





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 13

DATE: October 20, 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 HAMLIN RETAIL PARTNERS, LLC TO ORANGE COUNTY AND SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM VALLEY NATIONAL BANK AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Publix at Hamlin Groves Permit: B15903320 OCU File #: 82806

District 1

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

ITEMS: Utility Easement
Cost: Donation
Total size: 2000.5 square feet

Subordination of Encumbrances to Property Rights to Orange County

Real Estate Management Division
Agenda Item 13
October 20, 2017
Page 2

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 14 2017

THIS IS A DONATION

Project: Publix at Hamlin Groves Permit: B15903320 OCU File #: 82806

UTILITY EASEMENT

THIS INDENTURE, Made this 1st day of September, A.D. 2017, between Hamlin Retail Partners, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 7586 W. Sand Lake Road Orlando, FL 32819, 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
20-23-27-2717-01-000

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:

[Signature]
Witness
Paul Schmacker

Printed Name

[Signature]
Witness
Heather Easterling
Printed Name

(Signature of TWO witnesses required by Florida law)

Hamlin Retail Partners, LLC,
a Florida limited liability company

BY: BK Hamlin Retail Partners, LLC,
a Florida limited liability company,
its Manager

BY:

[Signature]
Scott T. Boyd, Manager

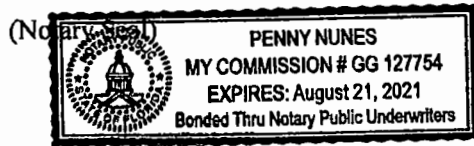
STATE OF

Florida

COUNTY OF

Orange

The foregoing instrument was acknowledged before me this 1st day of September, 2017, by Scott T. Boyd, Manager of BK Hamlin Retail Partners, LLC, a Florida limited liability company, as Manager for Hamlin Retail Partners, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me, or ☐ has produced N/A as identification.



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

Penny Nunes
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires:

SKETCH OF DESCRIPTION

SHEET 1 OF 2

PUBLIX AT HAMLIN PERMIT # B15903320

LEGAL DESCRIPTION (OCU Utility Easement):

A parcel of land comprising a portion of Lot 1, HAMLIN SOUTHWEST, as recorded in Plat Book 90, Pages 65 through 70 of the Public Records of Orange County, Florida, lying in Section 20, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of aforesaid Lot 1; thence run North 89°42'32" East along the North line of said Lot 1, also being the Southerly right-of-way line of New Independence Parkway according to Official Records Book 7034, Page 1546 of aforesaid Public Records for a distance of 112.16 feet; thence departing said North line and said Southerly right-of-way line run South 00°17'28" East for a distance of 5.00 feet to a point on the South line of a 5.00 foot wide OCU easement according to Official Records Book 10710, Page 4479 of aforesaid Public Records also being the POINT OF BEGINNING; thence run North 89°42'32" East along said South line for a distance of 75.00 feet; thence departing said South line run South 00°17'28" East for a distance of 10.00 feet; thence run South 89°42'32" West for a distance of 75.00 feet; thence run North 00°17'28" West for a distance of 10.00 feet to the POINT OF BEGINNING.

Contains 750 square feet more or less.

REVISED 06/21/17



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

SK140

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20-23-27 BEING S89°42'03"W FOR ANGULAR DESIGNATION ONLY.

JOB NO. 20110078
DATE: 12-22-2016
SCALE: 1" = 100 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: MR

