





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: January 30, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Virginia G. Williams, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF WARRANTY DEED AND NON-EXCLUSIVE DRAINAGE EASEMENT FROM SLF IV/BOYD HORIZON WEST JV, LLC TO ORANGE COUNTY AND SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM IBERIABANK, SUCCESSOR BY MERGER TO NEW TRADITIONS BANK F/K/A NT INTERIM BANK, SUCCESSOR BY MERGER TO NEW TRADITIONS NATIONAL BANK AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Hamlin Groves Trail Northern Extension (RAC)

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road and drainage improvements as a requirement of a road network agreement.

ITEMS: Warranty Deed
Cost: \$168,300 (Impact Fee Credits)
Size: 7.48 acres

Non-Exclusive Drainage Easement
Cost: Donation
Total size: 7.90 acres

Subordination of Encumbrances to Property Rights to Orange County

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Risk Management Division
Transportation Planning Division

REMARKS: The Board of County Commissioners approved the Road Network Agreement Northerly Extension of Hamlin Groves Trail from New Independence Parkway to Tiny Road (the "Agreement") on February 24, 2015 and a First Amendment to the Agreement on April 25, 2017. This transaction is in accordance with the requirements contained in the Agreement.

Grantor to pay all closing costs and property taxes.

This document has been prepared by
and after recording should be returned to:

Jason G. Williams, Esquire
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1000
Orlando, Florida 32801

Project: Hamlin Groves Trail Northern Extension (RAC)

Parcel I.D. No(s): 17-23-27-2714-02-000

WARRANTY DEED

THIS WARRANTY DEED is made this 6th day of December, 2017 by SLF IV/BOYD HORIZON WEST JV, LLC, a Delaware limited liability company, whose mailing address is 7586 West Sand Lake Road, Orlando, Florida 32819 (the "**Grantor**") to **ORANGE COUNTY**, a charter county and political subdivision of the state of Florida, whose mailing address is P.O. Box 1393, Orlando, Florida 32802-1393 (the "**Grantee**").

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee forever, all that certain land situate, lying and being in Orange County, Florida, and more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "**Property**").

The Property shall be developed and used as right-of-way parcels and associated drainage easements in accordance with that certain Road Network Agreement (Northerly Extension of Hamlin Groves Trail from New Independence Parkway to Tiny Road) recorded February 26, 2015 in Official Records Book 10881, Page 2327, Public Records of Orange County, Florida.

TOGETHER, with all of the Grantor's right, title and interest in and to all licenses, approvals, tenements, hereditaments and appurtenances belonging or in anyway appertaining to the Property.

TO HAVE AND TO HOLD, the same unto Grantee in fee simple forever.

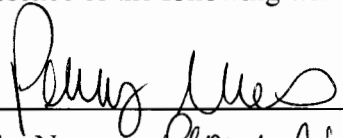
AND the Grantor does hereby covenant that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever; and that the Property is free and clear of all encumbrances except taxes accruing after December 31, 2017 and matters of record, if any, but this reference thereto shall not operate to reimpose the same. In connection with Grantor's

this reference thereto shall not operate to reimpose the same. In connection with Grantor's conveyance of the Property and Grantee's acceptance thereof, Grantee has requested and Grantor hereby agrees to indemnify and hold Grantee harmless from any liability or loss to Grantee resulting from any adverse environmental condition of the Property existing as of the date of this conveyance from Grantor to Grantee.


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

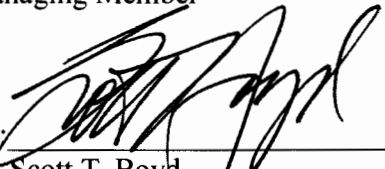
Signed, sealed and delivered in the presence of the following witnesses:

SLF IV/BOYD HORIZON WEST JV, LLC,
a Delaware limited liability company


Print Name: Penny Nunes

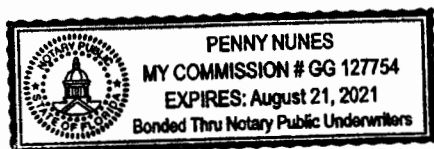
By: **Boyd Horizon West, LLC**, a Florida
limited liability Company, its
Managing Member

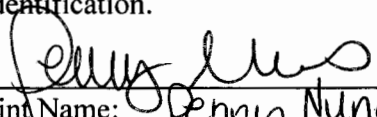

Print Name: Heather Easterling

By: 
Scott T. Boyd,
Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of December, 2017 by **SCOTT T. BOYD**, as Manager of Boyd Horizon West, LLC, a Florida limited liability company, as Managing Member of **SLF IV/BOYD HORIZON WEST JV, LLC**, a Delaware limited liability company, on behalf of said companies. He ☒ is personally known to me or ☐ has produced N/A as identification.




Print Name: Penny Nunes
Notary Public, State of _____
Commission No.: _____
My commission expires: _____

