




Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

**DATE:** December 26, 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 ADDISON AT  
WINDERMERE, LLC TO ORANGE COUNTY AND  
SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS  
TO ORANGE COUNTY FROM FIFTH THIRD BANK AND  
AUTHORIZATION TO RECORD INSTRUMENTS

**PROJECT:** Addison at Windermere Site Work Permit: B16901505 OCU File #85926  
  
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: 1,250 square feet

Subordination of Encumbrances to Property Rights to Orange County

Real Estate Management Division  
Agenda Item 10  
December 26, 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

JAN 23 2018

THIS IS A DONATION

Project: Addison at Windermere Site Work  
Permit: B16901505 OCU File #85926

**UTILITY EASEMENT**

THIS INDENTURE, Made this 9 day of October, A.D. 2017, between Addison at Windermere, LLC, a Florida limited liability company, whose address is 237 South Westmonte Drive, Suite 140, Altamonte Springs, Florida, 32714, 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 23-23-27-0101-01-000**

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.

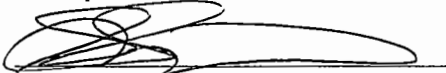
GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement right-of-way, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying 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.

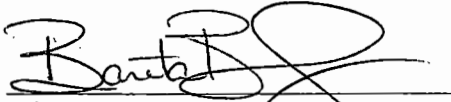
Project: Addison at Windermere Site Work  
Permit: B16901505 OCU File #85926

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

Signed, sealed, and delivered  
in the presence of:

  
Witness

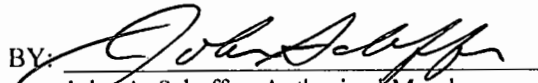
Stacey Shaw-Virgo  
Printed Name

  
Witness

Bonita Bagley  
Printed Name

Addison at Windermere, LLC,  
a Florida limited liability company

BY: Contravest Windermere Development, LLC,  
a Florida limited liability company,  
its Manager


BY:   
John A. Schaffer, Authorized Member

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

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of October, 2017, by John A. Schaffer, as Authorized Member of Contravest Windermere Development, LLC, a Florida limited liability company, as Manager of Addison at Windermere, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)

  
Notary Signature

**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

Printed Notary

Notary Public in  
the County and State aforesaid

My commission expires:



# EXHIBIT A

## SKETCH OF DESCRIPTION

### UTILITY EASEMENT

Project Name: Addison at Windermere  
Document Title: Utility Easement 1  
Project Number: 85926  
Building Department Permit Number: B16901505  
Firm Name: L&S Diversified  
Surveyor: Sherry Lee Manor, PSM 6961  
Revised Date: 02/28/2017

### LEGAL DESCRIPTION:

A PORTION OF LOT 1, ADDISON AT WINDERMERE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGES 93 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SITUATED IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

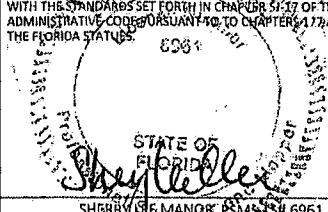

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, ADDISON AT WINDERMERE, AS RECORDED IN PLAT BOOK 89, PAGES 93 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°48'00" EAST, ALONG THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 10.51 FEET TO A POINT ON THE 10.00 FOOT WIDE UTILITY AND SIDE WALK EASEMENT, AS DEPICTED ON SAID PLAT OF ADDISON AT WINDERMERE; THENCE DEPARTING SAID NORTH LINE OF LOT 1, RUN SOUTH 17°47'42" WEST, ALONG SAID 10.00 FOOT WIDE UTILITY AND SIDE WALK EASEMENT, FOR A DISTANCE OF 59.30 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID 10.00 FOOT UTILITY AND SIDE WALK EASEMENT, RUN SOUTH 72°12'18" EAST FOR A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 17°47'42" WEST FOR A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 72°12'18" WEST FOR A DISTANCE OF 35.00 FEET TO A POINT ON THE AFORESAID 10.00 FOOT WIDE UTILITY AND SIDE WALK EASEMENT; THENCE RUN NORTH 17°47'42" EAST, ALONG SAID 10.00' UTILITY AND SIDE WALK EASEMENT, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 875 FEET, MORE OR LESS

### SURVEY NOTES:

1. THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, ADDISON AT WINDERMERE, AS HAVING A BEARING ON N89°48'00"E, PER PLAT BOOK 89, PAGES 93-96.
3. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'.

