



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: October 4, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Kim Heim, Title Examiner *KH*
Real Estate Management Division

**CONTACT
PERSON:** Paul Sladek, Manager

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

**ACTION
REQUESTED:** APPROVAL OF UTILITY EASEMENT FROM RED APPLE AT
UNIVERSITY NORTH, LLC TO ORANGE COUNTY AND
SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS
TO ORANGE COUNTY FROM CLI CAPITAL AND
AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Quadrangle Charter School Site Work Only
Permit: B17900092 OCU File #: 89806

District 5

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

ITEMS: Utility Easement
Cost: Donation
Total size: 2,661 square feet

Subordination of Encumbrance to Property Rights to Orange County

Real Estate Management Division
Agenda Item 6
October 4, 2017
Page 2

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

OCT 31 2017

THIS IS A DONATION

Project: Quadrangle Charter School Site Work Only
Permit: B17900092 OCU File #: 89806

UTILITY EASEMENT

THIS INDENTURE, Made this 21st day of August, A.D. 2017, between Red Apple At University North, LLC, a Florida limited liability company, having its principal place of business in the city of Ft. Lauderdale, county of Broward, whose address is 800 Corporate Drive, Suite 124, Ft. Lauderdale, Florida, 33334, 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 Numbers:

portions of
04-22-31-7292-00-010
and
04-22-31-7292-00-011

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 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.

Project: Quadrangle Charter School Site Work Only
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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:

Sarah Gerrard
Witness

Sarah Gerrard
Printed Name

Scott Woodruff
Witness

SCOTT WOODRUFF
Printed Name

Red Apple At University North, LLC,
a Florida limited liability company

BY: Red Apple Development, LLC
a Florida limited liability company
as Authorized Member

BY: RR Charter Trust
as Managing Member

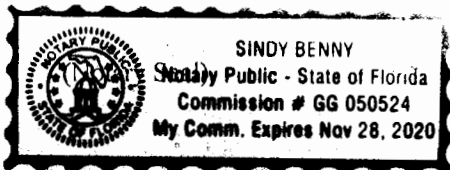
BY: Jonathan K. Hage
Print Name
PRESIDENT
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 21st day of August, 2017, by Jonathan K. Hage, as Member, Trustee, President of RR Charter Trust, as Managing Member, of Red Apple Development, LLC, a Florida limited liability company, as Authorized Member, of Red Apple At University North, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she ☒ is personally known to me or ☒ has produced Acme as identification.



Sindy Benny
Notary Signature

SINDY BENNY
Printed Notary Name

This instrument prepared by:
Kimberly Heim, 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:

PROJECT: QUADRANGLE
CHARTER SCHOOL
SITE WORK AND BUILDING DEPARTMENT
PERMIT NUMBER: B17900092

Exhibit "A"

1002.86'
N89°00'16"E

NORTH LINE OF LOT 1
BASIS OF BEARINGS

EASEMENT 2
N 89°00'16" E
15.84
15.00'
N 00°59'44" W
24.11'

THE SOUTH LINE OF THE S 89°00'16" W
NORTH 67' OF LOT 1

LOT 1
QUADRANGLE
PHASE VI,
PB 47, PG 132,
SHEET 1 OF 2



SCALE: 1"=40'

NOTES:

1. PREPARED AS A SKETCH OF DESCRIPTION. *** THIS IS NOT A SURVEY ***
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
5. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
6. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1 AS BEARING N89°00'16"E.
7. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

I CERTIFY THAT THIS SKETCH WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 9J-37.050 THRU .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
1500 SUZANNE WAY, LONGWOOD, FL 32774

SKETCH OF DESCRIPTION

OF
UTILITY EASEMENT
LYING IN LOT 1

OF
QUADRANGLE, PHASE VI

AS RECORDED IN P.B. 47, PG. 132
PUBLIC RECORDS OF ORANGE COUNTY, FL.

