



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: December 29, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Erica L. Guidroz, Acquisition Agent *EG*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF DONATION AGREEMENT AND UTILITY AND ACCESS EASEMENT BETWEEN BONITA FOUNTAINS PROPERTY CORP. AND ORANGE COUNTY, SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY FROM BRIGHT HOUSE NETWORKS, LLC, AND SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AND AUTHORIZATION TO DISBURSE FUNDS TO PAY ALL RECORDING FEES AND RECORD INSTRUMENT

PROJECT: Pump Station No. 3444 (Cannongate)

District 6

PURPOSE: To acquire a utility and access easement to facilitate rehabilitation of an existing pump station.

ITEMS: Donation Agreement (Instrument 801)

Utility and Access Easement (Instrument 801.1)
Cost: Donation
Size: 669 square feet

Subordination of Encumbrances to Property Rights to Orange County (2)
(Instruments 801.2/801.3)

BUDGET: Account No.: 4420-038-1503-82-6110

FUNDS: \$141.20 Payable to Orange County Comptroller
(all recording fees)

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Parcel 801 is required to rehabilitate existing Pump Station No. 3444
(Cannongate).

In connection with such rehabilitation, Orange County is agreeing to construct a block wall around three sides of the pump station, with an aluminum gate on the fourth side; both the walls and the gate will be consistent with the style of the surrounding community.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 12-11-2017

Amount: \$141.20

Project: Pump Station No. 3444 (Cannongate)

Parcel: 801

Charge to Account # 4420-038-1503-82-6110

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condemnation Post-Condemnation

X N/A

District # 6

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- X Advance Payment Requested (all recording fees)

Orange County Comptroller
All Recording Fees \$141.20

Total \$141.20

DOCUMENTATION ATTACHED (Check appropriate block(s))

- X Contract
- X Copy of Executed Instrument
- Certificate of Value
- X Settlement Analysis

Payable to: Orange County Comptroller (\$141.20)

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by

Erica Guidroz, Acquisition Agent

Date

Payment Approved

Paul Sladek, Manager, Real Estate Management Division

Date

Certified

Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved

Comptroller/Government Grants

Check No. / Date

REMARKS:

Scheduled Closing Date: As soon as checks are available

Anticipated Closing Date: TBD

Please Contact Acquisition Agent @ 67036 if there are any questions.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 23 2018

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 23 2018

Project: Pump Station No. 3444 (Cannongate)
Parcel: 801

DONATION AGREEMENT

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AGREEMENT made between Bonita Fountains Property Corp., a Delaware corporation, hereinafter referred to as OWNER, and Orange County, Florida, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, the COUNTY requires the land described on Exhibit "A" attached hereto for construction and maintenance of the above referenced project and said OWNER agrees to furnish said land for such purpose.

**Property Appraiser's Parcel Identification Number:
21-23-29-1175-00-020**

In consideration of the sum of One (\$1.00) Dollar, each to the other paid, the parties hereto agree as follows:

1. OWNER agrees to donate a Permanent Utility and Access Easement on Parcel 801, conveying said Easement unto COUNTY, free and clear of all liens and encumbrances, except those acceptable to COUNTY, if any.
2. This transaction shall be closed and the deed and other closing papers delivered on or before 90 days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida, 32801, or at such place as shall be mutually agreed upon by COUNTY and OWNER.
3. Any delinquent or past due taxes must be paid by OWNER prior to closing.
4. OWNER agrees to remove any personal items from said Parcel 801 prior to closing. It is mutually agreed that any personalty not removed before this date shall be deemed abandoned and COUNTY, or its contractors, may remove and dispose of said personalty. The property owner will have no further claim or interest in said personalty after this date without a written agreement between the parties.
5. Orange County agrees to construct a block wall around three sides of the pump station in a style consistent with the walls in the community. An aluminum gate will be added, which will be similar to the ones on the grounds.
6. Effective Date: This AGREEMENT shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners.

Project: Pump Station No. 3444 (Cannongate)
Parcel: 801

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitutes the AGREEMENT between OWNER and COUNTY. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The parties hereto have executed this AGREEMENT on the dates written below.