LEGAL DESCRIPTION THIS IS NOT A SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISING A PORTION OF LOT 2, HAMLIN NORTH, PLAT BOOK 85, PAGES 61 THROUGH 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTIONS 17 AND 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID LOT 2, ALSO BEING THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°50'22" WEST ALONG THE NORTH LINE OF SAID LOT 2, ALSO BEING NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, FOR A DISTANCE OF 1008.72 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINES RUN THE FOLLOWING COURSES: SOUTH 00°00'00" WEST, FOR A DISTANCE OF 20.66 FEET; THENCE RUN SOUTH 02°44'36" EAST, FOR A DISTANCE OF 120.14 FEET; THENCE RUN SOUTH 00°00'00" EAST, FOR A DISTANCE OF 990.53 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 494.75 FEET, A CENTRAL ANGLE OF 40°39'52", AN ARC LENGTH OF 351.14 FEET, A CHORD LENGTH OF 343.81 FEET AND A CHORD BEARING OF SOUTH 20°19'56" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 621.25 FEET, A CENTRAL ANGLE OF 40°21'55", AN ARC LENGTH OF 437.68 FEET, A CHORD LENGTH OF 428.68 FEET AND A CHORD BEARING OF SOUTH 20°28'54" EAST TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°17'57" EAST, FOR A DISTANCE OF 60.32 FEET; THENCE RUN SOUTH 01°30'39" EAST, FOR A DISTANCE OF 260.12 FEET; THENCE RUN SOUTH 00°17'57" EAST, FOR A DISTANCE OF 391.65 FEET; THENCE RUN SOUTH 45°17'57" EAST, FOR A DISTANCE OF 21.21 FEET TO THE SOUTH LINE OF LOT 2 ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF NEW INDEPENDENCE PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 10416, PAGE 5782 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTH LINE AND NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 89°42'03" WEST, FOR A DISTANCE OF 2.00 FEET; NORTH 85°08'42" WEST FOR A DISTANCE OF 144.08 FEET; SOUTH 89°42'03" WEST, FOR A DISTANCE OF 26.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE SOUTHEAST CORNER OF LOT 1 OF SAID HAMLIN NORTH; THENCE DEPARTING SAID SOUTH LINE AND SAID NORTHERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING COURSES ALONG THE WESTERLY LINE OF SAID LOT 2, ALSO BEING THE EASTERLY LINE OF SAID LOT 1: NORTH 44°42'03" EAST FOR A DISTANCE OF 21.38 FEET; THENCE RUN NORTH 00°17'57" WEST FOR A DISTANCE OF 402.56 FEET; THENCE RUN NORTH 89°42'03" EAST FOR A DISTANCE OF 11.51 FEET; THENCE RUN NORTH 00°54'46" EAST FOR A DISTANCE OF 236.14 FEET; THENCE RUN NORTH 00°17'57" WEST FOR A DISTANCE OF 60.32 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 501.75 FEET, A CENTRAL ANGLE OF 40°21'55", AN ARC LENGTH OF 353.49 FEET, A CHORD LENGTH OF 346.22 FEET AND A CHORD BEARING OF NORTH 20°28'54" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 614.25 FEET, A CENTRAL ANGLE OF 40°39'52", AN ARC LENGTH OF 435.95 FEET, A CHORD LENGTH OF 426.86 FEET AND A CHORD BEARING OF NORTH 20°19'56" WEST TO A POINT OF TANGENCY; THENCE RUN NORTH 00°00'00" WEST, CONTINUING ALONG SAID WESTERLY AND EASTERLY LINES FOR A DISTANCE OF 533.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUE NORTH 00°00'00" WEST ALONG THE NORTHERLY EXTENSION OF SAID EASTERLY LINE OF LOT 1, FOR A DISTANCE OF 456.81 FEET; THENCE RUN NORTH 00°35'49" WEST, DEPARTING SAID NORTHERLY EXTENSION, FOR A DISTANCE OF 120.01 FEET; THENCE RUN NORTH 00°00'00" EAST, FOR A DISTANCE OF 20.34 FEET TO A POINT ON THE AFORESAID NORTH LINE OF LOT 2, ALSO BEING THE AFORESAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17; THENCE RUN NORTH 89°50'22" EAST, ALONG SAID NORTH LINES, FOR A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.48 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEETS 2-3 OF 3
FOR SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17-23-27, BEING SOUTH 89°50'22" WEST.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT BENEFIT OF TITLE.
4. THE DELINEATION OF THE LANDS SHOWN HEREON IS AS THE CLIENT'S INSTRUCTIONS.
5. RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.

JOB NO. 20110078
DATE: 02/13/2015
SCALE: 1" = 200 FEET
FIELD BY: N/A

CALCULATED BY: MR
DRAWN BY: MR
CHECKED BY: SEJ

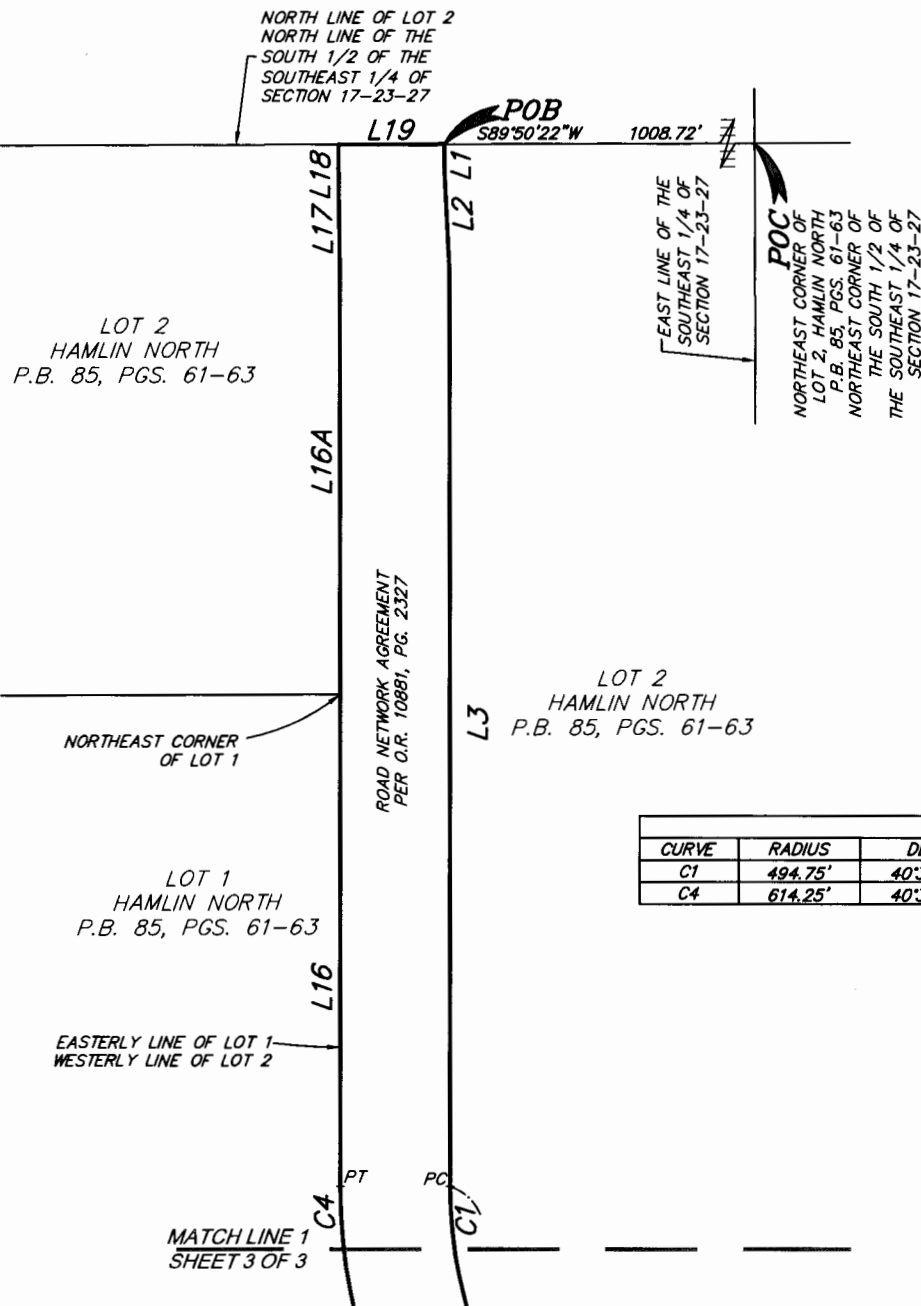
FOR THE LICENSED BUSINESS # 6925 BY:

JAMES L. BICKMAN, P.S.M. # 5633



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.66'	S00°00'00"W
L2	120.14'	S02°44'36"E
L3	990.53'	S00°00'00"E
L16	533.72'	N00°00'00"W
L16A	456.81'	N00°00'00"W
L17	120.01'	N00°35'49"W
L18	20.34'	N00°00'00"E
L19	115.00'	N89°50'22"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	494.75'	40°39'52"	351.14'	343.81'	S20°19'56"E
C4	614.25'	40°39'52"	435.95'	426.86'	S20°19'56"E

LEGEND:

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
CL	CENTERLINE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.(S)	PAGE(S)
OCFCDN	ORANGE COUNTY FLORIDA COMPTROLLER DOCUMENT NUMBER

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17-23-27, BEING SOUTH 89°50'22" WEST.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT BENEFIT OF TITLE.
4. THE DELINEATION OF THE LANDS SHOWN HEREON IS AS THE CLIENT'S INSTRUCTIONS.
5. RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.