DATA COURT

AS PER P.B. 16, PG. 39-40

EASEMENT 1

C 60° RIGHT OF WAY
D=66.44.52'
R=30.00.52'
A=34.95'
D=7.32.37'
R=680.00'
A=89.53'

THE EASTERLY
LINE OF LOT 1

P.O.B.

10.00'
S65°10'16"W
RADIAL

P.O.C.
SOUTHEASTERLY
MOST
CORNER
LOT 1

D=14.14.55'
R=680.00'
A=169.11'
51.83'
S50°55'21"W

LEGEND:

- D = CENTRAL ANGLE
- A = ARC LENGTH
- C# = CURVE NUMBER
- CB = CHORD BEARING
- L# = LINE NUMBER
- OR = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- PRC = POINT OF REVERSE CURVE
- R = RADIUS
- R/W = RIGHT-OF-WAY

SHEET 1 OF 2

REVISIONS: RESPOND TO COMMENTS 05/04/17

PROJECT NO: 16-346

SCALE: 1"=40'

DRAWN BY: DB

CHECKED BY: RAE

DATE DRAWN: 03/31/17

FIELD BOOK/PAGE: XX/XX



ELLIS SURVEYS LLC
Land Surveying & Planning

P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellissurveys.com

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND RANDED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER

ROBERT A. ELLIS, P.L.S.

FLORIDA REGISTRATION NO. 3480

DATE SIGNED: 7/6/17

SKETCH OF DESCRIPTION
OF
UTILITY EASEMENT
LYING IN LOT 1
OF
QUADRANGLE, PHASE VI
AS RECORDED IN P.B. 47, PG. 132
PUBLIC RECORDS OF ORANGE COUNTY, FL.

Exhibit "A"

PROJECT: QUADRANGLE
CHARTER SCHOOL
SITE WORK AND BUILDING DEPARTMENT
PERMIT NUMBER: B17900092

EASEMENT 1

A TEN FOOT STRIP OF LAND, LYING IN THAT PART OF LOT 1, QUADRANGLE, PHASE VI, ACCORDING TO PLAT BOOK 47, PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 680.00' AND TO WHICH CENTER POINT BEARS N50°55'21"E; THENCE NORTHWESTERLY THROUGH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°14'55", AN ARC DISTANCE OF 169.11', TO THE POINT OF BEGINNING; THENCE S65°10'56"W A DISTANCE OF 10.00' ALONG A RADIAL LINE, TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 690.00'; THENCE NORTHWESTERLY THROUGH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°32'37", AN ARC DISTANCE OF 90.85'; TO THE POINT OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00'; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°44'52", AN ARC DISTANCE OF 23.30'; TO THE POINT OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 135.00'; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°55'57", AN ARC DISTANCE OF 124.72' TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 67.00 FEET OF SAID LOT 1; THENCE S89°00'16"E ALONG SAID SOUTH LINE A DISTANCE OF 11.72'; TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 125.00' TO WHICH THE CENTER POINT BEARS N56°12'15"E, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°14'14", AN ARC DISTANCE OF 109.60'; TO A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°44'52", A DISTANCE OF 34.95'; TO THE POINT OF A REVERSE CURVE HAVING A RADIUS OF 680.00'; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°32'37", AN ARC DISTANCE OF 89.53' TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 2,365 SQ. FT.

NOTES:

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6. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1 AS BEARING N89°00'16"E.
7. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

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SHEET 2 OF 2

REVISIONS: RESPOND TO COMMENTS 03/22/17 RESPOND TO COMMENTS 07/05/17

PROJECT NO: 16-346
SCALE: 1"= 160'
DRAWN BY: RAE
CHECKED BY: DB
DATE DRAWN: 03/31/17
FIELD BOOK/PAGE: XX/XX



ELLIS SURVEYS LLC
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Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND WRITER
ROBERT A. ELLIS, P.L.S.
FLORIDA REGISTRATION NO. 3660
DATE SIGNED: 7/6/17