OWNER:

Bonita Fountains Property Corp., a Delaware corporation

By:  _____

Jill A. Russo

Printed Name: _____

Vice President

Title: _____

Date: November 16, 2017

COUNTY:

Orange County, Florida

By:  _____

Date: 12-29-17

Boundary Survey:

EXHIBIT "A"

Legal Description:

A PORTION OF LOT 2, CANNONGATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 111 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, CANNONGATE, AS RECORDED IN PLAT BOOK 27, PAGE 111 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT LYING ON THE EAST LINE OF SAID LOT 2 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF JOHN YOUNG PARKWAY (200' RIGHT-OF-WAY); THENCE RUN N00°19'06"W ALONG SAID LINES A DISTANCE OF 1110.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINES RUN S89°40'54"W, A DISTANCE OF 23.05 FEET; THENCE RUN N00°19'06"W, A DISTANCE OF 29.00 FEET; THENCE RUN N89°40'54"E, A DISTANCE OF 23.05 FEET TO A POINT LYING ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE; THENCE RUN S00°19'06"E ALONG SAID LINE A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 669 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) -- ACTUAL	A -- DELTA	GOVT -- GOVERNMENT	PC -- POINT OF CURVATURE	R2BE -- RANGE 28 EAST
APPROX -- APPROXIMATE	(D) -- DEED	IP -- IRON PIPE	PCC -- POINT OF COMPOUND	R -- RADIUS
AVC -- AVERAGE	(DEF) -- DEED EXCEPTION	IR -- IRON ROD	PCV -- CURVATURE	RAD -- RADIAL
(BU) -- BEARING UASIS	DEPT -- DEPARTMENT	IRAC -- IRON REBAR & CAP	PCP -- PERMANENT CONTROL POINT	REC -- RECOVERED
BLDG -- BUILDING	D/U -- DRAINAGE AND UTILITY	L -- ARC LENGTH	PO -- PAGE	REV -- REVISION
BM -- BENCH MARK	EASEMENT	LBN -- LICENSED BUSINESS NUMBER	POS -- PAGES	RP -- RADIUS POINT
(C) -- CALCULATED	ELEV -- ELEVATION	(M) -- MEASURED	PI -- POINT OF INTERSECTION	R/W -- RIGHT-OF-WAY
C -- CHORD	FOP -- EDGE OF PAVEMENT	N & D -- NAIL AND DISK	PID -- PERMANENT IDENTIFIER	SEC 34 -- SECTION 34
CB -- CHORD BEARING	ESMT -- EASEMENT	NOS -- NATIONAL GEODETIC SURVEY	POB -- POINT OF BEGINNING	(SP) -- STATE PLANE
CBS -- CONCRETE BLOCK STRUCTURE	FOOT -- FLORIDA DEPARTMENT OF	NR -- NON-RADIAL	POC -- POINT OF COMMENCEMENT	SQ -- SQUARE
CCR -- CERTIFIED CORNER	TRANSPORTATION	NSI -- NO SURVEYOR IDENTIFICATION	POL -- POINT ON LINE	SQ FT -- SQUARE FEET
RECORD NUMBER	FF -- FINISH FLOOR	NT -- NON-TANGENT	PRC -- POINT OF REVERSE	TB -- TANGENT BEARING
C/L -- CENTERLINE	FND -- FOUND	OR -- OFFICIAL RECORDS	PRM -- PERMANENT REFERENCE	T23S -- TOWNSHIP 23 SOUTH
CM -- CONCRETE MONUMENT	FP&L -- FLORIDA POWER AND LIGHT	ORD -- OFFICIAL RECORDS BOOK	MON -- MONUMENT	(TYP) -- TYPICAL
CONC -- CONCRETE	(G) -- GRID (STATE PLANE)	(P) -- PLAT	PT -- POINT OF TANGENCY	UE -- UTILITY EASEMENT
COR -- CORNER		PD -- PLAT BOOK	FEC -- FLORIDA EAST COAST RAILWAY	W/ -- WITH

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO A LINE BETWEEN TWO NOS PUBLISHED CONTROL POINTS WITH PID NUMBERS AK7261 AND AK7130, LINE BEARING N 09°39'38" W.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS "BOUNDARY SURVEY" WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.

Surveyor's Certification:

I hereby certify that the attached "Boundary Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 08, 2015. I further certify that this "Boundary Survey" meets the standards of practice set forth in Rule Chapter 59.17 of the Florida Administrative Code pursuant to FS 472.027.

For the Firm By:

Thomas J. Galloway, RSM
Professional Surveyor and Mapper
Florida Registration No. 6549

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landsc. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Date: 6/08/15 Job No. 028429

Drawn by: RDB

Scale: N/A

File: PUMP STATION
3444.DWG

cph
www.cphcorp.com

Prepared By:
CPH, Inc.

Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2000928
Landsc. Lic. No. LC0000290

PUMP STATION 3444

SECTION 21-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

BOUNDARY SURVEY

Sheet

1

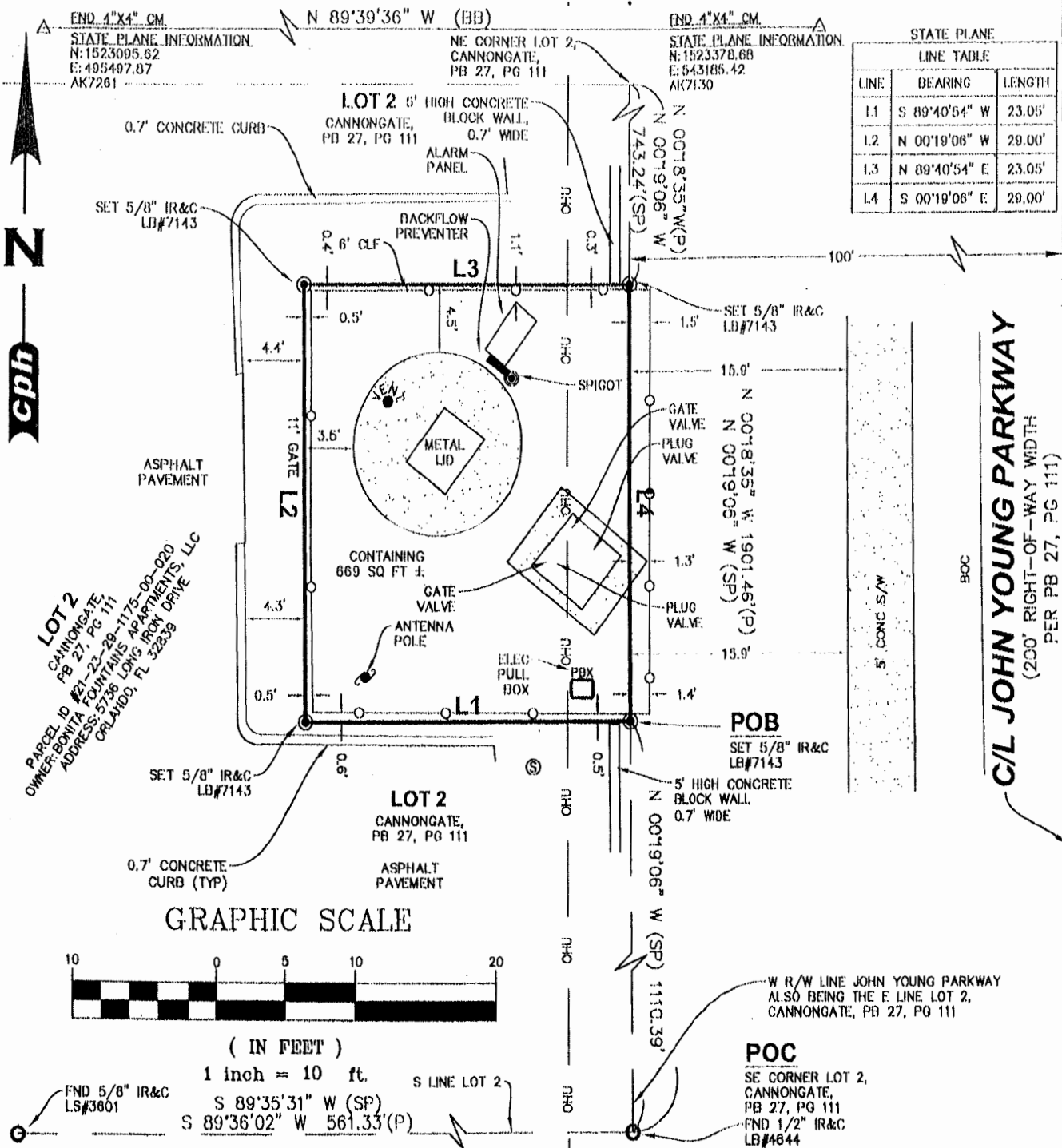
1 of 2

© 2015

500 W. Fulton St. ~ Sanford, FL 32771 ~ PH: 407.322.8841

Boundary Survey:

EXHIBIT "A"



FIELD BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.R. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landsc. = LANDSCAPE N/A = NOT APPLICABLE L.A. = LANDSCAPE
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Date: 6/08/15 Job No. 028429
Drawn by: RDB Scale: 1"=10' File: PUMP STATION 3444.DWG

cph
www.cphcorp.com
500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.8841

Prepared By:
CPH, Inc.
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2800928
Landsc. Lic. No. LC0000298

PUMP STATION 3444
SECTION 21-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

BOUNDARY SURVEY

Sheet
2
2 of 2
© 2015

THIS IS A DONATION

Instrument: 801.1

Project: Pump Station No. 3444 (Cannongate)

UTILITY AND ACCESS EASEMENT

THIS INDENTURE, made this 16 day of November, 2017, between Bonita Fountains Property Corp., a Delaware corporation, whose address is 68 S. Service Road, Suite 120, Melville, New York 11747, 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 perpetual easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, lift stations, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the lands described in the attached Exhibit "A" ("Utility Easement Area"), and also does hereby give and grant to the GRANTEE and its assigns an easement for vehicular and pedestrian ingress, egress, access, and passage on the property described in Exhibit "B" ("Access Easement Area"), including, without limitation, by large, heavy vehicles and equipment, over, on, upon, through and across the existing paved and unpaved roads, streets, driveways, drive aisles, parking areas, and common areas, as they are and/or as they may be modified from time to time, for purposes of GRANTEE'S access to the Utility Easement Area, all situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBITS "A & B"

Property Appraiser's Parcel Identification Number:

21-23-29-1175-00-020

TO HAVE AND TO HOLD said easements unto said GRANTEE and its assigns forever.