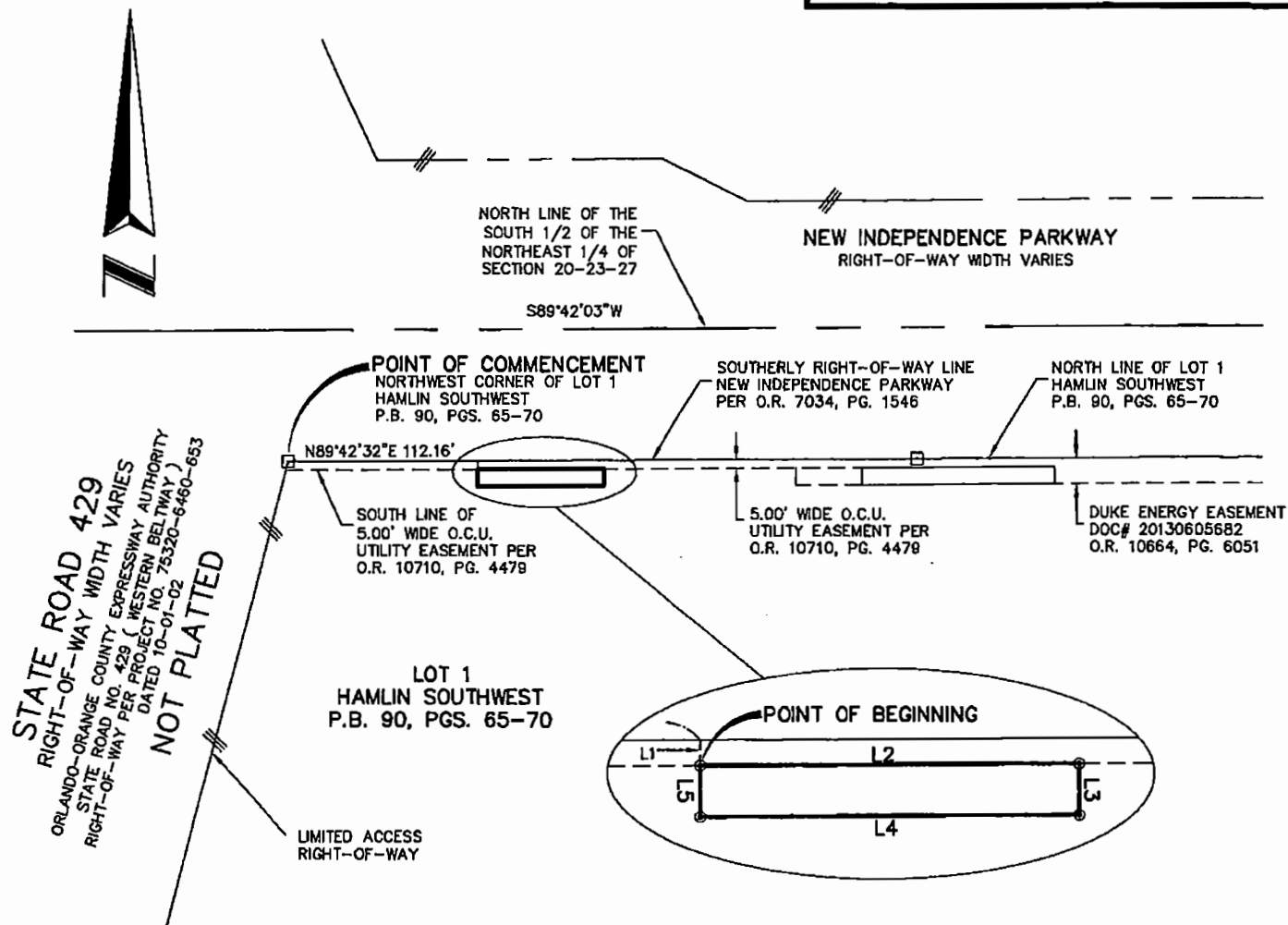
FOR THE LICENSED BUSINESS # 6723 BY:

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

SKETCH OF DESCRIPTION

SHEET 2 OF 2

PUBLIX AT HAMLIN PERMIT # B15903320



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S00°17'28"E
L2	75.00'	N89°42'32"E
L3	10.00'	S00°17'28"E
L4	75.00'	S89°42'32"W
L5	10.00'	N00°17'28"W

THIS IS NOT A SURVEY

REVISED 06/21/17



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

LEGEND:

⊙ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY

P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE
// DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

SK140

JOB NO. 20110078

DATE: 12-22-2016

SCALE: 1" = 100 FEET

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CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: MR

SKETCH OF DESCRIPTION

SHEET 1 OF 2

EXHIBIT "A"

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Being more particularly described as follows:

COMMENCE at the Northwest corner of aforesaid Lot 1; thence run North 89°42'32" East along the North line of said Lot 1, also being the Southerly right-of-way line of New Independence Parkway according to Official Records Book 7034, Page 1546 of aforesaid Public Records for a distance of 339.55 feet; thence departing said North line and said Southerly right-of-way line run South 00°17'28" East for a distance of 5.00 feet to a point on the South line of a 5.00 foot wide OCU easement according to Official Records Book 10710, Page 4479 of aforesaid Public Records also being the POINT OF BEGINNING; thence run North 89°42'32" East along said South line for a distance of 32.82 feet; thence continuing along said South line run North 89°42'03" East for a distance of 82.18 feet; thence departing said South line run South 00°17'57" East for a distance of 10.00 feet; thence run South 89°42'03" West for a distance of 82.18 feet; thence run South 89°42'32" West for a distance of 32.82 feet; thence run North 00°17'28" West for a distance of 10.00 feet to the POINT OF BEGINNING.

Contains 1150 square feet more or less.