JOB NO. 20110078
DATE: 02/13/2015
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FIELD BY: N/A

CALCULATED BY: MR
DRAWN BY: MR
CHECKED BY: SEJ

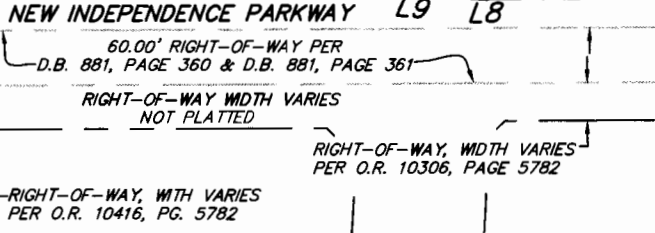
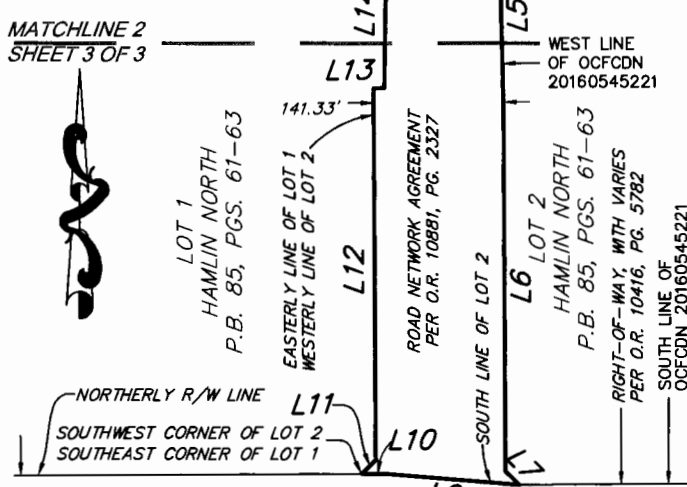
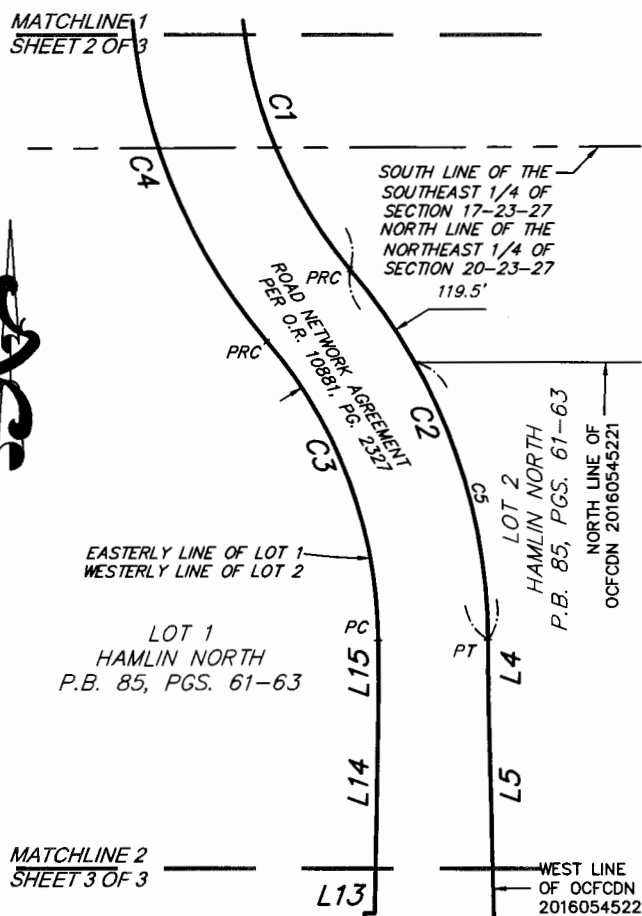
SHEET 2 OF 3
SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION

REV 4-29-16
REV 4-03-17



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



- LEGEND:**
- POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - O.R. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT-OF-WAY
 - CL CENTERLINE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PRC POINT OF REVERSE CURVATURE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - PG.(S) PAGE(S)
 - OCFCDN ORANGE COUNTY FLORIDA COMPTROLLER DOCUMENT NUMBER

LINE TABLE		
L4	60.32'	S00°17'57"E
L5	260.12'	S01°30'39"E
L6	391.65'	S00°17'57"E
L7	21.21'	S45°17'57"E
L8	2.00'	S89°42'03"W
L9	144.08'	N85°08'42"W
L10	26.12'	S89°42'03"W
L11	21.38'	N44°42'03"E
L12	402.56'	N00°17'57"W
L13	11.51'	N89°42'03"E
L14	236.14'	N00°54'46"E
L15	60.32'	N00°17'57"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	494.75'	40°39'52"	351.14'	343.81'	S20°19'56"E
C2	621.25'	40°21'55"	437.68'	428.68'	N20°28'54"W
C3	501.75'	40°21'55"	353.49'	346.22'	N20°28'54"W
C4	614.25'	40°39'52"	435.95'	426.86'	S20°19'56"E
C5	621.25'	29°03'33"	315.08'	311.72'	N14°49'43"W

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17-23-27, BEING SOUTH 89°50'22" WEST.
- THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT BENEFIT OF TITLE.
- THE DELINEATION OF THE LANDS SHOWN HEREON IS AS THE CLIENT'S INSTRUCTIONS.
- RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.

REV 4-29-16
REV 4-03-17



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

JOB NO. 20110078
DATE: 02/13/2015
SCALE: 1" = 200 FEET
FIELD BY: N/A

CALCULATED BY: MR
DRAWN BY: MR
CHECKED BY: SEJ

SHEET 3 OF 3
SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTION

FEB 20 2018

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

Jason G. Williams, Esq.
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1000
Orlando, FL 32801
(407) 423-3200

Project: Hamlin Groves Trail Northern Extension (RAC)

For Recording Purposes Only

NON-EXCLUSIVE DRAINAGE EASEMENT

(Joint Use Easement)

THIS NON-EXCLUSIVE DRAINAGE EASEMENT (this "Easement") is made this 6th day of December 2017, by SLF IV/BOYD HORIZON WEST JV, LLC, a Delaware limited liability company, whose address is 7586 W. Sand Lake Road, Orlando, Florida 32819 (hereinafter referred to as the "GRANTOR"), in favor of ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (hereinafter referred to as the "GRANTEE").