PROJECT: QUADRANGLE
CHARTER SCHOOL
SITE WORK AND BUILDING DEPARTMENT
PERMIT NUMBER: B17900092

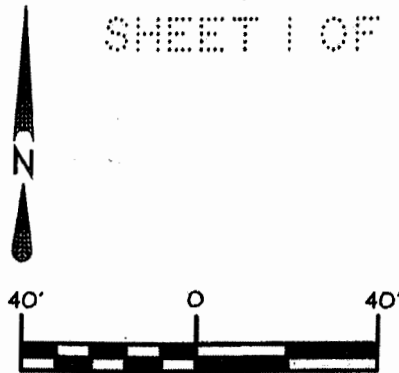
Exhibit "A"

1002.86'
N89°00'16"E
NORTH LINE OF LOT 1
BASIS OF BEARINGS

EASEMENT 2
15.00'
N00°59'44"W
15.84'
N89°00'16"E
N64°03'26"E (RADIAL)
D=07°51'28"
R=125.00'
A=17.14'

THE SOUTH LINE OF THE
NORTH 67' OF LOT 1
S89°00'16"W

LOT 1
QUADRANGLE
PHASE VI,
PB 47, PG 132,
SHEET 1 OF 2



SCALE: 1" = 40'

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LEGEND:

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A = ARC LENGTH
C# = CURVE NUMBER
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L# = LINE NUMBER
OR = OFFICIAL RECORDS
P.B. = PLAT BOOK
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PRC = POINT OF REVERSE CURVE
R = RADIUS
R/W = RIGHT-OF-WAY

SKETCH OF DESCRIPTION
OF
UTILITY EASEMENT
LYING IN LOT 1
OF
QUADRANGLE, PHASE VI
AS RECORDED IN P.B. 47, PG. 132
PUBLIC RECORDS OF ORANGE COUNTY, FL.

DATA COURT
AS PER P.B. 16, PG. 39-40

D=66.44.52"
R=30.00.95'
A=34.95'

D=21.47.32"
R=680.00.4'
A=2558.6'

P.O.C.
SOUTHEASTERLY
MOST
CORNER
LOT 1

SHEET 1 OF 2

REVISIONS: RESPOND TO COMMENTS 03/09/17

PROJECT NO: 16-346
SCALE: 1" = 40'
DRAWN BY: DB
CHECKED BY: RAE
DATE DRAWN: 03/31/17
FIELD BOOK/PAGE: XX/XX



ELLIS SURVEYS LLC
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P.O. Box 160952
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Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SURVEYOR AND SIGNED COPY OF THE PLAT.
ROBERT A. ELLIS
FLORIDA REGISTRATION NO. 1580
FOR THE FIRM:
DATE SIGNED: 5/16/17

SKETCH OF DESCRIPTION

OF
UTILITY EASEMENT
LYING IN LOT 1

OF
QUADRANGLE, PHASE VI

AS RECORDED IN P.B. 47, PG. 132
PUBLIC RECORDS OF ORANGE COUNTY, FL.

Exhibit "A"

PROJECT: QUADRANGLE
CHARTER SCHOOL
SITE WORK AND BUILDING DEPARTMENT
PERMIT NUMBER: B17900092

EASEMENT 2

A PIECE OF LAND, LYING IN THAT PART OF LOT 1, QUADRANGLE, PHASE VI,
ACCORDING TO PLAT BOOK 47, PAGE 132, PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, THENCE ALONG
THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING THREE COURSES; THENCE
ALONG THE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF
680.00' AND TO WHICH CENTER POINT BEARS N50°55'21"E; THENCE
NORTHWESTERLY THROUGH THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 21°47'32", AN ARC DISTANCE OF 258.64'; TO THE POINT OF A
REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00';
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 66°44'52", AN ARC DISTANCE OF 34.95'; TO THE POINT OF
A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF
125.00'; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 50°14'14", AN ARC DISTANCE OF 109.60' TO A POINT OF
INTERSECTION WITH A LINE LYING 67.00 FEET SOUTH OF THE NORTH LINE OF
SAID LOT 1 AND THE POINT OF BEGINNING, THENCE S89°00'16"W ALONG SAID
LINE, A DISTANCE OF 24.11'; THENCE N00°59'44"W, A DISTANCE OF 15.00';
THENCE N 89°00'16"E, A DISTANCE OF 15.84'; TO A POINT OF INTERSECTION
WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 125.00' TO
WHICH CENTER POINT BEARS N64°03'26"E; THENCE SOUTHEASTERLY ALONG
THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'28", AN ARC
DISTANCE OF 17.14'; TO THE POINT OF BEGINNING.