As to the Utility Easement Area only, 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 Utility Easement Area, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the Utility Easement Area that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

In the event that all or any part of the Access Easement Area are now or hereafter gated or

Instrument: 801.1

Project: Pump Station No. 3444 (Cannongate)

developed as a gated community, GRANTOR shall provide to GRANTEE the means by which GRANTEE at all times, and without need for any notice to or coordination with GRANTOR, may access the gated portions of the Access Easement Area in furtherance of the access easement granted herein; such means may include, but are not limited to: access codes, keys, keycards, radio transmitters or receivers, controls, and/or other information, tools, devices and/or equipment necessary for GRANTEE to access the Utility Easement Area.

As to the Utility Easement Area only, GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the Utility Easement Area, 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.

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.

[Signatures on following page]

Instrument: 801.1
Project: Pump Station No. 3444 (Cannongate)

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

Signed, sealed and delivered
in the presence of:

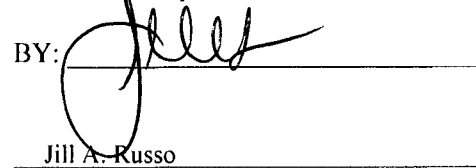

Witness

Kevin J. Corrigan
Printed Name


Witness

Angelo Clementi
Printed Name

Bonita Fountains Property Corp.,
a Delaware corporation

BY: 
Jill A. Russo

Printed Name

Vice President

Title

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

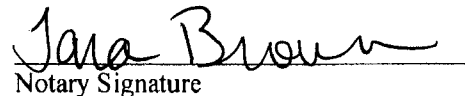
STATE OF NEW YORK

COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 16th of November,
20 17, by Jill A. Russo, as Vice President
of Bonita Fountains Property Corp., a Delaware corporation, on behalf of the corporation. She ☒ is
personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

TARA BROWN
Notary Public, State of New York
Reg. No. 01BR6253531
Qualified in Nassau County
My Commission Expires Dec. 19, 2019


Notary Signature

Tara Brown
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires: 12/19/19

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

Boundary Survey:

EXHIBIT "A"

Legal Description:

A PORTION OF LOT 2, CANNONGATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 111 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, CANNONGATE, AS RECORDED IN PLAT BOOK 27, PAGE 111 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT LYING ON THE EAST LINE OF SAID LOT 2 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF JOHN YOUNG PARKWAY (200' RIGHT-OF-WAY); THENCE RUN N00°19'06"W ALONG SAID LINE A DISTANCE OF 1110.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINES RUN S89°40'54"W, A DISTANCE OF 23.05 FEET; THENCE RUN N00°19'06"W, A DISTANCE OF 29.00 FEET; THENCE RUN N89°40'54"E, A DISTANCE OF 23.05 FEET TO A POINT LYING ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE; THENCE RUN S00°19'06"E ALONG SAID LINE A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 669 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) -- ACTUAL	A -- DELTA	GOV'T -- GOVERNMENT	PC -- POINT OF CURVATURE	R29E -- RANGE 29 EAST
APPROX -- APPROXIMATE	(D) -- DEED	IP -- IRON PIPE	PCC -- POINT OF COMPOUND	R -- RADIUS
AVG -- AVERAGE	(DE) -- DEED EXCEPTION	IR -- IRON ROD	PCP -- CURVATURE	RAD -- RADIAL
(BD) -- BEARING BASIS	DEPT -- DEPARTMENT	IR&C -- IRON REBAR & CAP	PCP -- PERMANENT CONTROL POINT	R/C -- RECOVERED
B.D.C. -- BUILDING	D/U -- DRAINAGE AND UTILITY	L -- ARC LENGTH	PD -- PAGE	REV -- REVISION
BM -- BENCH MARK	E -- EASEMENT	LD# -- LICENSED BUSINESS NUMBER	PGS -- PAGES	RP -- RADIUS POINT
(C) -- CALCULATED	ELEV -- ELEVATION	(M) -- MEASURED	PI -- POINT OF INTERSECTION	R/W -- RIGHT-OF-WAY
C -- CHORD	EDG -- EDGE OF PAVEMENT	N & D -- NAIL AND DISK	PID -- PERMANENT IDENTIFIER	SEC 34 -- SECTION 34
CB -- CHORD BEARING	ESMT -- EASEMENT	NCS -- NATIONAL GEODETIC SURVEY	POB -- POINT OF BEGINNING	(SP) -- STATE PLANE
CHS -- CONCRETE BLOCK STRUCTURE	FDOT -- FLORIDA DEPARTMENT OF	NR -- NON-RADIAL	POC -- POINT OF COMMENCEMENT	SQ -- SQUARE
CCR -- CERTIFIED CORNER	TRANSPORTATION	NSI -- NO SURVEYOR IDENTIFICATION	POL -- POINT ON LINE	SQ FT -- SQUARE FEET
CCR -- RECORD NUMBER	FF -- FINISH FLOOR	NT -- NON-TANGENT	PRC -- POINT OF REVERSE	TD -- TANGENT BEARING
C/L -- CENTERLINE	FND -- FOUND	OR -- OFFICIAL RECORDS	PCV -- CURVATURE	T23S -- TOWNSHIP 23 SOUTH
CM -- CONCRETE MONUMENT	FP&L -- FLORIDA POWER AND LIGHT	ORB -- OFFICIAL RECORDS BOOK	PRM -- PERMANENT REFERENCE	(TYP) -- TYPICAL
CONC -- CONCRETE	(G) -- GRID (STATE PLANE)	(P) -- PLAT	MON -- MONUMENT	UE -- UTILITY EASEMENT
COR -- CORNER		PLB -- PLAT BOOK	PT -- POINT OF TANGENCY	W/ -- WITH
			FEC -- FLORIDA EAST COAST RAILWAY	

