



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 12

DATE: March 23, 2018

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 *ELG*
Real Estate Management Division

**CONTACT
PERSON:** Paul Sladek, Manager

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

**ACTION
REQUESTED:** APPROVAL OF DONATION AGREEMENT, WARRANTY DEED,
SIDEWALK, SLOPE AND UTILITY EASEMENT, AND
TEMPORARY CONSTRUCTION EASEMENT BETWEEN AVALON
PARK PROPERTY OWNERS ASSOCIATION, INC. 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 AVALON
PARK COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC.
AND AUTHORIZATION TO DISBURSE FUNDS TO PAY ALL
RECORDING FEES AND RECORD INSTRUMENTS

PROJECT: Avalon Park Blvd Safety Improvements

District 4

PURPOSE: To provide for access, construction, operation, and maintenance of road
widening improvements.

REMARKS: County to pay all recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

 X Under BCC Approval

 Under Ordinance Approval

Date: 3-6-18

Amount: \$290.10

Project: Avalon Park Blvd Safety Improvements

Parcels: 101-701-702-801

Charge to Account # 1023-072-5142-6110

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condemnation Post-Condemnation

 X N/A

District # 4

 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 \$290.10

Total \$290.10

DOCUMENTATION ATTACHED (Check appropriate block(s))

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

Payable to: Orange County Comptroller (\$290.10)

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

Recommended by Robert K Babcock

Robert K. Babcock, Agent

3/23/18

Date

Payment Approved [Signature]

Paul Sladek, Manager, Real Estate Management Division

3/23/18

Date

Certified [Signature]

Approved by BCC Deputy Clerk to the Board

APR 10 2018

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
APR 10 2018

4/10/2013

Under Ordinance Approval

Amount: \$290.10

Parcels: 101-701-702-801

ent
dep 3/26/80

3/26/80
Date

Date _____

Pre-Condensation	Post-Condensation
-------------------------	--------------------------

X N/A

District # 4

 X Advance Payment Requested (all recording fees)

Total \$290.10

X Settlement Analysis

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

3/2.3/18

Date _____

3/23/18

Date _____

Approved by BCC Deputy Clerk to the Board

Date _____

Comptroller/Government Grants

Check No. / Date

Scheduled Closing Date: As soon as checks are available

Anticipated Closing Date: TBD

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

Project: Avalon Park Blvd Safety Improvements
Parcels: 101/701/702/801

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

APR 10 2018

DONATION AGREEMENT

COUNTY OF ORANGE
STATE OF FLORIDA

THIS AGREEMENT made between Avalon Park Property Owners Association, Inc., a Florida not-for-profit corporation, hereinafter referred to as OWNER, and Orange County, 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 Schedule "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 Numbers:

a portion of

06-23-32-1040-00-001

And a portion of

06-23-32-1040-00-002

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 convey said land, known as Parcel No. 101 of the above referenced project, unto COUNTY by Warranty Deed, free of all liens and encumbrances.
2. OWNER agrees to execute a Permanent Sidewalk, Slope and Utility Easement on Parcel No. 801, as more particularly described on the attached Schedule "B", conveying said Easement unto COUNTY free of all liens and encumbrances.
3. OWNER agrees to execute a Temporary Construction Easement for a period of 7 years on Parcel No. 701/702, as more particularly described on the attached Schedule "B".
4. 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.
5. Ad valorem property taxes shall be prorated as of the closing date.
6. OWNER does/does not (circle preference) agree that during the period of construction, COUNTY is permitted to enter upon OWNER'S remainder property a distance of 15 feet beyond the new right-of-way line established by Parcel No. 101 for the purpose of grading this area in order to harmonize OWNER'S remaining property with the new construction. Grading is to be done on a best effort basis as the equipment will allow,

Project: Avalon Park Blvd Safety Improvements

Parcels: 101/701/702/801

- avoiding all improvements except grass turf. COUNTY to replace disturbed grass turf with equal or better sod.
7. OWNER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
8. 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 and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division as may be appropriate.

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 constitute 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 date(s) written below.

OWNER

Avalon Park Property Owners Association, Inc.,
a Florida not-for-profit corporation

BY: Stephanie Lerret
Stephanie Lerret
Printed Name

Avalon Park POA
3660 Avalon Park E. Blvd. Ste. 120
Orlando, FL 32828

DATE: 3/22/17

COUNTY ORANGE

ORANGE COUNTY, FLORIDA

BY: Christina Caldwell
3/22/17 Roger A. Wright, Its Agent NOTARY
CHRISTINA CALDWELL
DATE: MARCH 22, 2017