CONTAINING 296 SQ FT.

NOTES:

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DIRECTION AND THAT IT MEETS THE MINIMUM STANDARDS OF PRACTICE
SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN
CHAPTER 5J-17.030 THRU .052, FLORIDA ADMINISTRATIVE CODE.
PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
MAILING ADDRESS: 1500 SUZANNE WAY, LONGWOOD, FL 32779

SHEET 2 OF 2

REVISIONS: RESPOND TO COMMENT 04/20/17 RESPOND TO COMMENTS 05/22/17 RESPOND TO COMMENTS 07/05/17

PROJECT NO: 16-346
SCALE: 1"=160'
DRAWN BY: RAE
CHECKED BY: DB
DATE DRAWN: 03/31/17
FIELD BOOK/PAGE: XX/XX



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THIS MAP IS NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND RAISED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER.
ROBERTA A. ELLIS, P.L.S.
FLORIDA REGISTRATION NO. 3590
FOR THE FIRM
DATE SIGNED: 7/6/17

OCT 31 2017

Project: Quadrangle Charter School Site Work Only
Permit: B17900092 OCU File #: 89806

SUBORDINATION OF ENCUMBRANCE 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 project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Mortgage held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrance 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 encumbrance 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"

Encumbrance:

CLI Capital
FROM: Red Apple at University North, LLC
Mortgage filed February 1, 2007
Recorded as Document No. 20170061261
Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for utility purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance 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 purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

Project: Quadrangle Charter School Site Work Only
Permit: B17900092 OCU File #: 89806

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 22nd day of August, A.D. 20 17.

Signed, sealed, and delivered
in the presence of:

Chazmon Prescott
Witness

Chazmon Prescott
Printed Name

Pam Randall
Witness

Pam Randall
Printed Name

CLI Capital,
a Texas real estate investment trust

BY: _____

Travis David, Sr.
Printed Name

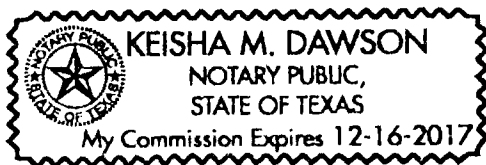
Travis David, Sr. VP. + CFO
Title

STATE OF Texas
COUNTY OF Potter

The foregoing instrument was acknowledged before me this 22nd of August, 20 17,
by Travis David, as Sr. V.P. + CFO, of CLI Capital, a Texas real estate investment trust,
on behalf of the trust. He/She ☒ is personally known to me or ☐ has produced _____ as
identification.

Witness my hand and official seal this 22nd day of August, 20 17.

(Notary Seal)



Keisha M. Dawson
Notary Signature

Keisha M. Dawson
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 12-16-17

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

PROJECT: QUADRANGLE
CHARTER SCHOOL
SITE WORK AND BUILDING DEPARTMENT
PERMIT NUMBER: B17900092

Exhibit "A"

1002.86'
N89°00'16"E

NORTH LINE OF LOT 1
BASIS OF BEARINGS

EASEMENT 2
15.00'
N 00°59'44" W
15.84'
N 89°00'16" E
24.11'

