



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: January 4, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Theresa A. Avery, Senior Title Examiner *TS for TA*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF DRAINAGE EASEMENT FROM SONJA G. AHRENS TO ORANGE COUNTY, SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY FROM SUNTRUST BANK, AND DRAINAGE EASEMENT WITH CONSENT OF LIEN HOLDER BY WELLS FARGO BANK, N. A. FROM JOSEPH VICARI AND ADRIANA VICARI TO ORANGE COUNTY, AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Petition to Vacate #15-05-014 (5528 Rockwood Ave)

District 3

PURPOSE: To provide for access, construction, operation, and maintenance of drainage facilities as a requirement of a petition to vacate.

ITEMS: Drainage Easement
Cost: Donation
Size: 3,116 square feet

Subordination of Encumbrance to Property Rights to Orange County

Drainage Easement with Consent of Lien Holder
Cost: Donation
Size: 184 square feet

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Petition to Vacate #15-05-014 (the "PTV") was approved by the Board of County Commissioners on February 21, 2017. This action provides drainage easements to Orange County over portions of Tot Circle vacated by the PTV.

Grantors to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 23 2018

THIS IS A DONATION

Project: Petition to Vacate #15-05-014 (5528 Rockwood Ave)

DRAINAGE EASEMENT

THIS INDENTURE, made the 28 day of November, 2016, between Sonja G. Ahrens, of the county of Orange and state of Florida, 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 an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

14-23-29-3980-03-190

TO HAVE AND TO HOLD said 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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, her heirs, 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 easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

Project: Petition to Vacate #15-05-014 (5528 Rockwood Ave)

IN WITNESS WHEREOF, the said GRANTOR has hereto set her hand the day and year first above written.

Signed, sealed and delivered in
the presence of:

Witness

Printed Name

Witness

Printed Name

Sonja G. Ahrens

~~134~~ 5528 Rockwood Ave
Post Office Address

Orlando, FL 32839

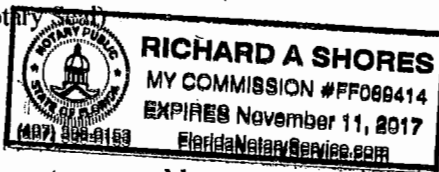
(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 28th of NOVEMBER,
20 16, by Sonja G. Ahrens. He/She ☐ is personally known to me or ☒ has produced
DRIVER'S LICENSE as identification.

Witness my hand and official seal this 28th day of NOVEMBER, 20 16.

(Notary Seal)



This instrument prepared by:
Theresa A. Avery, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Signature

RICHARD A. SHORES
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires:

SCHEDULE "A"

DESCRIPTION:

Portions of Drive, also known as Tot Circle, and Kiddie Pool, Block C, Jessamine Beach, according to the Plat thereof, as recorded in Plat Book J, Page 78 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 6, Block C, Jessamine Beach, according to the Plat thereof, as recorded in Plat Book J, Page 78 of the Public Records of Orange County, Florida; thence South 00°35'39" East, a distance of 106.15 feet along the Easterly right of way line of an Unnamed Road, also known as Sandalwood Drive, per said plat; thence departing said Easterly right of way line, North 76°12'13" East, a distance of 98.37 feet to a point on the Westerly, Interior right of way line of Drive, also known as Tot Circle, per said plat, for a POINT OF BEGINNING; thence departing said Westerly, Interior right of way line, continue North 76°12'13" East, a distance of 121.38 feet; thence North 89°51'36" East, a distance of 12.85 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 90.00 feet, a central angle of 11°20'56" and a chord bearing of South 38°58'57" East; thence from a tangent bearing of South 44°39'25" East, Southeasterly 17.83 feet along the arc of said curve; thence departing said curve North 56°41'31" East, a distance of 15.00 feet to the Northwest corner of Lot 19, Block C of said Jessamine Beach, said point lying on a non-tangent curve concave Southwesterly, having a radius of 105.00 feet, a central angle of 08°55'58" and a chord bearing of South 28°50'30" East; thence from a tangent bearing of South 33°18'29" East, Southeasterly 16.37 feet along the arc of said curve and along the Westerly line of said Lot 19; thence departing said Westerly line, South 89°51'36" West, a distance of 42.03 feet; thence South 76°12'13" West, a distance of 131.46 feet to a point on the aforesaid Westerly, Interior right of way line of Drive, said point lying on a non-tangent curve concave Easterly, having a radius of 75.00 feet, a central angle of 18°04'57" and a chord bearing of North 18°09'27" East; thence from a tangent bearing of North 09°06'59" East, Northerly 23.67 feet along said Westerly, Interior right of way line and the arc of said curve to the POINT OF BEGINNING.