WITNESSETH, That GRANTOR in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to GRANTEE and its assigns, a perpetual, non-exclusive easement for drainage and retention purposes over, under, through, and upon the following described lands (the "Drainage Easement Area") owned by GRANTOR and situate in Orange County aforesaid to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser Parcel Identification Number:

A portion of

17-23-27-2714-02-000

TO HAVE AND TO HOLD said non-exclusive easement unto said GRANTEE and its assigns forever.

GRANTOR, its successor and/or assigns, shall maintain the retention ponds, drainage ditches, pipes, or other drainage facilities (the "Drainage Improvements") located within the Drainage Easement Area to GRANTEE's satisfaction. GRANTOR reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Drainage Easement Area and use thereof for all purposes that are consistent with the purpose of this Easement, including but not limited to the reasonable right to jointly utilize the Drainage Easement Area and Drainage Improvements to accommodate drainage and retention from adjoining lands owned by GRANTOR. The Drainage Easement Area and/or Drainage Improvements may be expanded, relocated, and/or reconfigured by GRANTOR, at no cost to GRANTEE, upon reasonable notice to GRANTEE and provided that GRANTEE'S drainage requirements are continually maintained to GRANTEE'S satisfaction during and after any such expansion, relocation, and/or reconfiguration of the Drainage Easement Area and/or Drainage Improvements.

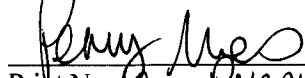

GRANTEE and its assigns shall have the right, but not the obligation, to enter upon the Drainage Easement Area for purposes of maintaining and/or replacing the Drainage Improvements and to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the Drainage Improvements out of and away from the herein granted easement, and

GRANTOR, its 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 Improvements.

In connection with Grantor's conveyance of this Easement and Grantee's acceptance thereof, Grantee has requested and Grantor hereby agrees to indemnify and hold Grantee harmless from any liability or loss to Grantee resulting from any adverse environmental condition of the Drainage Easement Area existing as of the date of conveyance of this Easement from Grantor to Grantee.

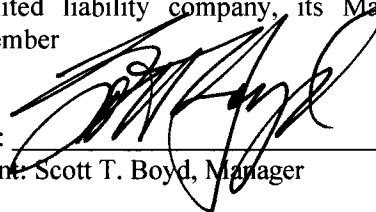
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name.

Signed, Sealed, and Delivered in our presence as witnesses:


Print Name: Penny Nunes

Print Name: Heather Egsterling

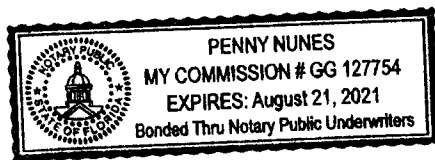
SLF IV/BOYD HORIZON WEST JV, LLC, a Delaware limited liability company

By: Boyd Horizon West, LLC., a Florida limited liability company, its Managing Member


By: _____
Print: Scott T. Boyd, Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of December, 2017, by **Scott T. Boyd**, the Manager of Boyd Horizon West, LLC, a Florida limited liability company, the Managing Member of **SLF IV/BOYD HORIZON WEST JV, LLC**, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced N/A as identification.



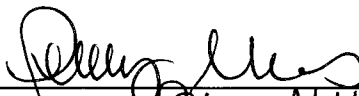

Print Name: Penny Nunes
Notary Public, State of Florida
Commission No.: _____
My commission expires: _____

EXHIBIT "A"

SKETCH OF DESCRIPTION

SHEET 1 OF 2

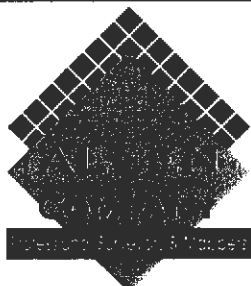
LEGAL DESCRIPTION (Drainage Easement).

A parcel of land comprising a portion of Lot 2, HAMLIN NORTH as recorded in Plat Book 85. Pages 61 through 63 of the Public Records of Orange County, Florida and lying in Section 17, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Northwest corner of aforesaid Lot 2, also being a point on the Easterly limited access right-of-way line of Central Florida Expressway Authority State Road No. 429 (Western Beltway) limited access right-of-way per Project No. 75320-6460-653 Dated 10-01-02, also being a point on the North line of the South 1/2 of the Southeast 1/4 of aforesaid Section 17; thence departing said limited access right-of-way line run North 89° 50' 22" East along said North line, also being the North line of said Lot 2 for a distance of 585.27 feet; thence departing said North lines run South 00° 09' 38" East for a distance of 512.08 feet; thence run South 89° 50' 22" West for a distance of 389.64 feet to a point on the Northerly line of a 170.00' Florida Power Easement per Official Records Book 1438, Page 467, also being the North line of an Encroachment Agreement Per Official Records Book 10899, Page 8681 aforesaid Public Records of Orange County, Florida; thence run North 50° 02' 28" West along said Northerly lines for a distance of 378.17 feet to a point on the aforesaid Easterly limited access right-of-way line, also being a point on a non tangent curve concave Southeasterly having a radius of 3656.94 feet with a chord bearing of North 19° 03' 28" East and a chord distance of 284.23 feet; thence run Northeasterly along said Easterly limited access right-of-way line and the arc of said curve through a central angle of 04° 27' 16" for a distance of 284.31 feet to the POINT OF BEGINNING.

Containing 6.90 acres



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

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 2, HAMLIN NORTH BEING N89°50'22"E PER RECORD PLAT.

JOB NO. 20110078

DATE: 12-1-2016

SCALE: 1" = 200 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

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

SHEET 2 OF 2



SK137
Rev 11-30-17

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

SKETCH OF DESCRIPTION

SHEET 1 OF 2

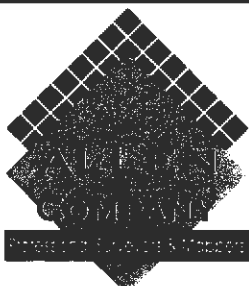
LEGAL DESCRIPTION (Drainage Easement).

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Being more particularly described as follows:

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Contains 16,831 square feet, 0.39 acres more or less.