REVISED 06/21/17



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

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JOB NO. 20110078

DATE: 12-22-2016

SCALE: 1" = 100 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: MR

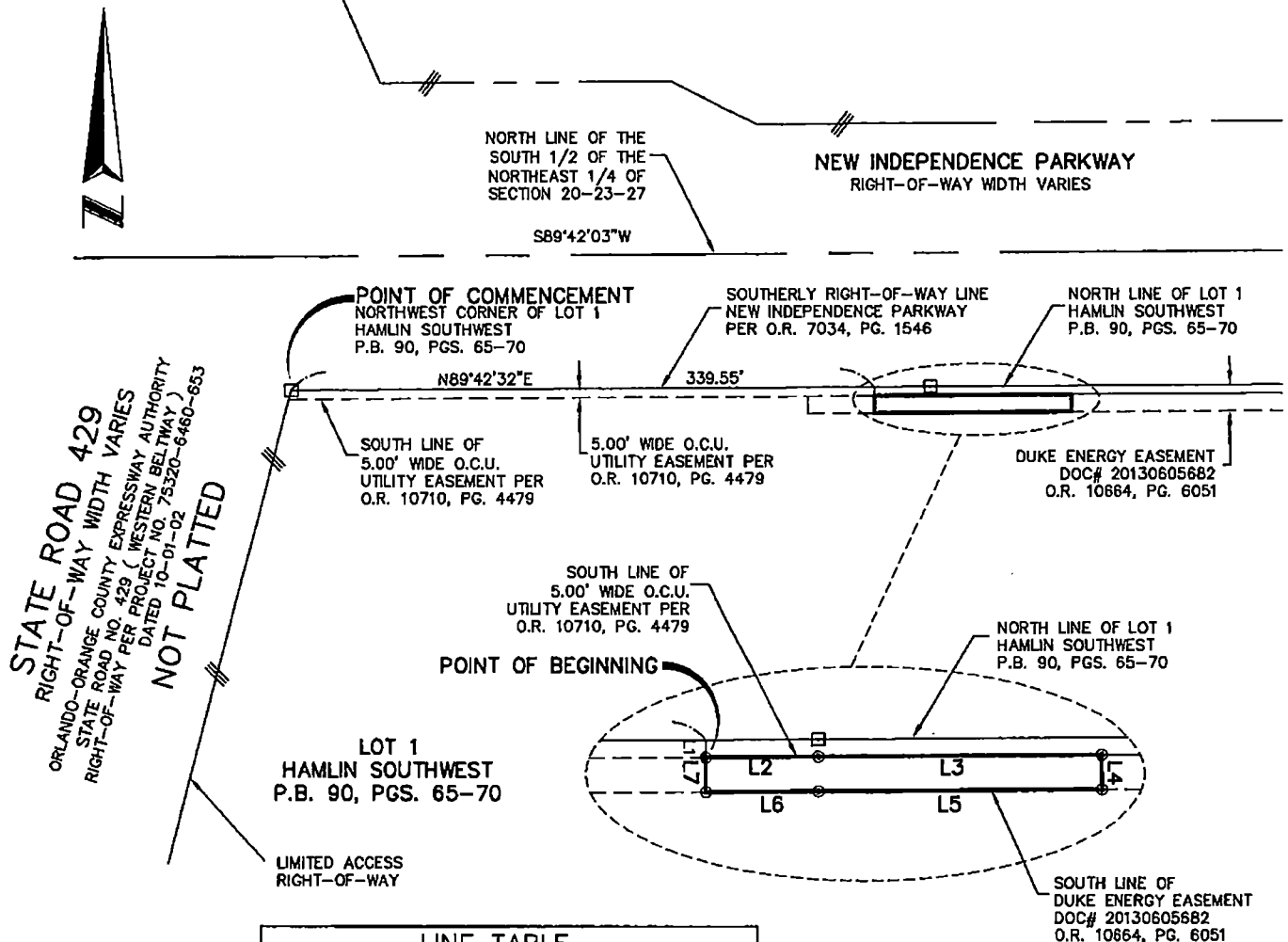
FOR THE LICENSED BUSINESS # 6723 BY:

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

SKETCH OF DESCRIPTION

SHEET 2 OF 2

PUBLIX AT HAMLIN PERMIT # B15903320



THIS IS NOT A SURVEY

REVISED 06/21/17



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

LEGEND:

◎ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY

N.T. DENOTES NON-TANGENT
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE
// DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

SK141

JOB NO. 20110078

DATE: 12-22-2016

SCALE: 1" = 100 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: MR

SKETCH OF DESCRIPTION

SHEET 1 OF 3

PUBLIX AT HAMLIN PERMIT # B15903320

EXHIBIT "A"

LEGAL DESCRIPTION (OCU Utility Easement):

A parcel of land comprising a portion of Lot 1, HAMLIN SOUTHWEST, as recorded in Plat Book 90, Pages 65 through 70 of the Public Records of Orange County, Florida, lying in Section 20, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northeast corner of aforesaid Lot 1, also being a point on the Westerly right-of-way line of Hamlin Groves Trail according to Official Records Book 10416, Page 5782 of aforesaid Public Records; thence run the following four (4) courses along said Westerly right-of-way line South 45°17'57" East for a distance of 42.43 feet; thence run South 00°17'57" East for a distance of 11.41 feet to a point on a curve concave Northwesterly and having a radius of 846.36 feet a chord bearing of South 05°04'18" West and a chord length of 158.44 feet; thence run Southerly along said curve through a central angle of 10°44'29" for a distance of 158.67 feet to a point of compound curvature of a curve concave Northwesterly and having a radius of 943.91 feet a chord bearing of South 20°41'18" West and a chord length of 335.80 feet; thence run Southwesterly along said curve through a central angle of 20°29'32" for a distance of 337.60 feet to a point on a radial line; thence departing aforesaid Westerly right-of-way line run North 59°03'56" West along said radial line for a distance of 5.00 feet to a point on the Easterly line of a Duke Energy easement according to Official Records Book Document Number 20130605682 and Official Records Book 10664 Page 6051 of aforesaid Public Records also being the POINT OF BEGINNING, also being a point on a non tangent curve concave Northwesterly and having a radius of 938.91 feet a chord bearing of South 31°14'35" West and a chord length of 10.11 feet; thence run Southwesterly along said Easterly line and said curve through a central angle of 00°37'01" for a distance of 10.11 feet to a point on a radial line; thence departing said Easterly line run North 58°26'55" West along said radial line for a distance of 10.00 feet to a point on the Westerly line of aforesaid Duke Energy easement also being a point on a non tangent curve concave Northwesterly and having a radius of 928.91 feet a chord bearing of North 31°14'35" East and a chord length of 10.00 feet; thence run Northeasterly along said Westerly line and said curve through a central angle of 00°37'01" for a distance of 10.00 feet to a point on a radial line thence run South 59°03'56" East for a distance of 10.00 feet to the POINT OF BEGINNING.