SHEET 1 OF 2

CERTIFIED TO: ORANGE COUNTY, FLORIDA		SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.		ADDISON AT WINDERMERE BUILDING DEPARTMENT PERMIT NUMBER B16902242	
ADDISON AT WINDERMERE UTILITY EASEMENT				 <b>L &amp; S Diversified</b> Professional Surveyors and Mappers 405 LAKE HOWELL ROAD   SUITE 1001   MAITLAND, FL 32751 PHONE 407.681.3836   FAX 407.681.6541 WWW.LSSURVEYOR.COM   INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE   LG#7829	
PROJECT No. 160116 DRAWN DATE 2017.02.28 SURVEY BY N/A REVIEWED BY SLM SURVEY DATE 2017.02.28 APPROVED BY SLM DRAWN BY EGT CLIENT FILE No. 160116					
No.	DATE	BY	DESCRIPTION		

# SKETCH OF DESCRIPTION

Project Name: Addison at Windermere  
 Document Title: Utility Easement 1  
 Project Number: 85926  
 Building Department Permit Number: B16901505  
 Firm Name: L&S Diversified  
 Surveyor: Sherry Lee Manor, PSM 6961  
 Revised Date: 02/28/2017

POINT OF COMMENCEMENT  
 NORTHWEST CORNER OF LOT 1  
 ADDISON AT WINDERMERE  
 PLAT BOOK 89, PAGES 93-96

LOT 1  
 SUMMERPORT VILLAGE CENTER PHASE 1  
 PLAT BOOK 52, PAGES 5-8  
 N89°48'00"E 876.47'  
 NORTH LINE OF LOT 1



N89°48'00"E 10.51'

35.00

S17°47'42"W 59.30'

POINT OF BEGINNING

SUMMERPORT VILLAGE PARKWAY  
 RIGHT OF WAY WIDTH VARIES  
 PLAT BOOK 52, PAGES 5-8

N17°47'42"E 112.71'

UTILITY EASEMENT  
 S72°12'18"E 35.00'  
 N17°47'42"E 25.00'  
 N72°12'18"W 35.00'  
 S17°47'42"W 25.00'

LOT 1  
 ADDISON AT WINDERMERE  
 PLAT BOOK 89, PAGES 93-96

10.00' UTILITY AND SIDE WALK EASEMENT

EASTERLY RIGHT OF WAY LINE

SHEET 2 OF 2

CERTIFIED TO:

ORANGE COUNTY, FLORIDA

LEGEND:

⊕ = CENTERLINE

0 10 20 Feet

ADDISON AT WINDERMERE  
 UTILITY EASEMENT

PROJECT No.	160116	DRAWN DATE	2017.02.28
SURVEY BY	N/A	REVIEWED BY	SLM
SURVEY DATE	2017.02.28	APPROVED BY	SLM
DRAWN BY	EGT	CLIENT FILE No.	160116

No.	DATE	BY	DESCRIPTION

BUILDING DEPARTMENT  
 PERMIT NUMBER B16902242



L & S  
 Diversified

Professional Surveyors and Mappers

405 LAKE HOWELL ROAD | SUITE 1001 | MAITLAND, FL | 32751  
 PHONE 407.681.3836 | FAX 407.681.6541  
 WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# EXHIBIT A

Project Name: Addison at Windermere  
Document Title: Utility Easement 2  
Project Number: 85926  
Building Department Permit Number: B16901505  
Firm Name: L&S Diversified  
Surveyor: Sherry Lee Manor, PSM 6961  
Revised Date: 02/28/2017

## SKETCH OF DESCRIPTION

### UTILITY EASEMENT 2

#### LEGAL DESCRIPTION:

A PORTION OF LOT 1, ADDISON AT WINDERMERE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGES 93 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SITUATED IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