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO A LINE BETWEEN TWO NOS PUBLISHED CONTROL POINTS WITH PID NUMBERS AK7261 AND AK7130, LINE BEARING N 09°39'30" W.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS "BOUNDARY SURVEY" WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.

Surveyor's Certification:

I hereby certify that the attached "Boundary Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 08, 2015. I further certify that this "Boundary Survey" meets the standards of practice set forth in Rule Chapter 5A-17 of the Florida Administrative Code pursuant to FS 472.027.

For the Firm By:

Thomas J. Galloway, PSM
Professional Surveyor and Mapper
Florida Registration No. 6549

TITLE BLOCK ABBREVIATIONS			
Eng. = ENGINEERING	L.B. = LICENSED BUSINESS		
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURAL		
Landscape = LANDSCAPE	N/A = NOT APPLICABLE	Lic. = LICENSED	
No. = NUMBER	P.O. = POST OFFICE	© = COPYRIGHT	

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Drawn by: RDB

Date: 6/08/15

Job No. 028429

Scale: N/A

File: PUMP STATION
3444.DWG

cph

www.cphcorp.com

Prepared By:
CPH, Inc.

Licensee:

Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2800928
Landscape Lic. No. LC0000298

PUMP STATION 3444

SECTION 21-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

BOUNDARY SURVEY

Sheet

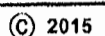
1

1 of 2

© 2015

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

EXHIBIT "A"



500 W. Fulton St. ~ Sanford, Fl. 32771 ~ Ph: 407.322.6841

Exhibit "B"

Legal Description:

Lot 2, Cannongate, according to the plat thereof, as recorded in Plat Book 27, page 111, of the Public Records of Orange County, Florida

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 23 2018

Instrument: 801.3
Project: Pump Station No. 3444 (Cannongate)

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 a 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 and access easement in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Notice of Easement 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 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:

Bright House Networks, LLC, doing business as Bright House Networks,
through its Florida Division, f/k/a Time Warner Entertainment-Advance/Newhouse Partnership,
d/b/a Time Warner Communications
FROM: W/9 PHC Real Estate Limited Partnership, d/b/a Englewood Phase I
Notice of Easement filed December 20, 1999
Recorded in Official Record Book 5905, Page 623
of the Public Records of Orange County, Florida

Instrument: 801.3

Project: Pump Station No. 3444 (Cannongate)

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, Florida, in its use of the land specifically above described for utility and access easement 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 the County and cease to be used for utility and access easement 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.

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

Signed, sealed, and delivered
in the presence of:

Bright House Networks, LLC, doing business as Bright
House Networks, through its Florida Division f/k/a Time
Warner Entertainment-Advance/Newhouse Partnership, d/b/a
Time Warner Communications

WITNESSES:

J.D. Smith
Witness

J.D. Smith
Printed Name

Tim Ross
Witness

Tim Ross
Printed Name

BY: Michel L. Champagne
Michel L. Champagne, VP of Ops/General Mgr.