Contains 100.5 square feet more or less.

REMOVED 06/21/17



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

SURVEYOR'S NOTES:

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SK149

JOB NO. 20110078

DATE: 04-23-2017

SCALE: 1" = 120 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR/JLR

CHECKED BY: MR

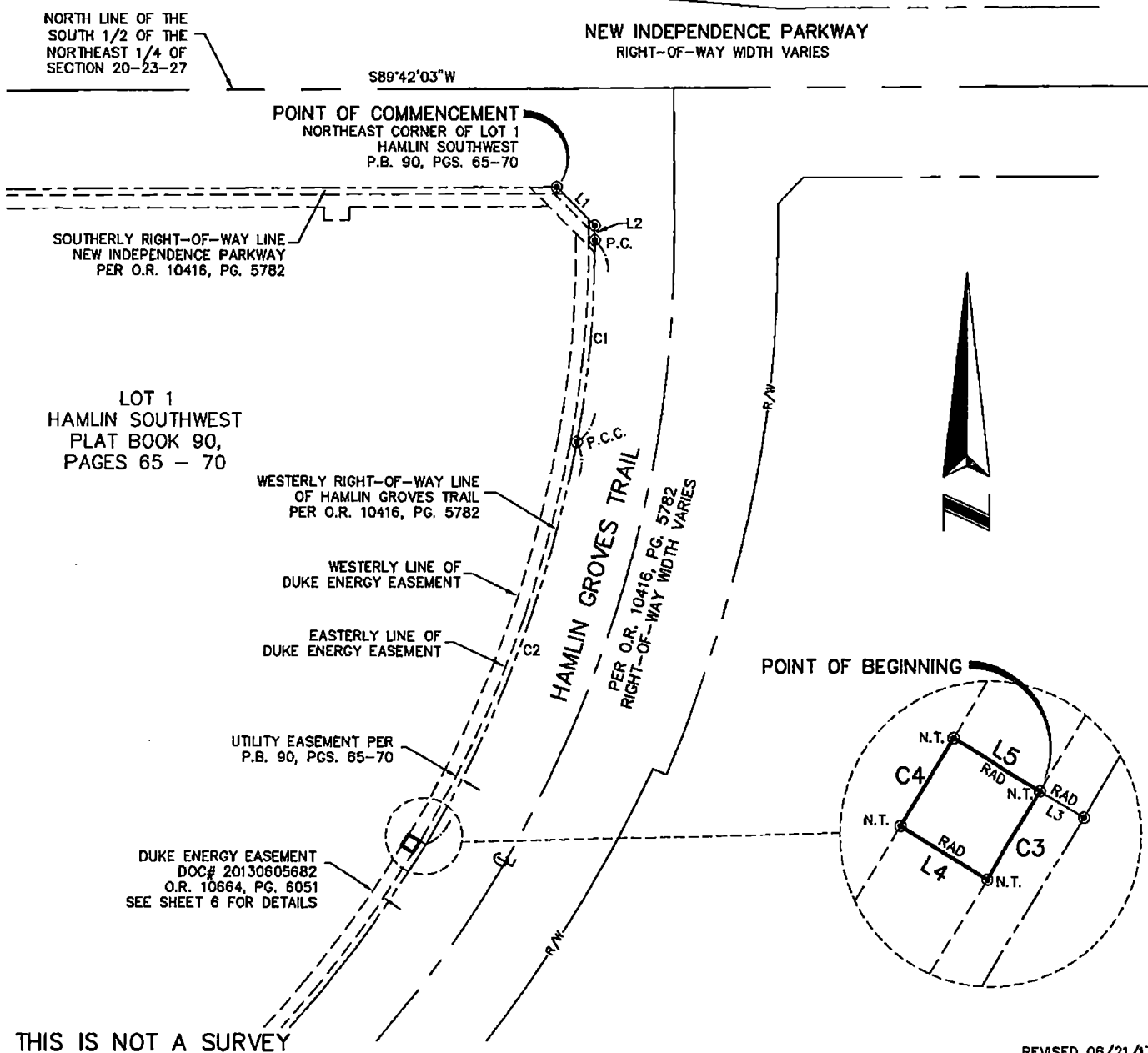
FOR THE LICENSED BUSINESS # 6723 BY:

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

SKETCH OF DESCRIPTION

SHEET 2 OF 3

PUBLIX AT HAMLIN PERMIT # B15903320



THIS IS NOT A SURVEY

REVISED 06/21/17

LEGEND:

⊙ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
CL DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY

N.T. DENOTES NON-TANGENT
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK149



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20110078

DATE: 04-23-2017

SCALE: 1" = 120 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR/JLR

CHECKED BY: MR

SKETCH OF DESCRIPTION

SHEET 3 OF 3

PUBLIX AT HAMLIN PERMIT # B15903320

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.43'	S45°17'57"E
L2	11.41'	S00°17'57"E
L3	5.00'	N59°03'56"W
L4	10.00'	N58°26'55"W
L5	10.00'	S59°03'56"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	846.36'	158.67'	158.44'	S05°04'18"W	10°44'29"
C2	943.91'	337.60'	335.80'	S20°41'18"W	20°29'32"
C3	938.91'	10.11'	10.11'	S31°14'35"W	0°37'01"
C4	928.91'	10.00'	10.00'	N31°14'35"E	0°37'01"

THIS IS NOT A SURVEY

REVISED 06/21/17



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

LEGEND:

◎ DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
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SK149

JOB NO. 20110078

DATE: 04-23-2017

SCALE: 1" = 120 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR/JLR

CHECKED BY: MR

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 14 2017

Project: Publix at Hamlin Groves Permit: B15903320 OCU File #: 82806

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

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

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

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

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

SEE ATTACHED EXHIBIT "A"

Encumbrances:

Valley National Bank

FROM: Hamlin Retail Partners, LLC

Mortgage and Security Agreement filed December 27, 2016

Recorded as Document No. 20160666302

Assignment of Leases, Rents, and Profits and Security Agreement filed December 27, 2016

Recorded as Document No. 20160666303

Financing Statement filed December 27, 2016

Recorded as Document No. 20160666304

All in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for utility easement purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said

encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for utility easement purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 3 day of OCTOBER, A.D. 20 17.

Signed, sealed, and delivered
in the presence of:

Carol D'Angio
Witness

Carol D'Angio
Printed Name

Stacey Burton
Witness

Stacey Burton
Printed Name

STATE OF Florida
COUNTY OF orange

Valley National Bank,
a National Banking Association

BY: Jack E. Sheppe

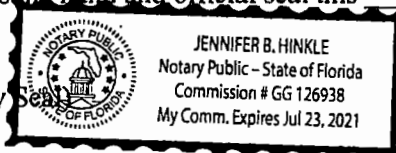
JACK E. SHEPPE
Printed Name

SENIOR VICE PRESIDENT
Title

The foregoing instrument was acknowledged before me this 3 of October, 20 17, by Jack Sheppe, as Senior Vice President of Valley National Bank, a National Banking Association, on behalf of the national banking association. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 3 day of October, 20 17.

(Notary Seal)



J Hinkle
Notary Signature

Jennifer Hinkle
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:

SKETCH OF DESCRIPTION

SHEET 1 OF 2

PUBLIX AT HAMLIN PERMIT # B15903320

LEGAL DESCRIPTION (OCU Utility Easement):

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Contains 750 square feet more or less.

REVISED 06/21/17



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

SK140

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JOB NO. 20110078
DATE: 12-22-2016
SCALE: 1" = 100 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: MR