Containing 3,116 square feet, more or less.

SURVEYOR'S REPORT:

- Bearings shown hereon are based on the East Right of Way of Sandalwood Drive, said bearing being South 00°35'39" East.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

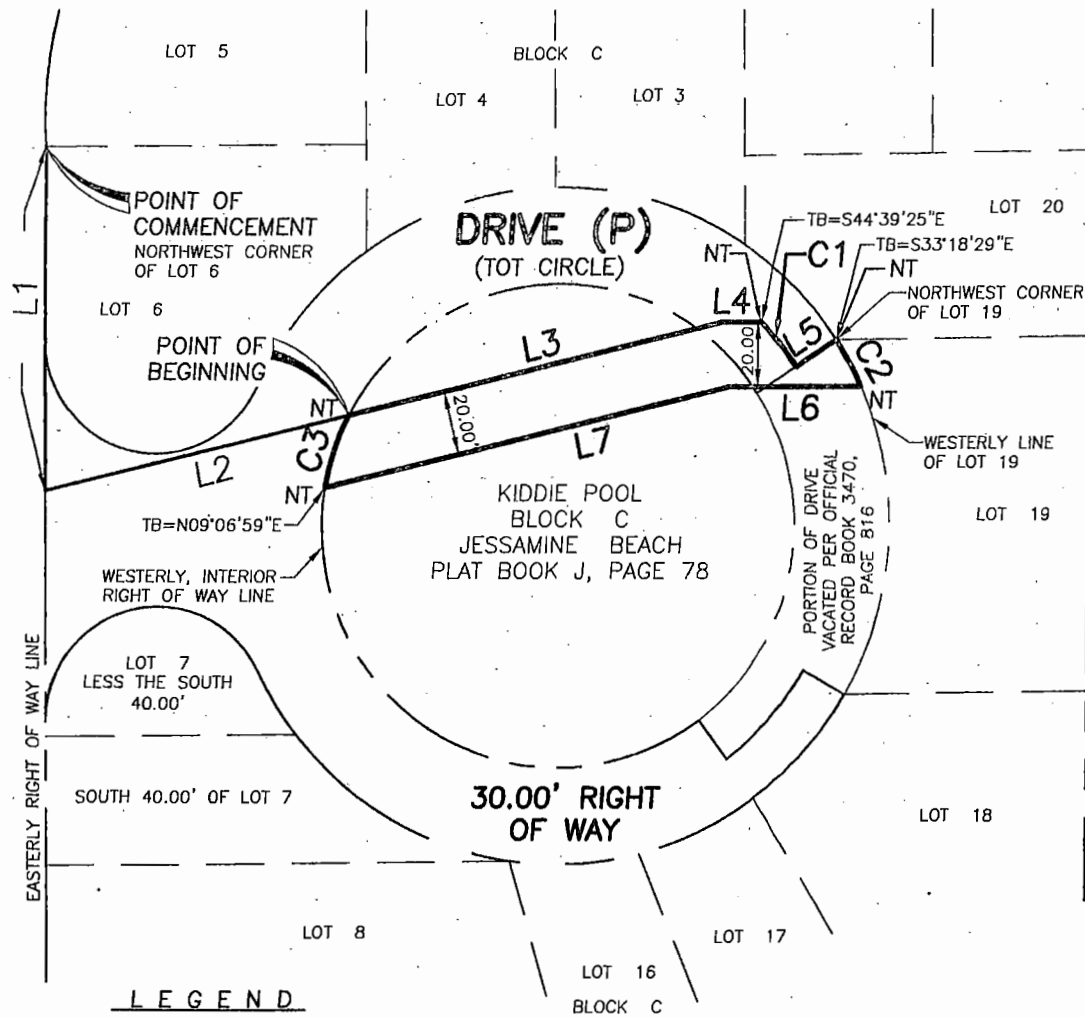
NOT VALID WITHOUT SHEET 2 OF 2

REVISED 03-20-2017 KR
REVISED 10-27-2016 EC

DESCRIPTION	Date: December 15, 2015 EC		Certification Number LB2108 59450003
FOR Kevin Gordon	Job Number: 59450	Scale: 1" = 60'	 <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 Alt. American Boulevard Orlando, Florida 32810-4850 (407) 298-2550 • Certification Number LB2108 e-mail: info@southeasternsurveying.com</p> <p><i>[Signature]</i> JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</p>
	<p>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</p> <p>THIS IS NOT A SURVEY. SEE SHEET 2 FOR SKETCH</p>		
	SHEET 1 OF 2		