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

SURVEYOR'S NOTES:

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SK138
REV 11-30-17

JOB NO. 20110078
DATE: 12-1-2016
SCALE: 1" = 200 FEET
FIELD BY: N/A

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

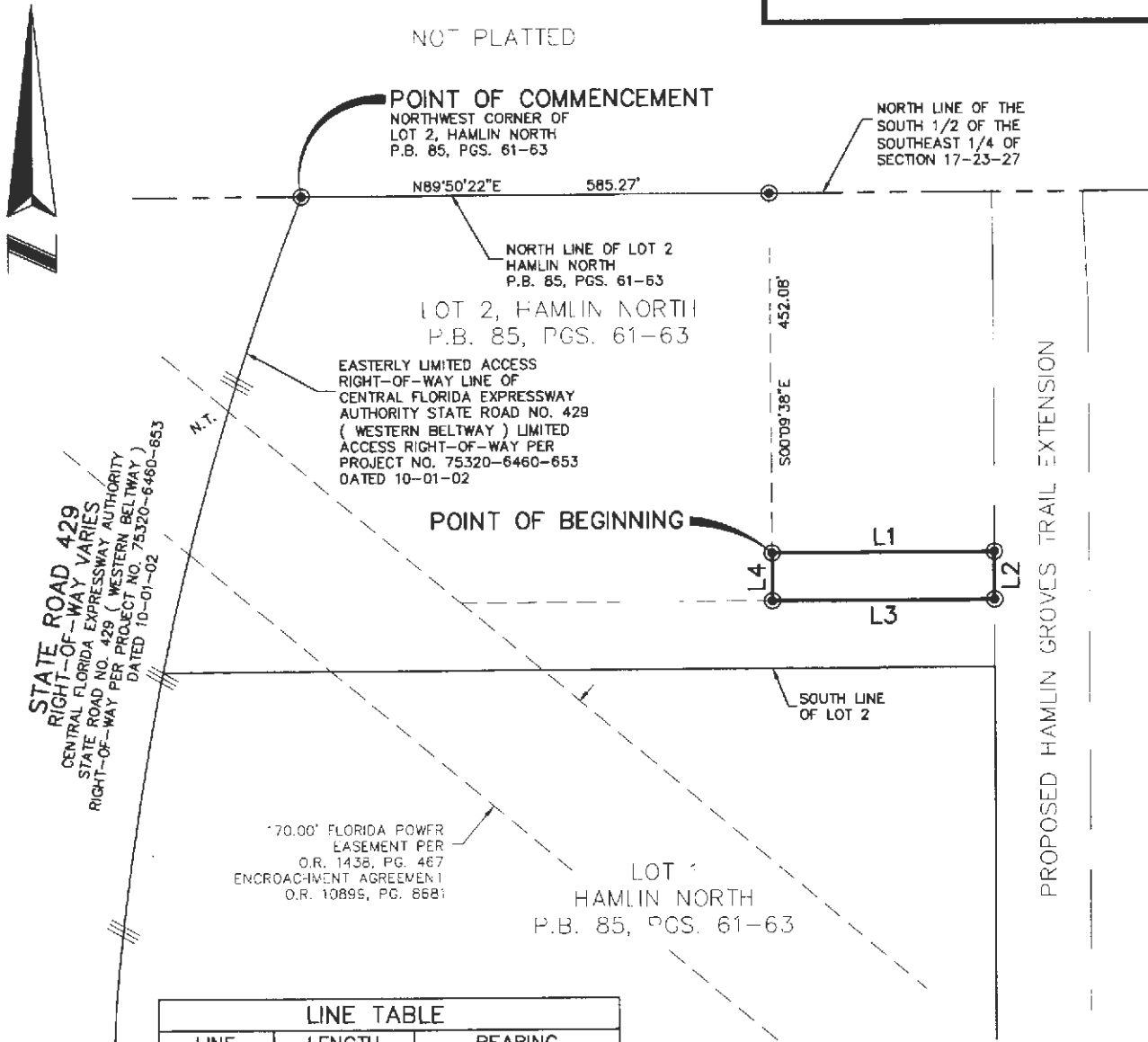
FOR THE LICENSEE BUSINESS # 6723 BY:

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

SKETCH OF DESCRIPTION

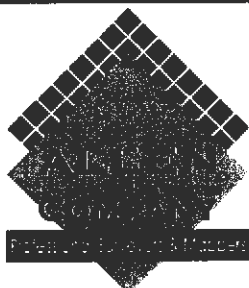
SHEET 2 OF 2

NOT PLATTED



LINE TABLE		
LINE	LENGTH	BEARING
L1	280.60'	N89°50'22"E
L2	60.00'	S00°00'00"E
L3	280.44'	S89°50'22"W
L4	60.00'	N00°09'38"W

THIS IS NOT A SURVEY



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

LEGEND:

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

P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE
P.B. DENOTES PLAT BOOK
PGS. DENOTES PAGES

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SKETCH OF DESCRIPTION

SHEET 1 OF 3

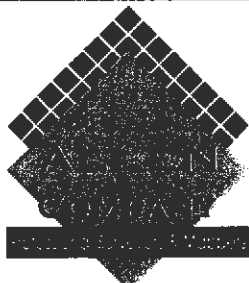
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DATE: 12-1-2016

