet 2 of 3)

PREPARED FOR: CROCKETT DEVELOPMENT PROPERTY, LLC

PROJECT NAME: AIRPORT SOUTH PD - GINN-AIRPORT LOT 3
PERMIT NUMBER: B17902380

ORANGE COUNTY UTILITY EASEMENT

(PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)

DATE

BY

DESCRIPTION



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088

CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: BW

DATE: 6/2017

CHECKED BY: RTS

DATE: 6/2017

JOB NO.

17028

SCALE

N/A

SHEET 1

OF 3

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

Robert W. McIntosh, Surveyor
Florida Professional Surveyor No. 1000
Commission Expires 12/31/2017

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

SKETCH OF DESCRIPTION

UTILITY EASEMENT

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES
SEE SHEET 2 FOR CONTINUED NOTES AND LEGEND
SEE SHEET 3 FOR SKETCH

(Notes continued from Sheet 1 of 3)

6. Surveyor has reviewed the following items listed in Schedule B - Section 2, of First American Title Insurance Company Certificate of Title Information, File No. 2037-2803344-A, effective date July 5, 2017, for easements and rights-of-way as provided to Donald W. McIntosh Associates, Inc. and finds the following: **[SURVEYOR COMMENTS IN BOLD CAPS]**
9. Public Education Agreement by and between The School Board of Orange County, Florida, and Ginn-LA Airport. LLP recorded March 28, 2002 in Book 6488, Page 7313. **[NO EASEMENTS]**
10. Development Order Ginn Property Development of Regional Impact recorded July 12, 2002 in Book 6566, Page 8219. **[NO PLOTTABLE EASEMENTS]**
11. Matters reflected upon the plot of GINN-Airport recorded October 20, 2003 in Plat Book 55, Pages 44 through 49; taken in conjunction with Affidavit recorded March 11, 2008 in Book 9624, Page 3984. **[NO ONSITE EASEMENTS]**
12. First Amended and Restated Development Order GINN Property Development of Regional Impact recorded August 8, 2005 in Book 8113, Page 1679; Agreement Regarding Development Rights and Trips recorded October 16, 2007 in Book 9472, Page 2339; First Amendment recorded November 29, 2007 in Book 9518, Page 1332; Assignment of Development Rights in favor of Airport II, LLC recorded June 3, 2008 in Book 9706, Page 17775; Second Amendment to the First Amended and Restated Development Order for GINN Property (a.k.a. Greenway Park) Development of Regional Impact recorded May 4, 2009 in Book 9866, Page 9460; and Third Amendment to the First Amended and Restated Development Order for Greenway Park Development of Regional Impact recorded February 3, 2014 in Book 10697, Page 698. **[NO PLOTTABLE EASEMENTS]**
13. Developer's Agreement (Orange County) for Road and Bridge Improvements to Boggy Creek Road recorded November 29, 2007 in Book 9518, Page 1636 **[OFFSITE, NOT SHOWN]**; Amendment to Developers Agreement recorded September 22, 2011 in Book 10271, Page 6407 **[NO PLOTTABLE EASEMENTS]**; and Supplemental Agreement recorded May 1, 2017 in Instrument No. 20170239435. **[NO PLOTTABLE EASEMENTS]**
14. Assignment of Permits and Agreements by Crockett Development, LLC in favor of Crockett Development Property, LLC recorded June 3, 2008 in Book 9706, Page 17863. **[NO EASEMENTS]**
15. Assignment of Development Rights in favor of Crockett Development Property, LLC recorded June 3, 2008 in Book 9706, Page 17869. **[NO EASEMENTS]**
16. Assignment of Entitlements in favor of Crockett Development Property, LLC recorded June 3, 2008 in Book 9706, Page 17875. **[NO EASEMENTS]**
17. Assignment of Environmental Mitigation Credits and Transportation Impact Fee Credits recorded June 3, 2008 in Book 9706, Page 17881. **[NO EASEMENTS]**
18. Agreement Regarding Minor Impoundments by Greenway Park DRI, LLC and Crockett Development Property, LLC recorded December 10, 2009 in Book 9974, Page 891. **[OFFSITE, NOT SHOWN]**
19. Water Line and Access Easement Agreement in favor of the Orlando Utilities Commission and the City of Orlando recorded January 11, 2017 in Instrument No. 20170020352. **[SHOWN]**
20. Orlando Utilities Commission Temporary Construction Easement Agreement in favor of the Orlando Utilities Commission and the City of Orlando recorded January 11, 2017 in Instrument No. 20170020355. **[SHOWN]**

LEGEND

28-24-30	SECTION-TOWNSHIP-RANGE
L1	LINE NUMBER (SEE TABLE)
C1	CURVE NUMBER (SEE TABLE)
NT	NON-TANGENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PG(S)	PAGE(S)
PT	POINT OF TANGENCY
OCU	ORANGE COUNTY UTILITIES
ELY	EASTERLY
W'LY	WESTERLY
S'LY	SOUTHERLY
N'LY	NORTHERLY

PREPARED FOR: CROCKETT DEVELOPMENT PROPERTY, LLC

PROJECT NAME: AIRPORT SOUTH PD - GINN-AIRPORT LOT 3

PERMIT NUMBER: B17902360

ORANGE COUNTY UTILITY EASEMENT

(PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: BW

CHECKED BY: RTS

JOB NO.