THE SOUTH LINE OF THE S 89°00'16" W
NORTH 67' OF LOT 1

LOT 1
QUADRANGLE
PHASE VI,
PB 47, PG 132,
SHEET 1 OF 2



SCALE: 1"=40'

NOTES:

1. PREPARED AS A SKETCH OF DESCRIPTION. *** THIS IS NOT A SURVEY ***
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
5. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
6. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1 AS BEARING N89°00'16"E.
7. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

I CERTIFY THAT THIS SKETCH WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU .082, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, 1500 SUZANNE WAY, LONGWOOD, FL 32779

SKETCH OF DESCRIPTION

OF
UTILITY EASEMENT
LYING IN LOT 1
OF

QUADRANGLE, PHASE VI

AS RECORDED IN P.B. 47, PG. 132
PUBLIC RECORDS OF ORANGE COUNTY, FL.

DATA COURT
AS PER P.B. 16, PG. 39-40

N56°12'15"E
(RADIAL)
S 89°00'16" E
11.72'
D=50.14'
R=125.00'
A=109.60'
D=52.55'
R=135.00'
A=124.72'

D=66.44'
R=30.00'
A=34.95'
D=66.44'
R=30.00'
A=34.95'

D=66.44'
R=20.00'
A=23.30'
D=66.44'
R=20.00'
A=23.30'

D=7.32'
R=680.00'
A=89.53'
D=7.32'
R=680.00'
A=89.53'

EASEMENT 1

THE EASTERLY
LINE OF LOT 1

P.O.B.

D=14.14'
R=680.00'
A=189.11'
D=14.14'
R=680.00'
A=189.11'

P.O.C.
SOUTHEASTERLY
MOST
CORNER
LOT 1

SHEET 1 OF 2

LEGEND:

D = CENTRAL ANGLE
A = ARC LENGTH
C# = CURVE NUMBER
CB = CHORD BEARING
LS = LINE NUMBER
OR = OFFICIAL RECORDS
P.B. = PLAT BOOK
PG. = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POT = POINT OF TERMINUS
PRC = POINT OF REVERSE CURVE
R = RADIUS
R/W = RIGHT-OF-WAY

REVISIONS: RESPOND TO COMMENTS 05/09/17

PROJECT NO: 16-346

SCALE: 1"=40'

DRAWN BY: DB

CHECKED BY: RAE

DATE DRAWN: 03/31/17

FIELD BOOK/PAGE: XX/XX



ELLIS SURVEYS LLC
Land Surveying & Planning

P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND RAISED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER

ROBERT A. ELLIS, P.L.S.
FLORIDA REGISTRATION NO. 3880
FOR THE FIRM
DATE SIGNED: 7/6/17

SKETCH OF DESCRIPTION

OF
UTILITY EASEMENT

LYING IN LOT 1

OF
QUADRANGLE, PHASE VI

AS RECORDED IN P.B. 47, PG. 132
PUBLIC RECORDS OF ORANGE COUNTY, FL

Exhibit "A"

PROJECT: QUADRANGLE
CHARTER SCHOOL
SITE WORK AND BUILDING DEPARTMENT
PERMIT NUMBER: B17900092

EASEMENT 1

A TEN FOOT STRIP OF LAND, LYING IN THAT PART OF LOT 1, QUADRANGLE, PHASE VI, ACCORDING TO PLAT BOOK 47, PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 680.00' AND TO WHICH CENTER POINT BEARS N50°55'21"E; THENCE NORTHWESTERLY THROUGH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°14'55", AN ARC DISTANCE OF 169.11', TO THE POINT OF BEGINNING; THENCE S65°10'56"W A DISTANCE OF 10.00' ALONG A RADIAL LINE, TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 690.00'; THENCE NORTHWESTERLY THROUGH THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°32'37", AN ARC DISTANCE OF 90.85', TO THE POINT OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00'; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°44'52", AN ARC DISTANCE OF 23.30', TO THE POINT OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 135.00'; THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°55'57", AN ARC DISTANCE OF 124.72' TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 67.00 FEET OF SAID LOT 1; THENCE S89°00'16"E ALONG SAID SOUTH LINE A DISTANCE OF 11.72', TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 125.00' TO WHICH THE CENTER POINT BEARS N56°12'15"E, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°14'14", AN ARC DISTANCE OF 109.60', TO A REVERSE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°44'52", A DISTANCE OF 34.95', TO THE POINT OF A REVERSE CURVE HAVING A RADIUS OF 680.00'; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°32'37", AN ARC DISTANCE OF 89.53' TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 2,365 SQ. FT.