SKETCH OF DESCRIPTION

SANDALWOOD DRIVE (F)
UNNAMED ROAD (P)
50.00' RIGHT OF WAY
PER PLAT BOOK J, PAGE 78



ROCKWOOD AVENUE (F)
60.00' RIGHT OF WAY
LAKE SHORE DRIVE (P)
50.00' RIGHT OF WAY
PER PLAT BOOK J, PAGE 78

LEGEND
NT = NON-TANGENT
TB = TANGENT BEARING
L1 = LINE NUMBER
C1 = CURVE NUMBER

LINE TABLE

LINE #	BEARING	LENGTH
L1	S00°35'39"E	106.15'
L2	N76°12'13"E	98.37'
L3	N76°12'13"E	121.38'
L4	N89°51'36"E	12.85'
L5	N56°41'31"E	15.00'
L6	S89°51'36"W	42.03'
L7	S76°12'13"W	131.46'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	17.83'	90.00'	11°20'56"	S38°58'57"E	17.80'
C2	16.37'	105.00'	08°55'58"	S28°50'30"E	16.35'
C3	23.67'	75.00'	18°04'57"	N18°09'27"E	23.57'

REVISED 03-20-2017 KR
REVISED 10-27-2016 EC
THIS IS NOT A SURVEY
Drawing Number 59450003
Job No. 59450
12/15/2015 EC
SHEET 2 OF 2
See Sheet 1 for Description

Signature
5/2/2017

NOT VALID WITHOUT SHEET 1 OF 2



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580 Certification Number LB2108
e-mail: info@southeasternsurveying.com

1" = 60'
GRAPHIC SCALE
0 60

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 23 2018

Project: Petition to Vacate #15-05-014 (5528 Rockwood Ave)

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 drainage easement; 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 SCHEDULE "A"

Encumbrance:

SunTrust Bank
FROM: Sonja G. Ahrens
Mortgage filed December 10, 2013
Recorded in Official Records Book 10674, Page 7755
All in the 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 drainage 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 Orange County and cease to be used for drainage 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

Project: Petition to Vacate #15-05-014 (5528 Rockwood Ave)

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 23rd day of May, A.D. 20 16.

Signed, sealed and delivered in the presence of:

SunTrust Bank,
a Georgia banking corporation

[Signature]
Witness

BY: [Signature]

DAVID THORNTON
Printed Name

Debra Stephens
Printed Name

Margaret Cook
Witness

Vice President
Title

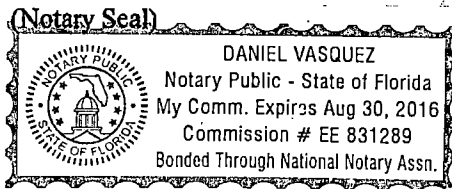
Margaret Cook
Printed Name

(Corporate Seal)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd of May, 20 16, by Debra Stephens Vice President, SunTrust Bank, a Georgia banking corporation, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced as identification.

Witness my hand and official seal this 23rd day of May, 20 16



[Signature]
Notary Signature

Daniel Vasquez
Printed Notary Name

This instrument prepared by:
Theresa A Avery, 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:

SCHEDULE "A"

DESCRIPTION:

Portions of Drive, also known as Tot Circle, and Kiddie Pool, Block C, Jessamine Beach, according to the Plat thereof, as recorded in Plat Book J, Page 78 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 6, Block C, Jessamine Beach, according to the Plat thereof, as recorded in Plat Book J, Page 78 of the Public Records of Orange County, Florida; thence South 00°35'39" East, a distance of 106.15 feet along the Easterly right of way line of an Unnamed Road, also known as Sandalwood Drive, per said plat; thence departing said Easterly right of way line, North 76°12'13" East, a distance of 98.37 feet to a point on the Westerly, Interior right of way line of Drive, also known as Tot Circle, per said plat, for a POINT OF BEGINNING; thence departing said Westerly, Interior right of way line, continue North 76°12'13" East, a distance of 121.38 feet; thence North 89°51'36" East, a distance of 12.85 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 90.00 feet, a central angle of 11°20'56" and a chord bearing of South 38°58'57" East; thence from a tangent bearing of South 44°39'25" East, Southeasterly 17.83 feet along the arc of said curve; thence departing said curve North 56°41'31" East, a distance of 15.00 feet to the Northwest corner of Lot 19, Block C of said Jessamine Beach, said point lying on a non-tangent curve concave Southwesterly, having a radius of 105.00 feet, a central angle of 08°55'58" and a chord bearing of South 28°50'30" East; thence from a tangent bearing of South 33°18'29" East, Southeasterly 16.37 feet along the arc of said curve and along the Westerly line of said Lot 19; thence departing said Westerly line, South 89°51'36" West, a distance of 42.03 feet; thence South 76°12'13" West, a distance of 131.46 feet to a point on the aforesaid Westerly, Interior right of way line of Drive, said point lying on a non-tangent curve concave Easterly, having a radius of 75.00 feet, a central angle of 18°04'57" and a chord bearing of North 18°09'27" East; thence from a tangent bearing of North 09°06'59" East, Northerly 23.67 feet along said Westerly, Interior right of way line and the arc of said curve to the POINT OF BEGINNING.

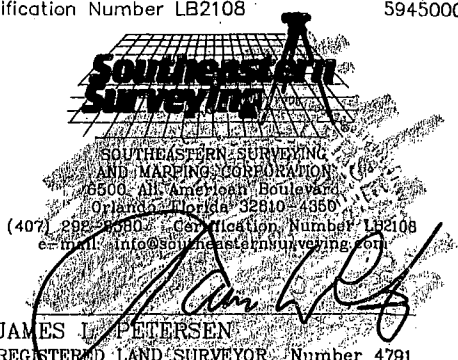
Containing 3,116 square feet, more or less.

SURVEYOR'S REPORT:

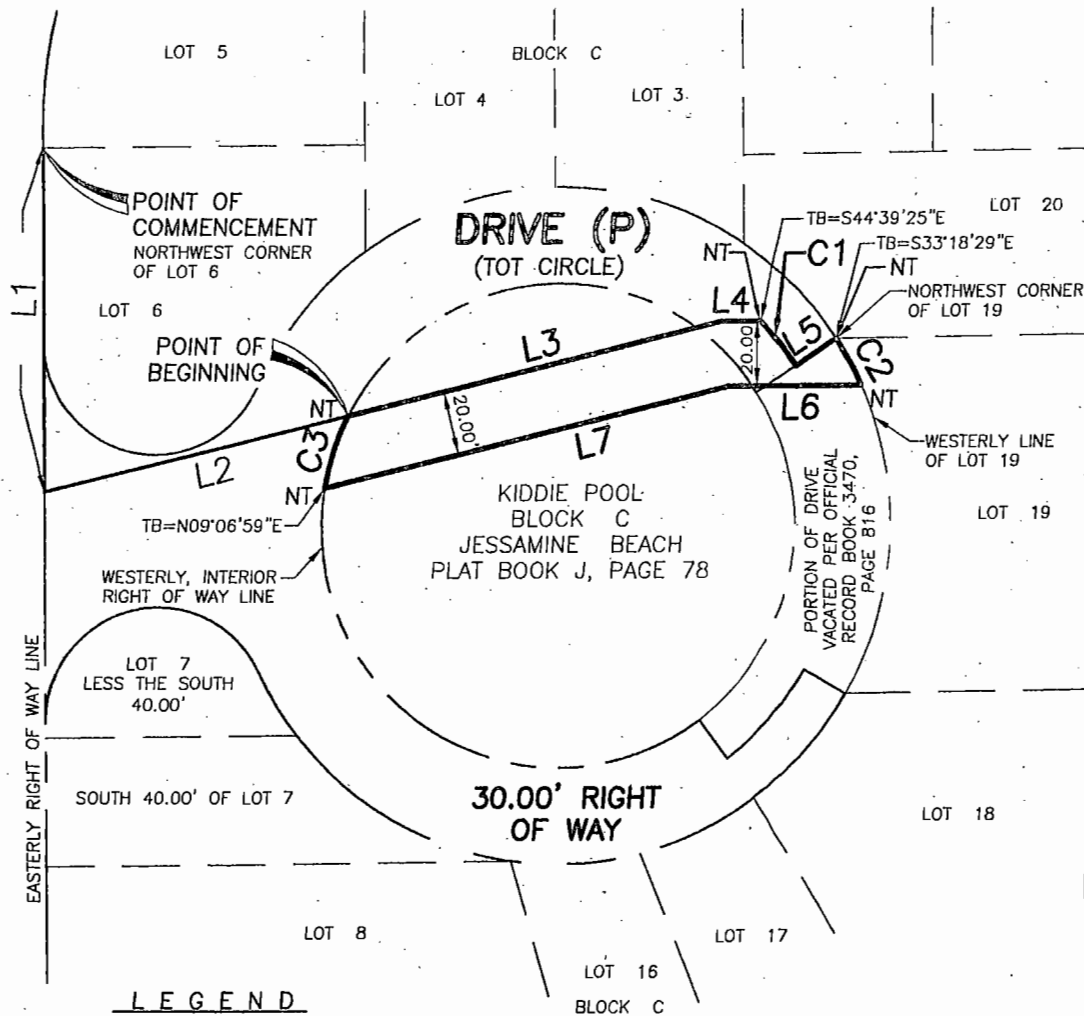
- Bearings shown hereon are based on the East Right of Way of Sandalwood Drive, said bearing being South 00°35'39" East.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2 OF 2