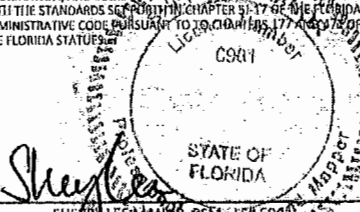

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, ADDISON AT WINDERMERE, AS RECORDED IN PLAT BOOK 89, PAGES 93 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°48'00" EAST, ALONG THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 10.51 FEET TO A POINT ON THE 10.00 FOOT WIDE UTILITY AND SIDE WALK EASEMENT, AS DEPICTED ON SAID PLAT OF ADDISON AT WINDERMERE; THENCE DEPARTING SAID NORTH LINE OF LOT 1, RUN SOUTH 17°47'42" WEST, ALONG SAID 10.00 FOOT WIDE UTILITY AND SIDE WALK EASEMENT, FOR A DISTANCE OF 22.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID 10.00 FOOT UTILITY AND SIDE WALK EASEMENT, RUN SOUTH 72°12'18" EAST FOR A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 17°47'42" WEST FOR A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 72°12'18" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE AFORESAID 10.00 FOOT WIDE UTILITY AND SIDE WALK EASEMENT; THENCE RUN NORTH 17°47'42" EAST, ALONG SAID 10.00' UTILITY AND SIDE WALK EASEMENT, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 375 SQUARE FEET, MORE OR LESS.

#### SURVEY NOTES:

1. THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, ADDISON AT WINDERMERE, AS HAVING A BEARING ON N89°48'00"E, PER PLAT BOOK 89, PAGES 93-96.
3. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'.

SHEET 1 OF 2

<b>CERTIFIED TO:</b> 1. ORANGE COUNTY, FLORIDA 2. 3. 4.		<b>SURVEYOR'S CERTIFICATION</b> I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 9-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 177, ART. 1, OF THE FLORIDA STATUTES.		<b>ADDISON AT WINDERMERE</b> <b>BUILDING DEPARTMENT</b> <b>PERMIT NUMBER B16902242</b>	
<b>ADDISON AT WINDERMERE</b> <b>UTILITY EASEMENT 2</b>				 <b>L &amp; S</b> <b>Diversified</b> Professional Surveyors and Mappers 405 LAKE HOWELL ROAD   SUITE 1001   MAHLAND, FL 32751 PHONE 407.681.3836   FAX 407.681.6541 WWW.LSSURVEYOR.COM   INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE   LB17829	
PROJECT No. 160116 DRAWN DATE 2017.03.22 SURVEY BY N/A REVIEWED BY SLM SURVEY DATE 2017.02.28 APPROVED BY SLM DRAWN BY EGT CLIENT FILE No. 160116					
No.	DATE	BY	DESCRIPTION		

Project Name: Addison at Windermere  
 Document Title: Utility Easement 2  
 Project Number: 85926  
 Building Department Permit Number: B16901505  
 Firm Name: L&S Diversified  
 Surveyor: Sherry Lee Manor, PSM 6961  
 Revised Date: 02/28/2017

# SKETCH OF DESCRIPTION

## POINT OF COMMENCEMENT

NORTHWEST CORNER OF LOT 1  
 ADDISON AT WINDERMERE  
 PLAT BOOK 89, PAGES 93-96

LOT 1  
 SUMMERPORT VILLAGE CENTER PHASE 1  
 PLAT BOOK 52, PAGES 5-8  
 N89°48'00"E 876.47'  
 NORTH LINE OF LOT 1

## POINT OF BEGINNING

UTILITY  
 EASEMENT 2



LOT 1  
 ADDISON AT WINDERMERE  
 PLAT BOOK 89, PAGES 93-96

10.00' UTILITY AND SIDE WALK EASEMENT

EASTERLY RIGHT OF WAY LINE

SUMMERPORT VILLAGE PARKWAY  
 RIGHT OF WAY WIDTH VARIES  
 PLAT BOOK 52, PAGES 5-8

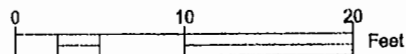
SHEET 2 OF 2

CERTIFIED TO:

ORANGE COUNTY, FLORIDA

LEGEND:

CL = CENTERLINE



## ADDISON AT WINDERMERE UTILITY EASEMENT 2

PROJECT No.	160116	DRAWN DATE	2017.03.22
SURVEY BY	N/A	REVIEWED BY	SLM
SURVEY DATE	2017.02.28	APPROVED BY	SLM
DRAWN BY	EGT	CLIENT FILE No.	160116

No.	DATE	BY	DESCRIPTION

ADDISON AT WINDERMERE  
 BUILDING DEPARTMENT  
 PERMIT NUMBER B16902242



**L & S  
 Diversified**

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PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | L017829



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**JAN 23 2018**

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Project: Addison at Windermere Site Work  
Permit: B16901505 OCU File #85926