NOTES:

1. PREPARED AS A SKETCH OF DESCRIPTION. *** THIS IS NOT A SURVEY ***
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
5. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
6. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1 AS BEARING N89°00'16"E.
7. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

I CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.000 THRU .002, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
MAILING ADDRESS: 1500 SUZANNE WAY, LONGWOOD, FL 32779

SHEET 2 OF 2

REVISIONS: RESPOND TO COMMENTS 03/22/17 RESPOND TO COMMENTS 07/03/17

PROJECT NO: 16-346

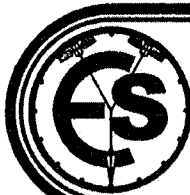
SCALE: 1"= 160'

DRAWN BY: RAE

CHECKED BY: DB

DATE DRAWN: 03/31/17

FIELD BOOK/PAGE: XX/XX



ELLIS SURVEYS LLC
Land Surveying & Planning

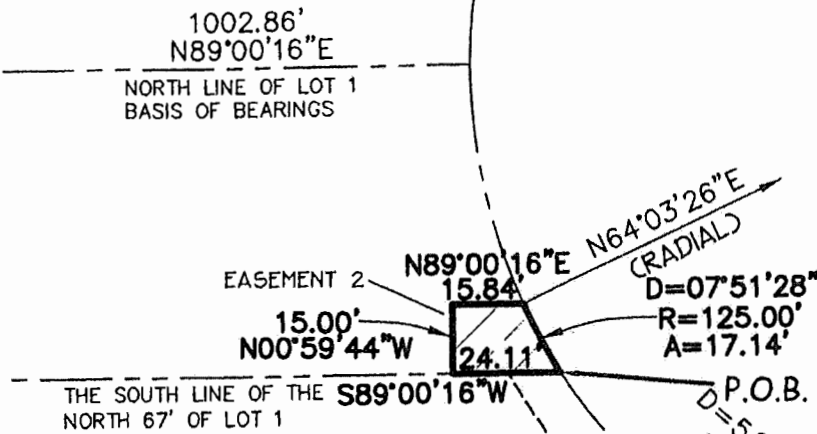
P.O. Box 160952
Altamonte Springs, FL 32716
Florida Licensed Business LB-7970
P. 407-834-4003 F. 407-869-5454
www.ellisurveys.com

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND RAISED SEAL OF THE FLORIDA
LICENSED SURVEYOR AND NOTARY

ROBERT A. ELLIS, P.L.S.
FLORIDA REGISTRATION NO. 3880
FOR THE FIRM
DATE SIGNED: 2/6/17

PROJECT: QUADRANGLE
CHARTER SCHOOL
SITE WORK AND BUILDING DEPARTMENT
PERMIT NUMBER: B17900092

Exhibit "A"



SKETCH OF DESCRIPTION

OF
UTILITY EASEMENT
LYING IN LOT 1
OF

QUADRANGLE, PHASE VI

AS RECORDED IN P.B. 47, PG. 132
PUBLIC RECORDS OF ORANGE COUNTY, FL.