REVISED 03-20-2017 KR
REVISED 10-27-2016 EC

DESCRIPTION FOR Kevin Gordon	Date: December 15, 2015 EC		Certification Number LB2108 59450003
	Job Number: 59450	Scale: 1" = 60'	 <p> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 2500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-3000 • Certification Number LB2108 e-mail: info@southeasternsurveying.com </p> <p> JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791 </p>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. SEE SHEET 2 FOR SKETCH		
	SHEET 1 OF 2		

SANDALWOOD DRIVE (F)
UNNAMED ROAD (P)
50.00' RIGHT OF WAY
PER PLAT BOOK J, PAGE 78



ROCKWOOD AVENUE (F)
60.00' RIGHT OF WAY
LAKE SHORE DRIVE (P)
50.00' RIGHT OF WAY
PER PLAT BOOK J, PAGE 78

LEGEND

NT	=	NON-TANGENT
TB	=	TANGENT BEARING
L1	=	LINE NUMBER
C1	=	CURVE NUMBER

LINE #	BEARING	LENGTH
L1	S00°35'39"E	106.15'
L2	N76°12'13"E	98.37'
L3	N76°12'13"E	121.38'
L4	N89°51'36"E	12.85'
L5	N56°41'31"E	15.00'
L6	S89°51'36"W	42.03'
L7	S76°12'13"W	131.46'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	17.83'	90.00'	11°20'56"	S38°58'57"E	17.80'
C2	16.37'	105.00'	08°55'58"	S28°50'30"E	16.35'
C3	23.67'	75.00'	18°04'57"	N18°09'27"E	23.57'

REVISED 03-20-2017 KR
REVISED 10-27-2016 EC
THIS IS NOT A SURVEY
Drawing Number 59450003
Job No. 59450
12/15/2015 EC
SHEET 2 OF 2
See Sheet 1 for Description

NOT VALID WITHOUT SHEET 1 OF 2



**SOUTHEASTERN
SURVEYING**

**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
8500 All American Boulevard
Orlando, Florida 32810-4350

(407) 292-8580 Certification Number LB2108
e-mail: info@southeasternsurveying.com

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 23 2018

THIS IS A DONATION

Project: Petition to Vacate #15-05-014 (5528 Rockwood Ave)

DRAINAGE EASEMENT

THIS INDENTURE, made the 5 day of August, 2017, between Joseph Vicari and Adriana Vicari, his wife, of the county of Orange and state of Florida, 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 an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

14-23-29-3980-03-010

TO HAVE AND TO HOLD said 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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, her heirs, 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 easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

Project: Petition to Vacate #15-05-014 (5528 Rockwood Ave)

IN WITNESS WHEREOF, the said GRANTOR has hereto set their hand the day and year first above written.