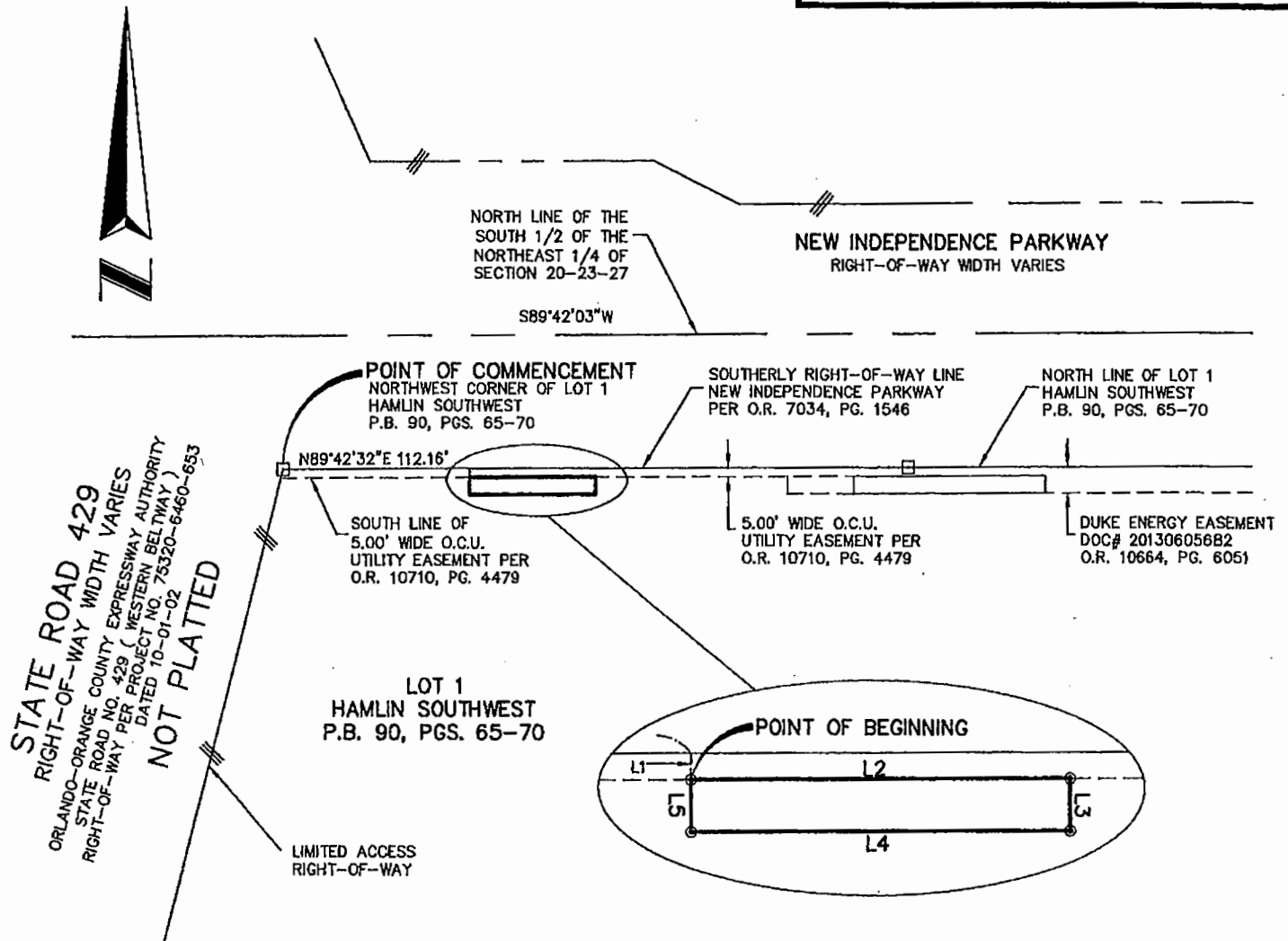
FOR THE LICENSED-BUSINESS # 6723 BY:

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

SKETCH OF DESCRIPTION

SHEET 2 OF 2

PUBLIX AT HAMLIN PERMIT # B15903320



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THIS IS NOT A SURVEY

REVISED 06/21/17

SK140

LEGEND:

● DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY

P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE
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JOB NO. 20110078

DATE: 12-22-2016

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DRAWN BY: PJR

CHECKED BY: MR



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SKETCH OF DESCRIPTION

SHEET 1 OF 2

EXHIBIT "A"

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A parcel of land comprising a portion of Lot 1, HAMLIN SOUTHWEST, as recorded in Plat Book 90, Pages 65 through 70 of the Public Records of Orange County, Florida, lying in Section 20, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of aforesaid Lot 1; thence run North 89°42'32" East along the North line of said Lot 1, also being the Southerly right-of-way line of New Independence Parkway according to Official Records Book 7034, Page 1546 of aforesaid Public Records for a distance of 339.55 feet; thence departing said North line and said Southerly right-of-way line run South 00°17'28" East for a distance of 5.00 feet to a point on the South line of a 5.00 foot wide OCU easement according to Official Records Book 10710, Page 4479 of aforesaid Public Records also being the POINT OF BEGINNING; thence run North 89°42'32" East along said South line for a distance of 32.82 feet; thence continuing along said South line run North 89°42'03" East for a distance of 82.18 feet; thence departing said South line run South 00°17'57" East for a distance of 10.00 feet; thence run South 89°42'03" West for a distance of 82.18 feet; thence run South 89°42'32" West for a distance of 32.82 feet; thence run North 00°17'28" West for a distance of 10.00 feet to the POINT OF BEGINNING.

Contains 1150 square feet more or less.

REVISED 06/21/17

SK141

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20-23-27 BEING S89°42'03"W FOR ANGULAR DESIGNATION ONLY.

JOB NO. 20110078

DATE: 12-22-2016

SCALE: 1" = 100 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5833



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SKETCH OF DESCRIPTION

SHEET 2 OF 2

PUBLIX AT HAMLIN PERMIT # B15903320



NORTH LINE OF THE
SOUTH 1/2 OF THE
NORTHEAST 1/4 OF
SECTION 20-23-27

NEW INDEPENDENCE PARKWAY
RIGHT-OF-WAY WIDTH VARIES

S89°42'03"W

POINT OF COMMENCEMENT
NORTHWEST CORNER OF LOT 1
HAMLIN SOUTHWEST
P.B. 90, PGS. 65-70

SOUTHERLY RIGHT-OF-WAY LINE
NEW INDEPENDENCE PARKWAY
PER O.R. 7034, PG. 1546

NORTH LINE OF LOT 1
HAMLIN SOUTHWEST
P.B. 90, PGS. 65-70

N89°42'32"E

339.55'