DATA COURT

AS PER P.B. 16, PG. 39-40

LOT 1
QUADRANGLE
PHASE VI,
PB 47, PG 132,
SHEET 1 OF 2



SCALE: 1" = 40'

NOTES:

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4. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
5. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
6. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1 AS BEARING N89°00'16"E.
7. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

LEGEND:

- D = CENTRAL ANGLE
- A = ARC LENGTH
- C# = CURVE NUMBER
- CB = CHORD BEARING
- L# = LINE NUMBER
- OR = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- PRC = POINT OF REVERSE CURVE
- R = RADIUS
- R/W = RIGHT-OF-WAY

P.O.C.
SOUTHEASTERLY
MOST
CORNER
LOT 1

SHEET 1 OF 2

REVISIONS: RESPOND TO COMMENTS 05/09/17

PROJECT NO: 16-346
SCALE: 1" = 40'
DRAWN BY: DB
CHECKED BY: RAE
DATE DRAWN: 03/31/17
FIELD BOOK/PAGE: XX/XX



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LICENSED SURVEYOR AND MAPPER

ROBERT A. ELLES, P.L.S.
FLORIDA REGISTRATION NO. 3480
FOR THE FIRM:
DATE SIGNED: 7/6/17

SKETCH OF DESCRIPTION

OF
UTILITY EASEMENT

LYING IN LOT 1

OF

QUADRANGLE, PHASE VI

AS RECORDED IN P.B. 47, PG. 132
PUBLIC RECORDS OF ORANGE COUNTY, FL.

Exhibit "A"

PROJECT: QUADRANGLE
CHARTER SCHOOL
SITE WORK AND BUILDING DEPARTMENT
PERMIT NUMBER: B17900092

EASEMENT 2

A PIECE OF LAND, LYING IN THAT PART OF LOT 1, QUADRANGLE, PHASE VI,
ACCORDING TO PLAT BOOK 47, PAGE 132, PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1, THENCE ALONG
THE EASTERLY LINE OF SAID LOT 1 THE FOLLOWING THREE COURSES; THENCE
ALONG THE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF
680.00' AND TO WHICH CENTER POINT BEARS N50°55'21"E; THENCE
NORTHWESTERLY THROUGH THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 21°47'32", AN ARC DISTANCE OF 258.64'; TO THE POINT OF A
REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00';
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A
CENTRAL ANGLE OF 66°44'52", AN ARC DISTANCE OF 34.95'; TO THE POINT OF
A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF
125.00'; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
ANGLE OF 50°14'14", AN ARC DISTANCE OF 109.60' TO A POINT OF
INTERSECTION WITH A LINE LYING 67.00 FEET SOUTH OF THE NORTH LINE OF
SAID LOT 1 AND THE POINT OF BEGINNING, THENCE S89°00'16"W ALONG SAID
LINE, A DISTANCE OF 24.11'; THENCE N00°59'44"W, A DISTANCE OF 15.00';
THENCE N 89°00'16"E, A DISTANCE OF 15.84'; TO A POINT OF INTERSECTION
WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 125.00' TO
WHICH CENTER POINT BEARS N64°03'26"E; THENCE SOUTHEASTERLY ALONG
THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'28", AN ARC
DISTANCE OF 17.14'; TO THE POINT OF BEGINNING.

CONTAINING 296 SQ FT.

NOTES:

1. PREPARED AS A SKETCH OF DESCRIPTION. *** THIS IS NOT A SURVEY ***
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ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL
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SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN
CHAPTER 5J-17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE,
PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
MAILING ADDRESS: 1300 SUZANNE WAY, LONGWOOD, FL 32779

SHEET 2 OF 2

REVISIONS: RESPOND TO COMMENT 04/20/17 RESPOND TO COMMENTS 05/22/17 RESPOND TO COMMENTS 07/05/17

PROJECT NO: 16-346
SCALE: 1"=160'
DRAWN BY: RAE
CHECKED BY: DB
DATE DRAWN: 03/31/17
FIELD BOOK/PAGE: XX/XX



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LICENSED SURVEYOR AND SURVEYOR.

ROBERTA A. ELLIS, P.L.S.
FLORIDA REGISTRATION NO. 8880
FOR THE FIRM
DATE SIGNED: 7/6/17