9/25/2017

(Signature of TWO witnesses required by Florida law)

Instrument: 801.3
Project: Pump Station No. 3444 (Cannongate)

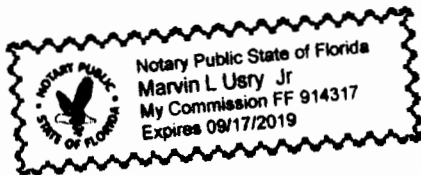
STATE OF FLORIDA

COUNTY OF ORANGE

I HEREBY CERTIFY, that on this 5th day of MAY A.D., 20 17, before me personally appeared Michel L. Champagne, as VP of Ops/General Manager of Bright House Networks, LLC, a Delaware limited liability company, doing business as Bright House Networks, through its Florida Division f/k/a Time Warner Entertainment-Advance/Newhouse Partnership, d/b/a Time Warner Communications, to me known to be, or who has produced _____ as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 5th day of MAY, 20 17.

(Notary Seal)



Marvin L. Usry Jr.
Notary Signature

MARVIN L. USRY, JR.
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

9/17/2019

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

Boundary Survey:

EXHIBIT "A"

Legal Description:

A PORTION OF LOT 2, CANNONGATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 111 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, CANNONGATE, AS RECORDED IN PLAT BOOK 27, PAGE 111 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT LYING ON THE EAST LINE OF SAID LOT 2 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF JOHN YOUNG PARKWAY (200' RIGHT-OF-WAY); THENCE RUN N00°19'06"W ALONG SAID LINES A DISTANCE OF 1110.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINES RUN S89°40'54"W, A DISTANCE OF 23.05 FEET; THENCE RUN N00°19'06"W, A DISTANCE OF 29.00 FEET; THENCE RUN N89°40'54"E, A DISTANCE OF 23.05 FEET TO A POINT LYING ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE; THENCE RUN S00°19'06"E ALONG SAID LINE A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 669 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) -- ACTUAL	Δ -- DELTA	GOVT -- GOVERNMENT	PC -- POINT OF CURVATURE	R29E -- RANGE 29 EAST
APPROX -- APPROXIMATE	(D) -- DEED	IP -- IRON PIPE	PCC -- POINT OF COMPOUND CURVATURE	R -- RADIUS
AVG -- AVERAGE	(DE) -- DEED EXCEPTION	IR -- IRON ROD	PCP -- PERMANENT CONTROL POINT	RAD -- RADIAL
(BH) -- BEARING BASIS	DEPT -- DEPARTMENT	IR&C -- IRON REBAR & CAP	PG -- PAGE	REC -- RECOVERED
BLDG -- BUILDING	D/U -- DRAINAGE AND UTILITY	L -- ARC LENGTH	PGS -- PAGES	REV -- REVISION
BM -- BENCH MARK	EASEMENT	LB# -- LICENSED BUSINESS NUMBER	PI -- POINT OF INTERSECTION	RP -- RADIUS POINT
(C) -- CALCULATED	ELEV -- ELEVATION	(M) -- MEASURED	PIB -- PERMANENT IDENTIFIER	R/W -- RIGHT-OF-WAY
C -- CHORD	EOP -- EDGE OF PAVEMENT	N & D -- NAIL AND DISK	POB -- POINT OF BEGINNING	SEC 34 -- SECTION 34
CB -- CHORD BEARING	ESMT -- EASEMENT	NGS -- NATIONAL GEODETIC SURVEY	POC -- POINT OF COMMENCEMENT	(SP) -- STATE PLANE
CBS -- CONCRETE BLOCK STRUCTURE	FOOT -- FLORIDA DEPARTMENT OF TRANSPORTATION	NR -- NON-RADIAL	POL -- POINT ON LINE	SQ -- SQUARE
CCR -- CERTIFIED CORNER	FF -- FINISH FLOOR	NT -- NON-TANGENT	PRC -- POINT OF REVERSE CURVATURE	SQ FT -- SQUARE FEET
C/L -- CENTERLINE	FND -- FOUND	OR -- OFFICIAL RECORDS	PRM -- PERMANENT REFERENCE MONUMENT	TB -- TANGENT BEARING
CM -- CONCRETE MONUMENT	FP&L -- FLORIDA POWER AND LIGHT	ORB -- OFFICIAL RECORDS BOOK	PT -- POINT OF TANGENCY	T23S -- TOWNSHIP 23 SOUTH
CONC -- CONCRETE	(C) -- GRID (STATE PLANE)	(P) -- PLAT	FEC -- FLORIDA EAST COAST RAILWAY	(TYP) -- TYPICAL
COR -- CORNER		PB -- PLAT BOOK		UE -- UTILITY EASEMENT
				W/ -- WITH

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO A LINE BETWEEN TWO NGS PUBLISHED CONTROL POINTS WITH PID NUMBERS AK7261 AND AK7130, LINE BEARING N 89°39'36" W.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS "BOUNDARY SURVEY" WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.