SOUTH LINE OF
5.00' WIDE O.C.U.
UTILITY EASEMENT PER
O.R. 10710, PG. 4479

5.00' WIDE O.C.U.
UTILITY EASEMENT PER
O.R. 10710, PG. 4479

DUKE ENERGY EASEMENT
DOC# 20130605682
O.R. 10664, PG. 6051

STATE ROAD 429
RIGHT-OF-WAY WIDTH VARIES
ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
STATE ROAD NO. 429 (WESTERN BELTWAY)
PROJECT NO. 75320-6460-653
DATED 10-01-02
NOT PLATTED

SOUTH LINE OF
5.00' WIDE O.C.U.
UTILITY EASEMENT PER
O.R. 10710, PG. 4479

POINT OF BEGINNING

NORTH LINE OF LOT 1
HAMLIN SOUTHWEST
P.B. 90, PGS. 65-70

LOT 1
HAMLIN SOUTHWEST
P.B. 90, PGS. 65-70

LIMITED ACCESS
RIGHT-OF-WAY

SOUTH LINE OF
DUKE ENERGY EASEMENT
DOC# 20130605682
O.R. 10664, PG. 6051

LINE TABLE

LINE	LENGTH	BEARING
L1	5.00'	S00°17'28"E
L2	32.82'	N89°42'32"E
L3	82.18'	N89°42'03"E
L4	10.00'	S00°17'57"E
L5	82.18'	S89°42'03"W
L6	32.82'	S89°42'32"W
L7	10.00'	N00°17'28"W

THIS IS NOT A SURVEY

REVISED 06/21/17

SK141



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LEGEND:

◎ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
C DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY

N.T. DENOTES NON-TANGENT
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE
// DENOTES LIMITED ACCESS RIGHT-OF-WAY LINE

JOB NO. 20110078

CALCULATED BY: JLR

DATE: 12-22-2016

DRAWN BY: PJR

SCALE: 1" = 100 FEET

CHECKED BY: MR

FIELD BY: N/A

SKETCH OF DESCRIPTION

SHEET 1 OF 3

PUBLIX AT HAMLIN PERMIT # B15903320

EXHIBIT "A"

LEGAL DESCRIPTION (OCU Utility Easement):

A parcel of land comprising a portion of Lot 1, HAMLIN SOUTHWEST, as recorded in Plat Book 90, Pages 65 through 70 of the Public Records of Orange County, Florida, lying in Section 20, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Northeast corner of aforesaid Lot 1, also being a point on the Westerly right-of-way line of Hamlin Groves Trail according to Official Records Book 10416, Page 5782 of aforesaid Public Records; thence run the following four (4) courses along said Westerly right-of-way line South 45°17'57" East for a distance of 42.43 feet; thence run South 00°17'57" East for a distance of 11.41 feet to a point on a curve concave Northwesterly and having a radius of 846.36 feet a chord bearing of South 05°04'18" West and a chord length of 158.44 feet; thence run Southerly along said curve through a central angle of 10°44'29" for a distance of 158.67 feet to a point of compound curvature of a curve concave Northwesterly and having a radius of 943.91 feet a chord bearing of South 20°41'18" West and a chord length of 335.80 feet; thence run Southwesterly along said curve through a central angle of 20°29'32" for a distance of 337.60 feet to a point on a radial line; thence departing aforesaid Westerly right-of-way line run North 59°03'56" West along said radial line for a distance of 5.00 feet to a point on the Easterly line of a Duke Energy easement according to Official Records Book Document Number 20130605682 and Official Records Book 10664 Page 6051 of aforesaid Public Records also being the POINT OF BEGINNING, also being a point on a non tangent curve concave Northwesterly and having a radius of 938.91 feet a chord bearing of South 31°14'35" West and a chord length of 10.11 feet; thence run Southwesterly along said Easterly line and said curve through a central angle of 00°37'01" for a distance of 10.11 feet to a point on a radial line; thence departing said Easterly line run North 58°26'55" West along said radial line for a distance of 10.00 feet to a point on the Westerly line of aforesaid Duke Energy easement also being a point on a non tangent curve concave Northwesterly and having a radius of 928.91 feet a chord bearing of North 31°14'35" East and a chord length of 10.00 feet; thence run Northeasterly along said Westerly line and said curve through a central angle of 00°37'01" for a distance of 10.00 feet to a point on a radial line thence run South 59°03'56" East for a distance of 10.00 feet to the POINT OF BEGINNING.

Contains 100.5 square feet more or less.

REVISED 06/21/17

SK149

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20-23-27 BEING S89°42'03"W FOR ANGULAR DESIGNATION ONLY.