SCALE

SHEET 2

DATE: 6/2017

DATE: 6/2017

17028

N/A

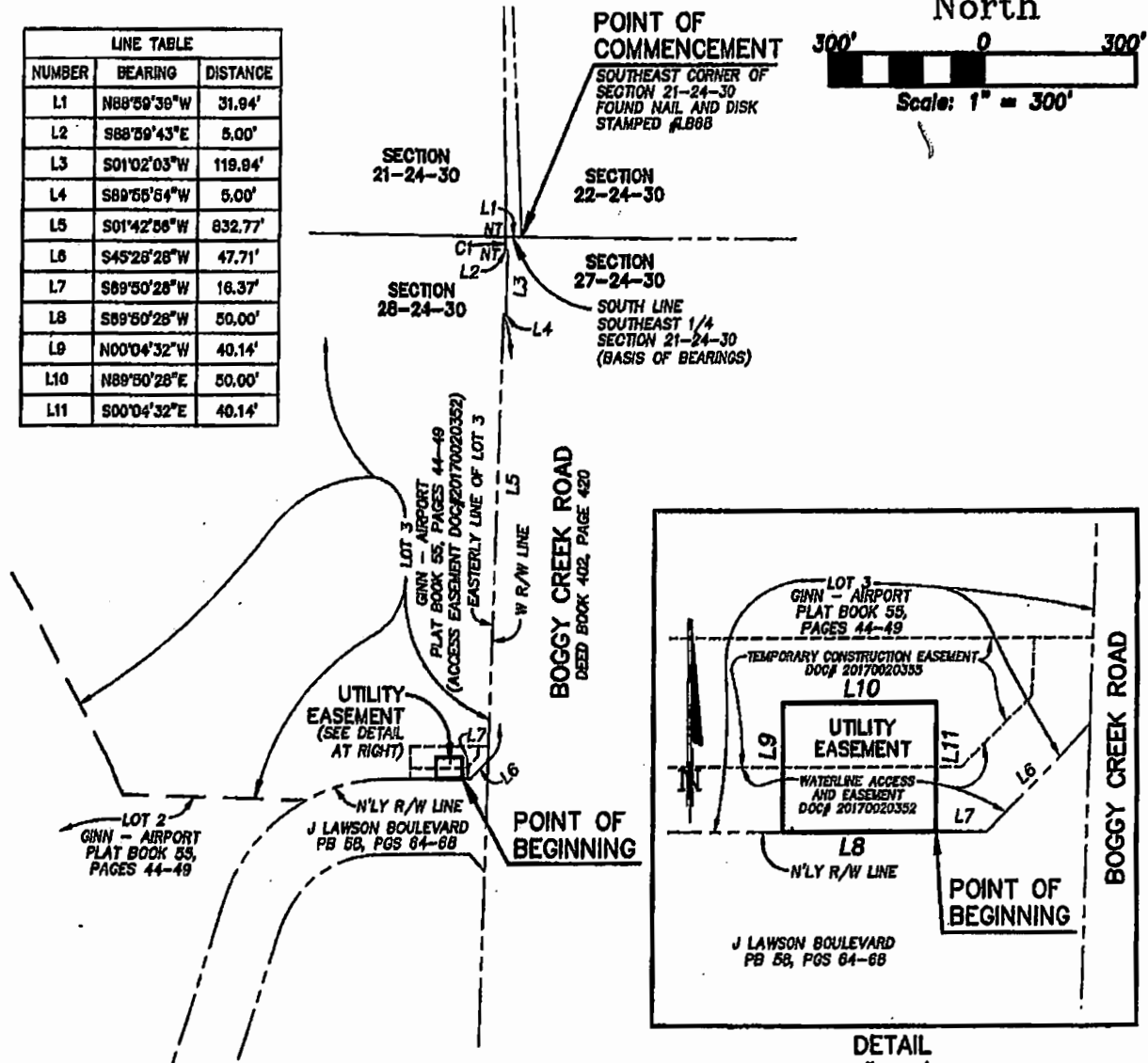
OF 3

SKETCH OF DESCRIPTION UTILITY EASEMENT

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES
SEE SHEET 2 FOR CONTINUED NOTES AND LEGEND
SEE SHEET 3 FOR SKETCH

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	5741.86'	0°18'03"	25.14'	25.14'	S00°25'05"W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°59'39"W	31.94'
L2	S88°59'43"E	5.00'
L3	S01°02'03"W	118.84'
L4	S89°56'54"W	5.00'
L5	S01°42'56"W	832.77'
L6	S45°28'28"W	47.71'
L7	S89°50'28"W	16.37'
L8	S89°50'28"W	50.00'
L9	N00°04'32"W	40.14'
L10	N89°50'28"E	50.00'
L11	S00°04'32"E	40.14'



PREPARED FOR: CROCKETT DEVELOPMENT PROPERTY, LLC
PROJECT NAME: AIRPORT SOUTH PD - GINN-AIRPORT LOT 3
PERMIT NUMBER: B17802380
ORANGE COUNTY UTILITY EASEMENT
(PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BJW</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>17028</u>	SCALE <u>VARIES</u>	SHEET <u>3</u>
DATE: <u>6/2017</u>	DATE: <u>6/2017</u>			OF <u>3</u>

Printed: Mon 17-Jul-2017 11:08AM
F:\Pro2008\25107\SDwg\WAVD88\mod\CS# 17-118F (UE).dwg

CS# 17-118F(UE)