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

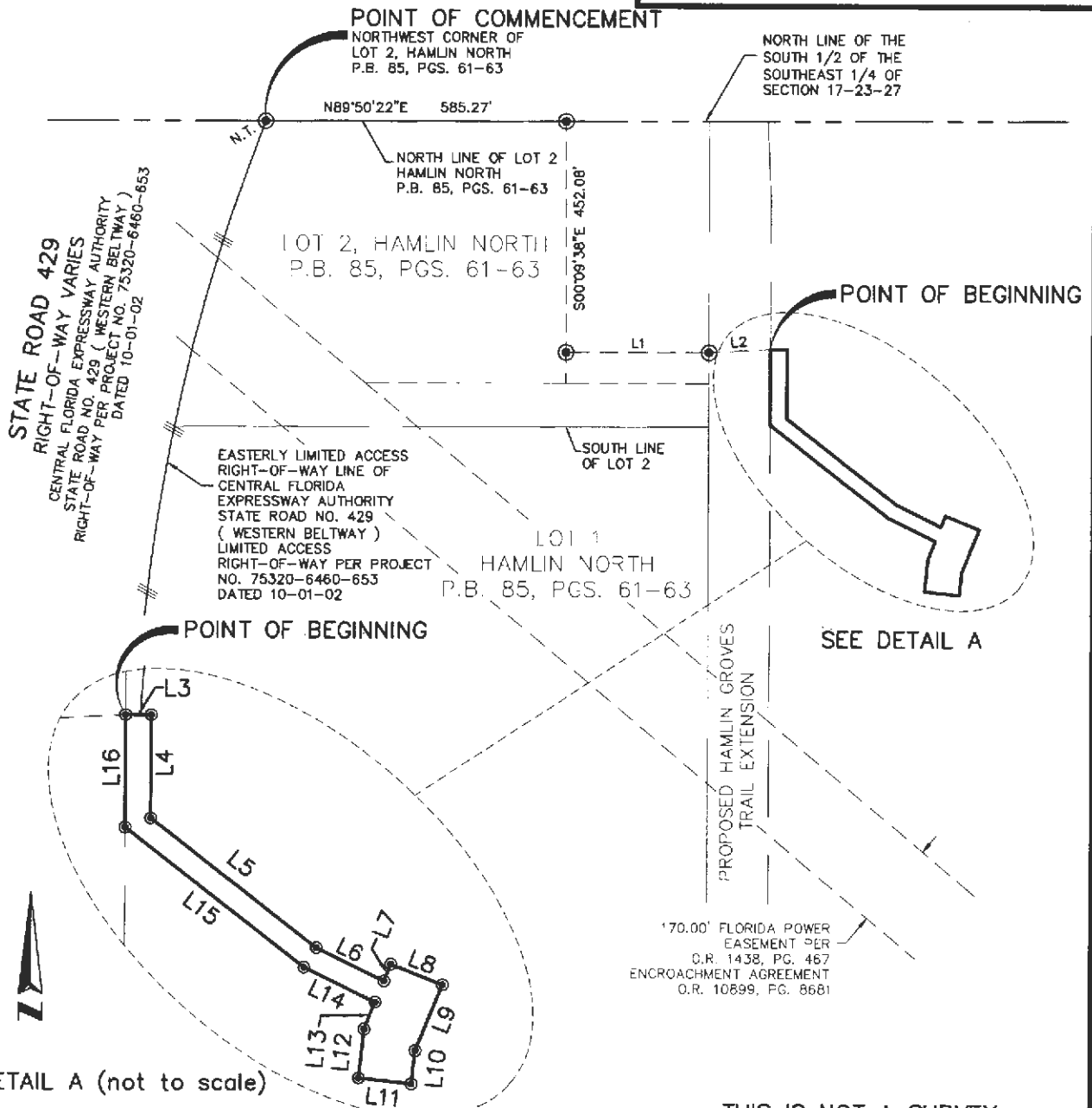
JAMES L. RICKMAN, P.S.M. # 5633

SK139
REV 11-30-17

SKETCH OF DESCRIPTION

SHEET 2 OF 3

NOT PLATTED



DETAIL A (not to scale)

THIS IS NOT A SURVEY

LEGEND:

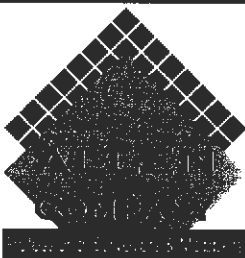
- DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
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SK139
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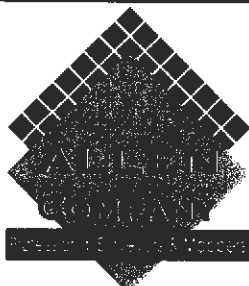


16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SKETCH OF DESCRIPTION

SHEET 3 OF 3

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L4	134.98'	S00°00'00"E
L5	273.88'	S52°01'12"E
L6	98.27'	S63°54'17"E
L7	23.74'	N21°57'05"E
L8	71.90'	S68°02'55"E
L9	92.51'	S21°57'05"W
L10	43.87'	S06°14'43"W
L11	68.99'	N83°45'17"W
L12	64.13'	N06°14'43"E
L13	37.87'	N21°57'05"E
L14	103.57'	N63°54'17"W
L15	295.45'	N52°01'12"W
L16	147.28'	N00°00'00"W



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Project: Hamlin Groves Trail Northern Extension (RAC)

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 non-exclusive drainage facilities in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Mortgage, Assignment of Rents, Security Agreement and Fixture Filing; Financing Statement; Assignment of Orange County Roadway Reimbursement; Mortgage Modification Agreement and Notice of Future Advance; Mortgage Spreader Agreement; Second Mortgage Modification Agreement and Notice of Future Advance; Third Mortgage Modification Agreement and Notice of Future Advance and Spreader Agreement; Fourth Mortgage Modification Agreement and Notice of Future Advance and Spreader Agreement; and Fifth Mortgage Modification Agreement and Spreader Agreement filed December 27, 2016, 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:

IBERIABANK

FROM: SLF IV/Boyd Horizon West JV, LLC

Mortgage, Assignment of Rents, Security Agreement and Fixture Filing filed October 29, 2012

Recorded in Official Records Book 10465, Page 1918

Financing Statement filed October 29, 2012

Recorded in Official Records Book 10465, Page 1960

Assignment of Orange County Roadway Reimbursement filed October 29, 2012

Recorded in Official Records Book 10465, Page 1974

Mortgage Modification Agreement and Notice of Future Advance filed November 1, 2013

Recorded in Official Records Book 10658, Page 5692

Mortgage Spreader Agreement filed October 16, 2014

Project: Hamlin Groves Trail Northern Extension (RAC)

Encumbrances (continued):

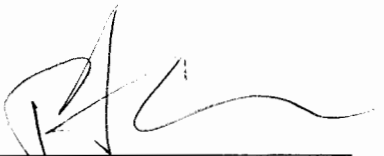
Recorded in Official Records Book 10821, Page 1936
Second Mortgage Modification Agreement and Notice of Future Advance filed April 1, 2015
Recorded in Official Records Book 10897, Page 7919
Third Mortgage Modification Agreement and Notice of Future Advance and Spreader Agreement
filed March 4, 2016
Recorded as Document No. 20160113371
Fourth Mortgage Modification Agreement Spreader Agreement filed July 8, 2016
Recorded as Document No. 20160348609
Fifth Mortgage Modification Agreement and Spreader Agreement filed December 27, 2016
Recorded as Document No 20160666821
Sixth Mortgage Modification Agreement and Spreader Agreement filed May 24, 2017
Recorded as Document No 20170288721
All in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for non-exclusive drainage 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 non-exclusive drainage 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 22nd day of December, A.D. 20 17.

Signed, sealed, and delivered
in the presence of:

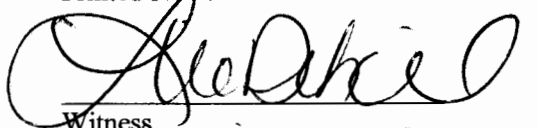
IBERIABANK, a Louisiana state charter bank,
as successor by merger to New Traditions Bank,
a Florida banking corporation, f/k/a NT Interim
Bank, a Florida banking corporation, successor
by merger to New Traditions National Bank, a
national banking association



Witness

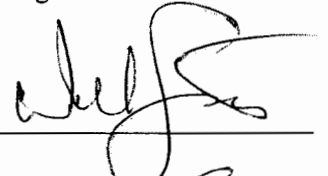
Brian A. Carlson

Printed Name



Witness
Lisa Parker

Printed Name

BY: 

William Stange

Printed Name
EVP

Title

Project: Hamlin Groves Trail Northern Extension (RAC)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 22nd of December, 2017, by William Stangi, as Exec. V.P. of IBERIABANK, a Louisiana state charter bank, as successor by merger to New Traditions Bank, a Florida banking corporation, f/k/a NT Interim Bank, a Florida banking corporation, successor by merger to New Traditions National Bank, a national banking association on behalf of the banking association. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 22nd day of December, 2017.

(Notary Seal)



Lavinia N. McMillen
Notary Signature

Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

This instrument prepared by:
Virginia G. Williams, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

EXHIBIT "A"

SKETCH OF DESCRIPTION

SHEET 1 OF 2

LEGAL DESCRIPTION (Drainage Easement).