JOB NO. 20110078

DATE: 04-23-2017

SCALE: 1" = 120 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR/JLR

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

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

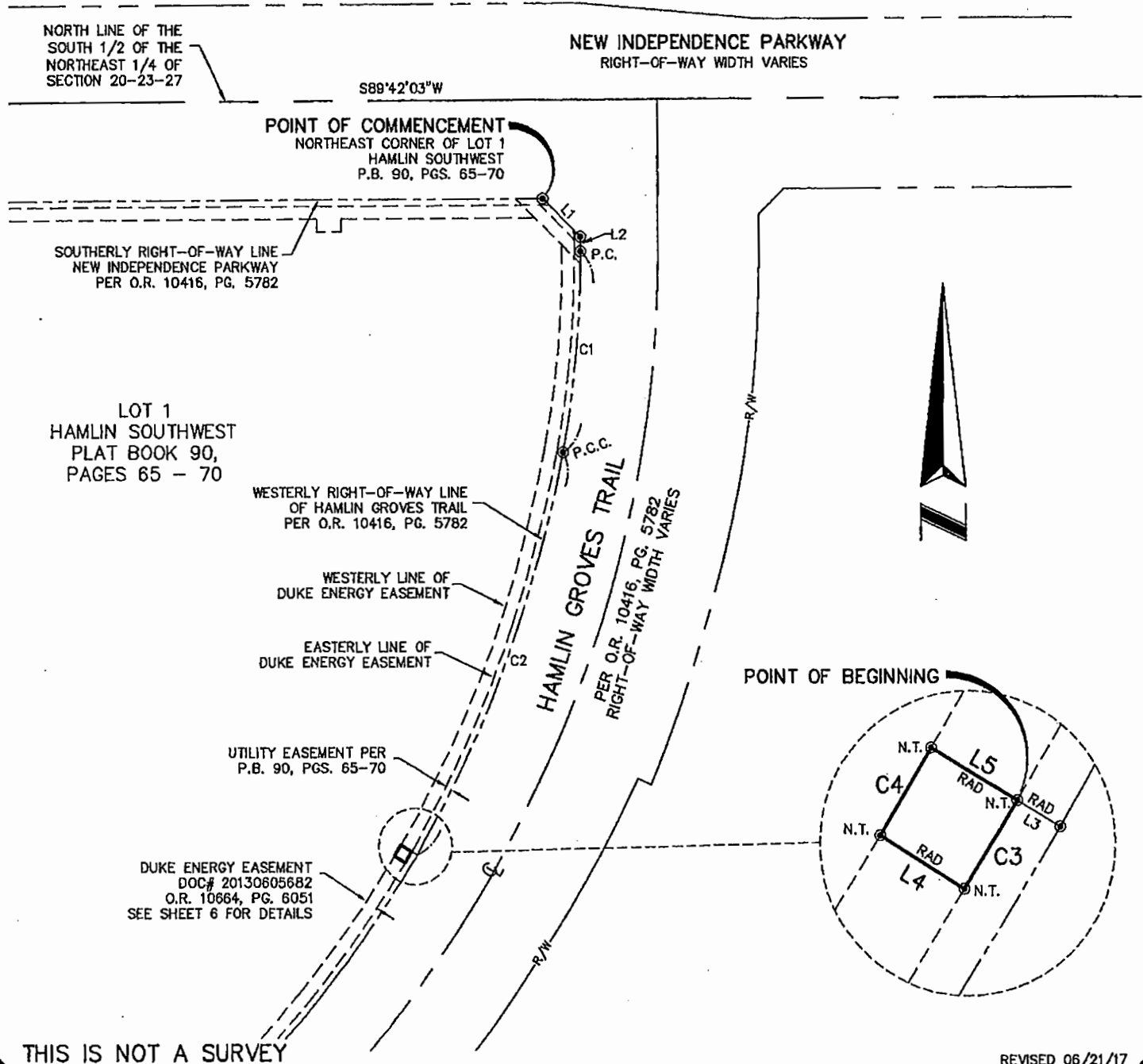


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SKETCH OF DESCRIPTION

SHEET 2 OF 3

PUBLIX AT HAMLIN PERMIT # B15903320



LEGEND:

⊙ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
CL DENOTES CENTERLINE
P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY

N.T. DENOTES NON-TANGENT
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK149



Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

JOB NO. 20110078

DATE: 04-23-2017

SCALE: 1" = 120 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR/JLR

CHECKED BY: MR

SKETCH OF DESCRIPTION

SHEET 3 OF 3

PUBLIX AT HAMLIN PERMIT # B15903320

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.43'	S45°17'57"E
L2	11.41'	S00°17'57"E
L3	5.00'	N59°03'56"W
L4	10.00'	N58°26'55"W
L5	10.00'	S59°03'56"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	846.36'	158.67'	158.44'	S05°04'18"W	10°44'29"
C2	943.91'	337.60'	335.80'	S20°41'18"W	20°29'32"
C3	938.91'	10.11'	10.11'	S31°14'35"W	0°37'01"
C4	928.91'	10.00'	10.00'	N31°14'35"E	0°37'01"

THIS IS NOT A SURVEY

REVISED 06/21/17

SK149

LEGEND:

© DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY

N.T. DENOTES NON-TANGENT
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE



16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5355

JOB NO. 20110078

DATE: 04-23-2017

SCALE: 1" = 120 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR/JLR

CHECKED BY: MR