Signed, sealed and delivered in
the presence of:

[Signature]
Witness

Lesly St. Leger
Printed Name

[Signature]
Witness

DOMINIQUE JEAN
Printed Name

Joseph Vicari
Joseph Vicari

5520 Rockwood Avenue, Okl 32839
Post Office Address

Adriana Vicari
Adriana Vicari

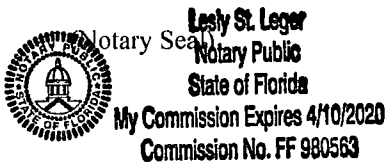
5520 Rockwood Avenue, Okl 32839
Post Office Address

(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 8th of August,
20 17, by Joseph Vicari and Adriana Vicari, his wife. They are ☐ personally known to me or ☐ have
each produced DL and FL, DL as identification.

Witness my hand and official seal this 8th day of August, 20 17.



[Signature]
Notary Signature

Lesly St. Leger
Printed Notary Name

This instrument prepared by:
Theresa A. Avery, 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:

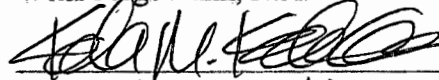
Project: Petition to Vacate #15-05-014 (5528 Rockwood Ave)

Consent of Lien Holder

Wells Fargo Bank, N.A., a successor in interest to Wachovia Bank, N.A. is the current Lien Holder and owner of a certain Mortgage dated 3/26/2004 made and subscribed by Joseph Vicari, husband and Adriana Vicari, wife and recorded in Official Records Book 7398, Page 683, of the Public Records of Orange County, State of Florida. Lien Holder hereby consents to the grant of the foregoing Drainage Easement by Joseph Vicari and Adriana Vicari to Orange County attached to this Consent and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said Mortgage, or other sale of said property described in said Mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said Easement.

Dated: December 14, 2017

Wells Fargo Bank, N.A.

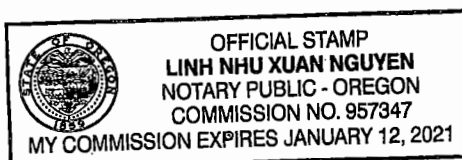

By: Karla M. Koehler Graver
Vice President Loan
Documentation

State of OREGON)
County of WASHINGTON)

On December 14, 2017, Before me, the undersigned, a Notary Public in and for the State personally appeared Karla M. Koehler Graver personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of the which person(s) acted, executed the instrument.


Notary Public

My commission expires: 01/12/2021



SCHEDULE "A"

DESCRIPTION :

Portions of Drive, also known as Tot Circle, and Kiddie Pool, Block C, Jessamine Beach, according to the Plat thereof, as recorded in Plat Book J, Page 78 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Lot 6, Block C, Jessamine Beach, according to the Plat thereof, as recorded in Plat Book J, Page 78 of the Public Records of Orange County, Florida; thence South 00°35'39" East, a distance of 106.15 feet along the Easterly right of way line of an Unnamed Road, also known as Sandalwood Drive, per said plat; thence departing said Easterly right of way line, North 76°12'13" East, a distance of 219.75 feet; thence North 89°51'36" East, a distance of 12.85 feet to the POINT OF BEGINNING; thence continue North 89°51'36" East, a distance of 19.75 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 105.00 feet, a central angle of 03°46'14" and a chord bearing of South 35°11'36" East, said point being on the Westerly line of Lot 20 of said Block C; thence from a tangent bearing South 37°04'44" East, Southeasterly, a distance of 6.91 feet along the arc of said curve and along said Westerly line to the Southwest corner of said Lot 20; thence departing said Westerly line South 56°41'31" West, a distance of 15.00 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 90.00 feet, a central angle of 11°20'56" and a chord bearing of North 38°58'57" West; thence from a tangent bearing North 33°18'29" West, Northwesterly, a distance of 17.83 feet along the arc of said curve to the POINT OF BEGINNING.