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Containing 6.90 acres



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JOB NO. 20110078

DATE: 12-1-2016

SCALE: 1" = 200 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: MR

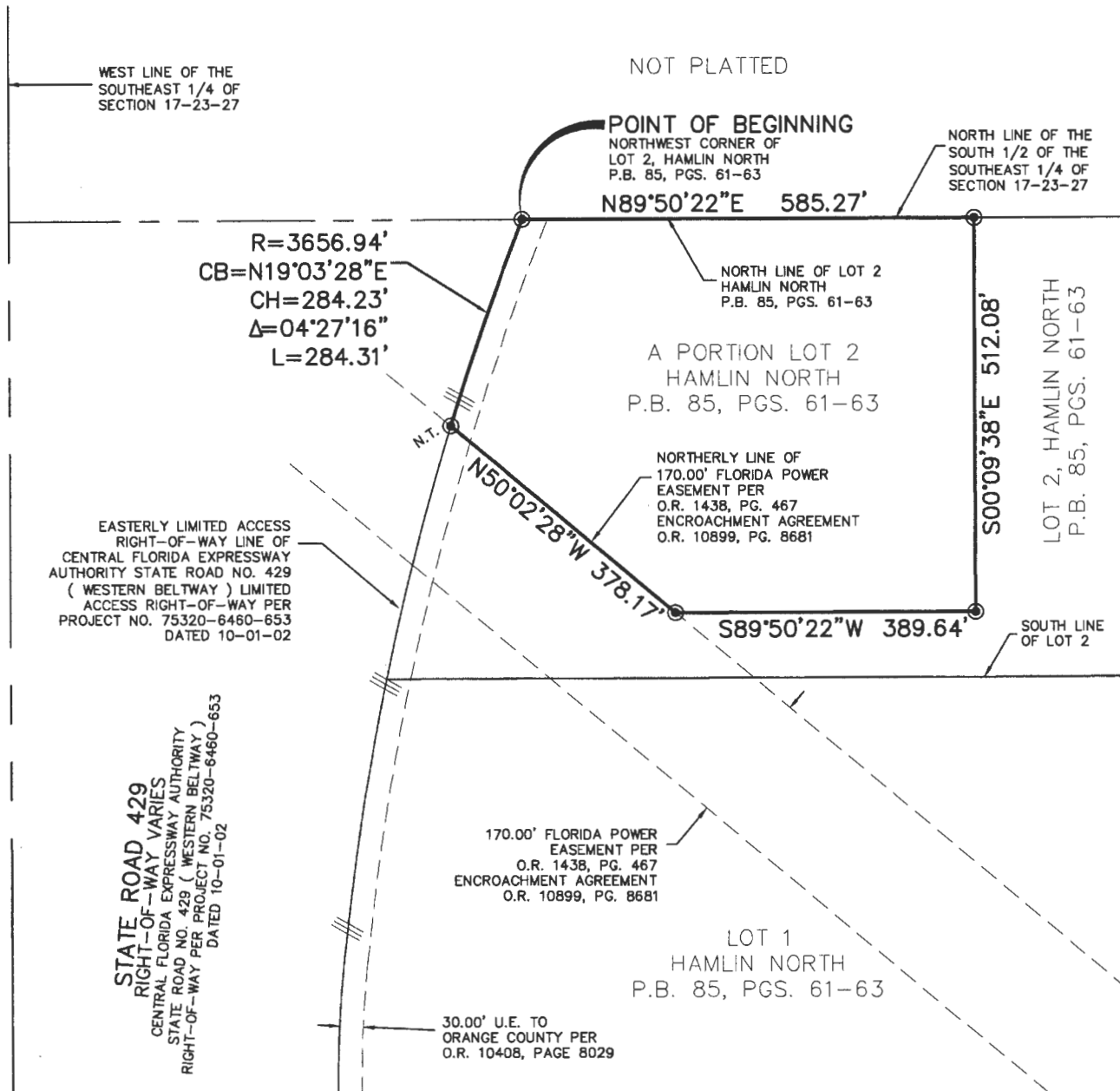
FOR THE LICENSED BUSINESS # 6723 BY:

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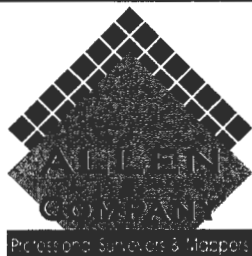
SK137
Rev 11-30-17

SKETCH OF DESCRIPTION

SHEET 2 OF 2



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LEGEND:

- | | | | |
|------|-----------------------------|--------|-------------------------------------|
| ⊙ | DENOTES CHANGE IN DIRECTION | P.T. | DENOTES POINT OF TANGENCY |
| R/W | DENOTES RIGHT-OF-WAY | P.R.C. | DENOTES POINT OF REVERSE CURVATURE |
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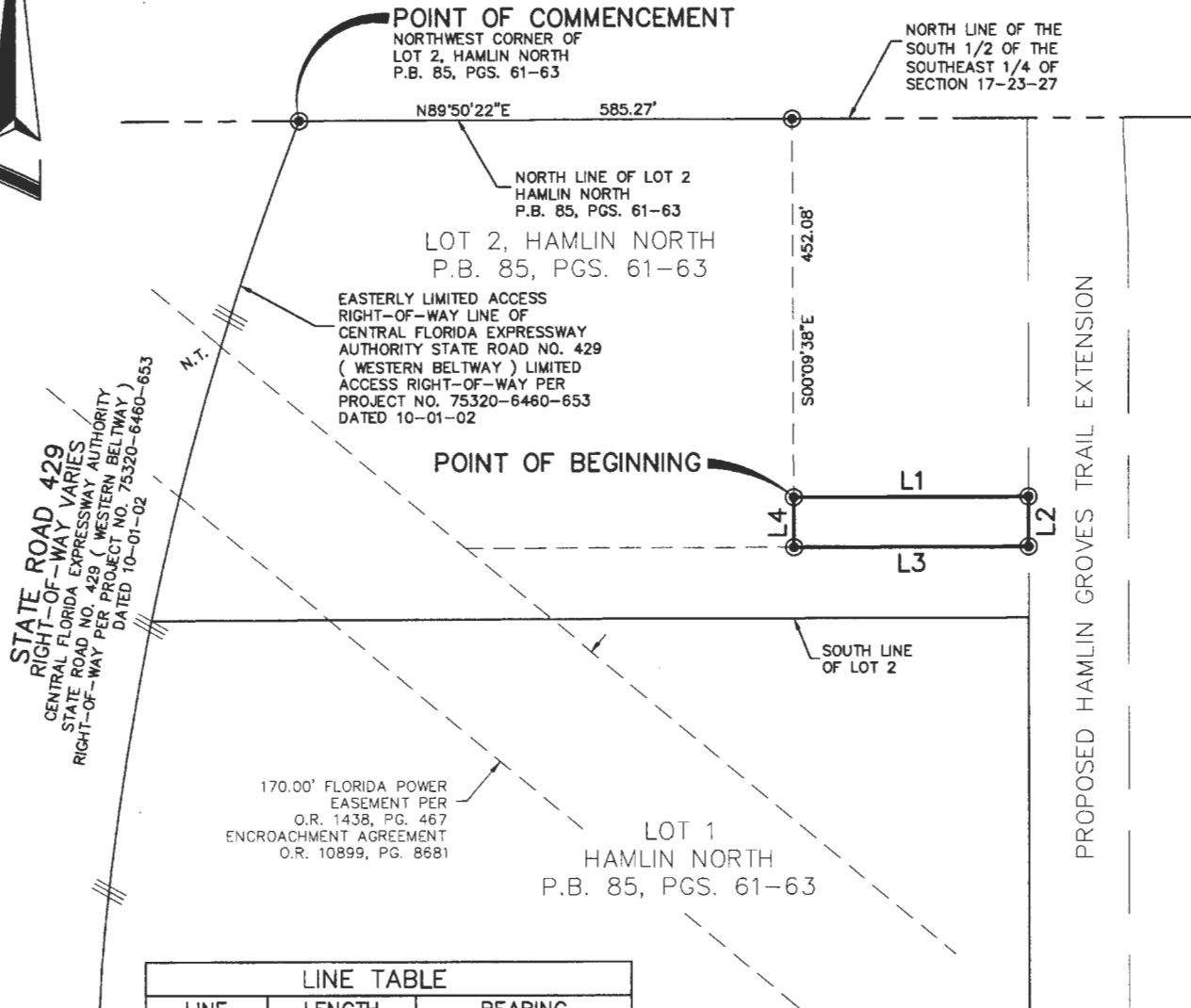
SK138
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FOR THE LICENSED BUSINESS # 6723 BY:
JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 2