Surveyor's Certification:

I hereby certify that the attached "Boundary Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 08, 2015. I further certify that this "Boundary Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code pursuant to FS 472.027.

For the Firm By:

Thomas J. Galloway, PSM
Professional Surveyor and Mapper
Florida Registration No. 6549

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landsc. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Drawn by: RDB

Date: 6/08/15

Job No. 028429

Scale: N/A

File: PUMP STATION
3444.DWG

cph

www.cphcorp.com

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Prepared By:
CPH, Inc.

Licenses:

Eng. C.O.A. No. 3216

Survey L.B. No. 7143

Arch. Lic. No. AA2800826

Landsc. Lic. No. LC0000286

PUMP STATION 3444

SECTION 21-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

BOUNDARY SURVEY

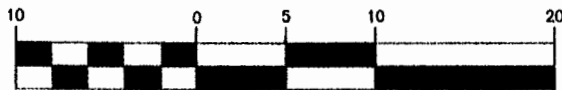
Sheet

1

1 of 2

© 2015

024 1100 1100



S 89°35'31" W (SP)
S 89°36'02" W 561.33'(P)

© 2015

JAN 23 2018

Instrument: 801.2
Project: Pump Station No. 3444 (Cannongate)

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 project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Multi Family Mortgage, Assignment of Rents and Security Agreement; Assignment of Security Instrument; Assignment of Multi Family Mortgage, Assignments of Rents and Security Agreement; Financing Statement; Assignment of Financing Statement; and Subordination Agreement 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 it has been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Encumbrances:

U.S. Bank National Association, as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2016-K53

FROM: Bonita Fountains Property Corp.

TO: Walker & Dunlop, LLC

Assigned to: Federal Home Loan Mortgage Corporation

Assigned to: U.S. Bank National Association, as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2016-K53

Instrument: 801.2

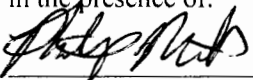
Project: Pump Station No. 3444 (Cannongate)

Multi Family Mortgage, Assignments of Rents and Security Agreement filed December 7, 2015
Recorded in Official Records Book 11023, Page 7262
Assignment of Security Instrument filed December 7, 2015
Recorded in Official Records Book 11023, Page 7288
Assignment of Multi Family Mortgage, Assignments of Rents and Security Agreement
Filed March 31, 2016
Recorded as Document No. 20160161473
Financing Statement filed December 7, 2015
Recorded in Official Records Book 11023, Page 7293
Assignment of Financing Statement filed March 31, 2016
Recorded as Document No. 20160161474
Subordination Agreement filed December 7, 2015
Recorded in Official Records Book 11023, Page 7302
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 and access 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 and access 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 3rd day of October, A.D. 2017.

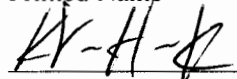
Signed, sealed and delivered
in the presence of:



Witness

Philip Mills

Printed Name



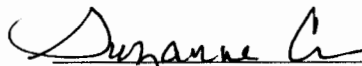
Witness

Keshon Van Hook

Printed Name

U.S. Bank National Association, as Trustee for the
Registered Holders of J.P. Morgan Chase Commercial
Mortgage Securities Corp., Multifamily Mortgage Pass-
Through Certificates, Series 2016-K53

By: Wells Fargo Bank, National Association, as
Master Servicer under the Pooling and Servicing
Agreement dated March 1, 2016 acting by and
through Walker & Dunlop, LLC, as Sub-
Servicer, acting solely in its authorized capacity
as Sub-Servicer under the Sub-Servicing
Agreement dated March 1, 2016.

By: 

Suzanne Collins, Vice President and
Chief Servicing Officer

(Signature of **TWO** witnesses required by Florida law)

Instrument: 801.2
Project: Pump Station No. 3444 (Cannongate)

STATE OF Maryland

COUNTY OF Montgomery

I HEREBY CERTIFY that on this day, before me, personally appeared Suzanne Collins, as Vice President and Chief Servicing Officer, of Wells Fargo Bank, National Association, as Master Servicer under the Pooling and Servicing Agreement dated March 1, 2016 acting by and through Walker & Dunlop, LLC, as Sub-Servicer, acting solely in its authorized capacity as Sub-Servicer under the Sub-Servicing Agreement dated March 1, 2016 for U.S. Bank National Association, as Trustee for the Registered Holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Multifamily Mortgage Pass-Through Certificates, Series 2016-K53. She is personally known to me or has produced _____ as identification.

Witness my hand and official seal this 3rd day of October, 2017.