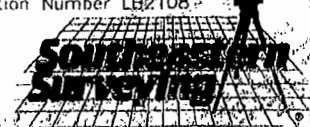
Containing 184 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the East Right of Way of Sandalwood Drive, said bearing being South 00°35'39" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

[Signature] 5/3/2017

NOT VALID WITHOUT SHEET 2

DESCRIPTION	Date: 03/20/2017 KR	Certification Number LB2108 59450004
FOR Mr. Kevin Gordon	Job Number: 59450 Scale: 1" = 60'	 <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4880 (407) 282-8500 e-mail: info@seasurveysurveying.com</p> <p><i>[Signature]</i></p> <p>JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</p>
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 10 SEE SHEET 2 FOR SKETCH	

SKETCH OF DESCRIPTION

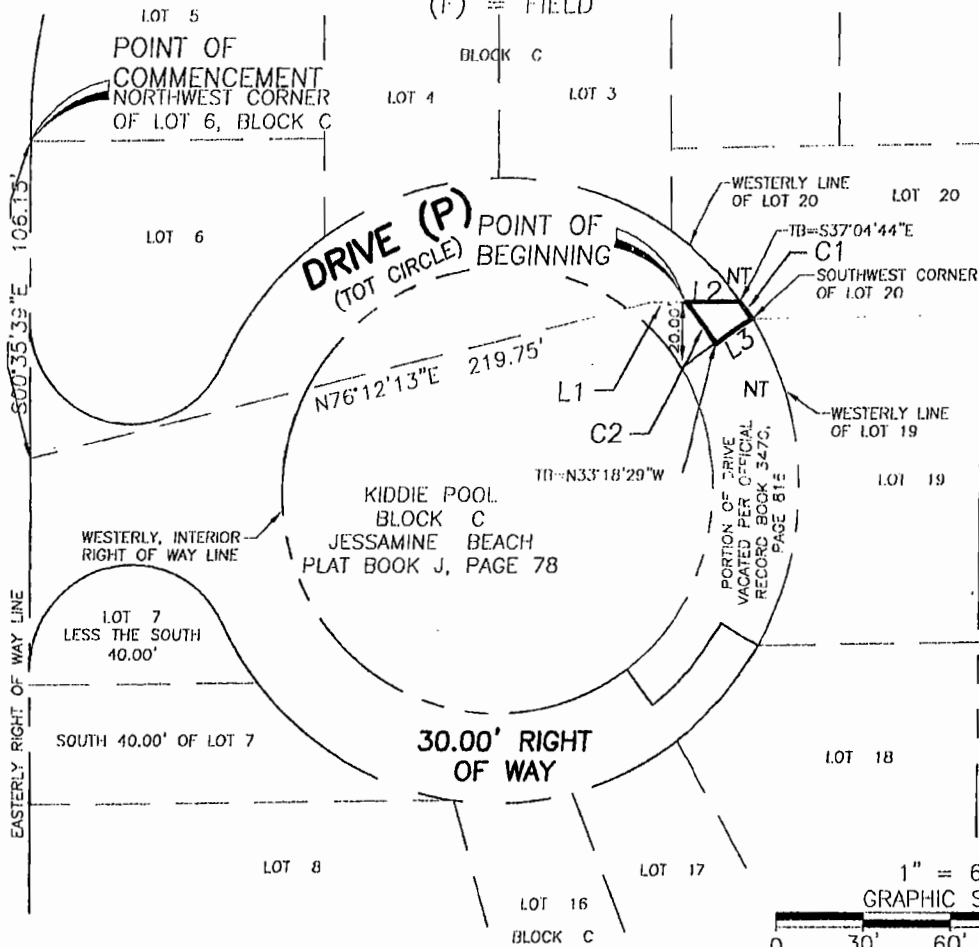
LINE TABLE

LINE #	BEARING	LENGTH
L1	N89°51'36"E	12.85'
L2	N89°51'36"E	19.75'
L3	S56°41'31"W	15.00'

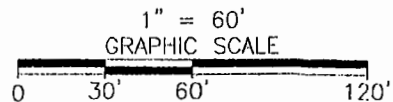
LEGEND :

L1 = LINE NUMBER
 C1 = CURVE NUMBER
 NT = NON TANGENT
 TB = TANGENT BEARING
 (P) = PLAT
 (F) = FIELD

SANDALWOOD DRIVE (F)
 UNNAMED ROAD (P)
 50.00' RIGHT OF WAY
 PER PLAT BOOK J, PAGE 78



ROCKWOOD AVENUE (F)
 60.00' RIGHT OF WAY
 LAKE SHORE DRIVE (P)
 50.00' RIGHT OF WAY
 PER PLAT BOOK J, PAGE 78



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	105.00'	03°46'14"	6.91'	S35°11'36"E	6.91'
C2	90.00'	11°20'56"	17.83'	N38°58'57"W	17.80'



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

Drawing No. 59450004
 Job No. 59450
 Date: 03/20/2017
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2 e mail: info@southeasternsurveying.com