### **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 Construction Mortgage, Security Agreement, Fixture Filing, and Assignment of Leases and Rents; Assignment of Leases and Rents; Assignment of Plans, Specifications, Contract, Agreements, Reports, Licenses and Permits; 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:

Fifth Third Bank

FROM: Addison at Windermere, LLC

Construction Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents  
filed August 18, 2016

Recorded as Document No. 20160430376

Assignment of Leases and Rents filed August 18, 2016

Recorded as Document No. 20160430377

Assignment of Plans, Specifications, Contracts, Agreements, Reports, Licenses and Permits  
filed August 18, 2016

Recorded as Document No. 20160430378

Financing Statement filed August 18, 2016

Recorded as Document No. 20160430379

All in the Public Records of Orange County, Florida

Project: Addison at Windermere Site Work  
Permit: B16901505 OCU File #85926

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 23 day of August, A.D. 20 17.

Signed, sealed, and delivered  
in the presence of:

[Signature]  
Witness  
Frank Panahie  
Printed Name

[Signature]  
Witness  
Sharon B. Smith  
Printed Name

Fifth Third Bank,  
an Ohio banking corporation

BY: [Signature]  
William C. Lee Jr  
Printed Name  
Senior Vice President  
Title

(Corporate Seal)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23 of August, 20 17, by William C. Lee Jr., as Senior Vice President of Fifth Third Bank, an Ohio banking corporation, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced [Signature] as identification.

Witness my hand and official seal this 23 day of August, 20 17.



[Signature]  
Notary Signature  
April L. Irizarry  
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:

# EXHIBIT A

## SKETCH OF DESCRIPTION

### UTILITY EASEMENT

Project Name: Addison at Windermere  
Document Title: Utility Easement 1  
Project Number: 85926  
Building Department Permit Number: B16901505  
Firm Name: L&S Diversified  
Surveyor: Sherry Lee Manor, PSM 6961  
Revised Date: 02/28/2017

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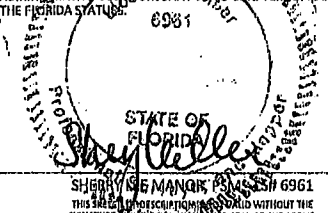

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CONTAINING 875 FEET, MORE OR LESS

### SURVEY NOTES:

1. THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, ADDISON AT WINDERMERE, AS HAVING A BEARING ON N89°48'00"E, PER PLAT BOOK 89, PAGES 93-96.
3. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'.

SHEET 1 OF 2

<b>CERTIFIED TO:</b> 1. ORANGE COUNTY, FLORIDA 2. 3. 4.		<b>SURVEYOR'S CERTIFICATION</b> I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 177 AND 472 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 477 AND 472 OF THE FLORIDA STATUTES. 6981		<b>ADDISON AT WINDERMERE</b> <b>BUILDING DEPARTMENT</b> <b>PERMIT NUMBER B16902242</b>	
<b>ADDISON AT WINDERMERE</b> <b>UTILITY EASEMENT</b>				 <b>L &amp; S</b> <b>Diversified</b> Professional Surveyors and Mappers 405 LAKE HOWELL ROAD   SUITE 1001   MAITLAND, FL   32751 PHONE 407.681.3836   FAX 407.681.6541 WWW.LSSURVEYOR.COM   INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE   L017829	
PROJECT No. 160116 DRAWN DATE 2017.02.28 SURVEY BY N/A REVIEWED BY SLM SURVEY DATE 2017.02.28 APPROVED BY SLM DRAWN BY EGT CLIENT FILE No. 160116					
No.	DATE	BY	DESCRIPTION		

# SKETCH OF DESCRIPTION

Project Name: Addison at Windermere  
 Document Title: Utility Easement 1  
 Project Number: 85926  
 Building Department Permit Number: B16901505  
 Firm Name: L&S Diversified  
 Surveyor: Sherry Lee Manor, PSM. 6961  
 Revised Date: 02/28/2017

**POINT OF COMMENCEMENT**  
 NORTHWEST CORNER OF LOT 1  
 ADDISON AT WINDERMERE  
 PLAT BOOK 89, PAGES 93-96

LOT 1  
 SUMMERPORT VILLAGE CENTER PHASE 1  
 PLAT BOOK 52, PAGES 5-8  
 N89°48'00"E 876.47'  
 NORTH LINE OF LOT 1



N89°48'00"E 10.51'

35.00

S17°47'42"W 59.30'