NOT PLATTED



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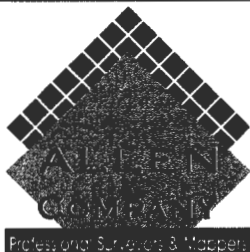
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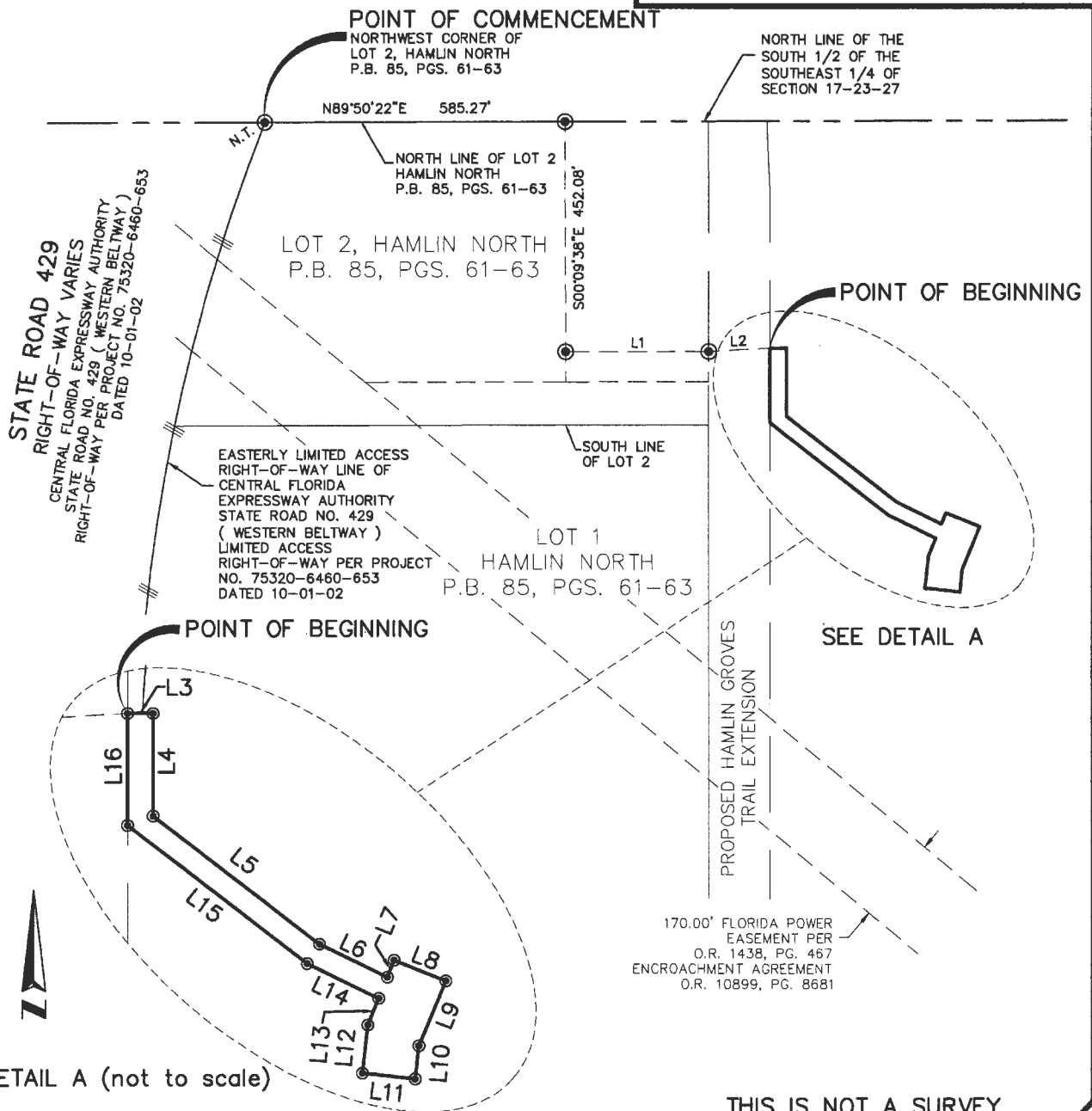
JAMES L. RICKMAN P.S.M. # 5633

SK139
REV 11-30-17

SKETCH OF DESCRIPTION

SHEET 2 OF 3

NOT PLATTED



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

LEGEND:

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

- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE
- P.B. DENOTES PLAT BOOK
- PGS. DENOTES PAGES

SK139
REV 11-30-17

JOB NO. 20110078
DATE: 12-1-2016
SCALE: 1" = 300 FEET
FIELD BY: N/A

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

SKETCH OF DESCRIPTION

SHEET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	280.60'	N89°50'22"E
L2	119.86'	N86°46'40"E
L3	33.00'	N90°00'00"E
L4	134.98'	S00°00'00"E
L5	273.88'	S52°01'12"E
L6	98.27'	S63°54'17"E
L7	23.74'	N21°57'05"E
L8	71.90'	S68°02'55"E
L9	92.51'	S21°57'05"W
L10	43.87'	S06°14'43"W
L11	68.99'	N83°45'17"W
L12	64.13'	N06°14'43"E
L13	37.87'	N21°57'05"E
L14	103.57'	N63°54'17"W
L15	295.45'	N52°01'12"W
L16	147.28'	N00°00'00"W



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THIS IS NOT A SURVEY

SK139
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FIELD BY: N/A

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