(Notary Seal)

LINDA B. WHITE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 29, 2020

Linda B. White
Notary Signature

Linda B. White
Printed Notary Name

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

Notary Public in and for
the county and state aforesaid

My commission expires: 9/29/2020

Boundary Survey:

EXHIBIT "A"

Legal Description:

A PORTION OF LOT 2, CANNONGATE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 111 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, CANNONGATE, AS RECORDED IN PLAT BOOK 27, PAGE 111 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT LYING ON THE EAST LINE OF SAID LOT 2 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF JOHN YOUNG PARKWAY (200' RIGHT-OF-WAY); THENCE RUN N00°19'06"W ALONG SAID LINES A DISTANCE OF 1110.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINES RUN S89°40'54"W, A DISTANCE OF 23.05 FEET; THENCE RUN N00°19'06"W, A DISTANCE OF 29.00 FEET; THENCE RUN N89°40'54"E, A DISTANCE OF 23.05 FEET TO A POINT LYING ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE; THENCE RUN S00°19'06"E ALONG SAID LINE A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 669 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R29E - RANGE 29 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND CURVATURE	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PG - PERMANENT CONTROL POINT	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PGP - PAGE	REC - RECOVERED
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY	L - ARC LENGTH	PGS - PAGES	REV - REVISION
BM - BENCH MARK	EASEMENT	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
(C) - CALCULATED	ELEV - ELEVATION	(M) - MEASURED	PID - PERMANENT IDENTIFIER	R/W - RIGHT-OF-WAY
C - CHORD	EOP - EDGE OF PAVEMENT	N & D - NAIL AND DISK	POB - POINT OF BEGINNING	SEC 34 - SECTION 34
CB - CHORD BEARING	ESMT - EASEMENT	NGS - NATIONAL GEODETIC SURVEY	POC - POINT OF COMMENCEMENT	(SP) - STATE PLANE
CBS - CONCRETE BLOCK STRUCTURE	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NR - NON-RADIAL	POL - POINT ON LINE	SQ - SQUARE
CCR # - CERTIFIED CORNER RECORD NUMBER	FF - FINISH FLOOR	NSI - NO SURVEYOR IDENTIFICATION	PRC - POINT OF REVERSE CURVATURE	SQ FT - SQUARE FEET
C/L - CENTERLINE	FND - FOUND	NT - NON-TANGENT	PRM - PERMANENT REFERENCE MONUMENT	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FP&L - FLORIDA POWER AND LIGHT	OR - OFFICIAL RECORDS	PT - POINT OF TANGENCY	T23S - TOWNSHIP 23 SOUTH
CONC - CONCRETE	(G) - GRID (STATE PLANE)	ORB - OFFICIAL RECORDS BOOK	FEC - FLORIDA EAST COAST RAILWAY	(TYP) - TYPICAL
COR - CORNER		PB - PLAT BOOK		UE - UTILITY EASEMENT
				W/ - WITH

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO A LINE BETWEEN TWO NGS PUBLISHED CONTROL POINTS WITH PID NUMBERS AK7261 AND AK7130, LINE BEARING N 89°39'36" W.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS "BOUNDARY SURVEY" WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.

Surveyor's Certification:

I hereby certify that the attached "Boundary Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 08, 2015. I further certify that this "Boundary Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code pursuant to FS 472.027.

For the Firm By: _____

Thomas J. Galloway, PSM
Professional Surveyor and Mapper
Florida Registration No. 6549

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Date: 6/08/15 Job No. 028429

Drawn by: RDB Scale: N/A File: PUMP STATION 3444.DWG

cph

www.cphcorp.com

500 W. Fulton St. ~ Sanford, Fl. 32771 ~ Ph: 407.322.6841

Prepared By:
CPH, Inc.

Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscp. Lic. No. LC0000298

PUMP STATION 3444

SECTION 21-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

BOUNDARY SURVEY

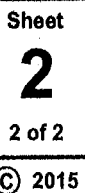
Sheet

1

1 of 2

© 2015

EXHIBIT "A"



Project: Pump Station No. 3444 (Cannongate)
Parcel No(s): 801
Name of Owner(s): Bonita Fountains Property Corp.
Page No.: 1

SETTLEMENT ANALYSIS

____ Pre-Condemnation
__x__ Not Under Threat

***This is a Donation**

EXPLANATION OF RECOMMENDED SETTLEMENT (Memorandum to File pursuant to Section 4 of Ordinance 92-29)

The subject property is located along the westerly right-of-way of John Young Parkway, and approximately 1880 feet north of the centerline of Oak Ridge Road. Parcel 801 is a utility and access easement and the easement of 669 S.F. (+/-) is required for rehabilitation of the existing pump station. The property owner has agreed to donate the easement at no charge.

Recommended by: Erica L Guidroz Date: 12-29-17
Erica L. Guidroz, Acquisition Agent, Real Estate Mgmt. Division

Recommended by: Robert K Babcock Date: 12-29-17
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by: Paul Sladek Date: 12/29/17
Paul Sladek, Manager, Real Estate Mgmt. Division