SUMMERPORT VILLAGE PARKWAY  
 RIGHT OF WAY WIDTH VARIES  
 PLAT BOOK 52, PAGES 5-8

N17°47'42"E 112.71'

**POINT OF BEGINNING**

UTILITY EASEMENT  
 N17°47'42"E 25.00'  
 S72°12'18"E 35.00'  
 N72°12'18"W 35.00'  
 S17°47'42"W 25.00'

LOT 1  
 ADDISON AT WINDERMERE  
 PLAT BOOK 89, PAGES 93-96

10.00' UTILITY AND SIDE WALK EASEMENT

EASTERLY RIGHT OF WAY LINE

SHEET 2 OF 2

CERTIFIED TO:			
1. ORANGE COUNTY, FLORIDA			
2. _____			
3. _____			
4. _____			
ADDISON AT WINDERMERE UTILITY EASEMENT			
PROJECT No.	160116	DRAWN DATE	2017.02.28
SURVEY BY	N/A	REVIEWED BY	SLM
SURVEY DATE	2017.02.28	APPROVED BY	SLM
DRAWN BY	EGT	CLIENT FILE No.	160116
No.	DATE	BY	DESCRIPTION

LEGEND:  
 CL = CENTERLINE

BUILDING DEPARTMENT  
 PERMIT NUMBER B16902242

0 10 20  
Feet

**L & S**  
**Diversified**  
 Professional Surveyors and Mappers  
 405 LAKE HOWELL ROAD | SUITE 1001 | MAITLAND, FL | 32751  
 PHONE 407.681.3836 | FAX 407.681.6541  
 WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM  
 PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LH7829

# EXHIBIT A

Project Name: Addison at Windermere  
 Document Title: Utility Easement 2  
 Project Number: 85926  
 Building Department Permit Number: B16901505  
 Firm Name: L&S Diversified  
 Surveyor: Sherry Lee Manor, PSM 6961  
 Revised Date: 02/28/2017

## SKETCH OF DESCRIPTION

UTILITY EASEMENT 2

### LEGAL DESCRIPTION:

A PORTION OF LOT 1, ADDISON AT WINDERMERE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGES 93 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SITUATED IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCE AT THE NORTHWEST CORNER OF LOT 1, ADDISON AT WINDERMERE, AS RECORDED IN PLAT BOOK 89, PAGES 93 THROUGH 96, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°48'00" EAST, ALONG THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 10.51 FEET TO A POINT ON THE 10.00 FOOT WIDE UTILITY AND SIDE WALK EASEMENT, AS DEPICTED ON SAID PLAT OF ADDISON AT WINDERMERE; THENCE DEPARTING SAID NORTH LINE OF LOT 1, RUN SOUTH 17°47'42" WEST, ALONG SAID 10.00 FOOT WIDE UTILITY AND SIDE WALK EASEMENT, FOR A DISTANCE OF 22.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID 10.00 FOOT UTILITY AND SIDE WALK EASEMENT, RUN SOUTH 72°12'18" EAST FOR A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 17°47'42" WEST FOR A DISTANCE OF 25.00 FEET; THENCE RUN NORTH 72°12'18" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE AFORESAID 10.00 FOOT WIDE UTILITY AND SIDE WALK EASEMENT; THENCE RUN NORTH 17°47'42" EAST, ALONG SAID 10.00' UTILITY AND SIDE WALK EASEMENT, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 375 SQUARE FEET, MORE OR LESS.

### SURVEY NOTES:

1. THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, ADDISON AT WINDERMERE, AS HAVING A BEARING ON N89°48'00"E, PER PLAT BOOK 89, PAGES 93-96.
3. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'.

SHEET 1 OF 2

CERTIFIED TO: 1. ORANGE COUNTY, FLORIDA 2. 3. 4.		SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 9-17, SECTION 9-17.01, FLORIDA ADMINISTRATIVE CODE, SUBJECT TO CHAPTER 17, ARTICLE 9 OF THE FLORIDA STATUTES.		ADDISON AT WINDERMERE BUILDING DEPARTMENT PERMIT NUMBER B16902242	
ADDISON AT WINDERMERE UTILITY EASEMENT 2					
PROJECT No. 160116 DRAWN DATE 2017.03.22 SURVEY BY N/A REVIEWED BY SLM SURVEY DATE 2017.02.28 APPROVED BY SLM DRAWN BY EST CLIENT FILE No. 160116					
No.	DATE	BY	DESCRIPTION		