Project: Avalon Park Blvd Safety Improvements
Parcels: 101/701/702/801

COUNTY

ORANGE COUNTY, FLORIDA

BY: Robert K. Babcock
Robert K. Babcock, Its Agent

DATE: 3/23/18

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 241.97 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 02°21'47", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 24°29'09" WEST AND A CHORD LENGTH OF 241.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°18'16" WEST, A DISTANCE OF 185.84 FEET TO A POINT OF CURVATURE; THENCE RUN 325.70 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 08°02'12", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF SOUTH 19°17'10" WEST AND A CHORD LENGTH OF 325.43 FEET TO A POINT; THENCE SOUTH 16°19'38" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON A NON TANGENT CURVE AND THE WEST LINE OF SAID TRACT A; THENCE THE FOLLOWING FOUR COURSES ALONG THE WEST LINE OF SAID TRACT A; THENCE FROM A TANGENT BEARING OF NORTH 12°48'43" EAST, RUN 94.41 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 41°36'41", A RADIUS OF 130.00 FEET, A CHORD BEARING OF NORTH 07°59'38" WEST AND A CHORD LENGTH OF 92.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN 49.03 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 56°11'18", A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 00°42'20" EAST AND A CHORD LENGTH OF 47.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27°23'20" EAST, A DISTANCE OF 312.87 FEET TO A POINT OF CURVATURE; THENCE RUN 176.00 FEET IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 01°43'08", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF NORTH 26°31'46" EAST AND A CHORD LENGTH OF 176.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,458 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

LEGEND & ABBREVIATIONS

Chkd. = CHECKED

CB = CHORD BEARING

CH = CHORD DISTANCE

CM = CONCRETE MONUMENT

L = LENGTH

N&D = NAIL AND DISK

No. = NUMBER

NT = NON TANGENT

ORB = OFFICIAL RECORDS BOOK

PC = POINT OF CURVATURE

PB = PLAT BOOK

PG = PAGE

PGS = PAGES

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

PRC = POINT OF REVERSE CURVATURE

R = RADIUS

R/W = RIGHT OF WAY

SUE = SIDEWALK & UTILITY EASEMENT

TB = TANGENT BEARING

W/ = WITH

Δ = DELTA

± = PLUS OR MINUS

R=5867.00' Δ=02°21'47"

L=241.97' CH=241.95'

CB=S24°29'09"W

TB=S23°18'16"W

R=5867.00' Δ=01°43'08"

L=176.00' CH=176.00'

CB=N26°31'46"E

AVALON PARK BOULEVARD
108' R/W PER PLAT OF
AVALON PARK BOULEVARD
PB 49, PGS 100-102

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

POC

NORTH CORNER OF TRACT A
FOUND 4"x4" CM W/
N&D "PRM LB 1221"

POB

EAST LINE OF TRACT A

S23°18'16"W
185.84'

AVALON TOWN CENTER
PARK SITE
PB 62, PGS 19-20

TRACT A
DRAINAGE EASEMENT
PER ORB 7542 PG 4859
AS SHOWN PER PLAT

PARCEL 101
AREA: 12,458 SQUARE FEET ±

R=50.00' Δ=56°11'18"

L=49.03' CH=47.09'

CB=N00°42'20"E

R=130.00' Δ=41°36'41"

L=94.41' CH=92.35'

CB=N07°59'38"W

TB=N12°48'43"E

WEST LINE OF
TRACT A

13.00' SUE
PER PLAT

PT

PRC

NT

BASIS OF BEARINGS
N27°23'20"E 312.87'

R=2322.00' Δ=08°02'12"
L=325.70' CH=325.43'
CB=S19°17'10"W

S16°19'38"W
100.00'

SCALE: 1" = 100'

SHEET 2 OF 2

REVISION

BY

DATE

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF A LAND SURVEYOR AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, RULES, REGULATIONS AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor, No. 6556

DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

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BOULEVARD



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SUITE 2401

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VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 801
ESTATE: PERPETUAL EASEMENT
PURPOSE: SIDEWALK, SLOPE & UTILITY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 5,947 SQUARE FEET MORE OR LESS

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SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

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BOULEVARD**



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SUITE 2401

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VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 801

ESTATE: PERPETUAL EASEMENT

PURPOSE: SIDEWALK, SLOPE & UTILITY

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

LEGEND & ABBREVIATIONS

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Δ=07°16'29"
L=294.82'
CH=294.63'
CB=N18°54'19"E
TB=N15°16'04"E

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

13.00' SUE
PER PLAT

N16°19'38"E
47.87'
R=143.00'
Δ=21°30'08"
L=53.67'
CH=53.35'
CB=N02°13'27"E
TB=N12°58'32"E

BASIS OF
BEARINGS
N27°23'20"E

AVALON PARK BOULEVARD
108' R/W PER PLAT OF
PB 49, PGS 100-102

WEST LINE OF
TRACT A

POB

PC

PC

PARCEL 801
AREA: 5,947 SQUARE FEET ±

AVALON TOWN CENTER
PARK SITE
PB 62, PGS 19-20

R=2309.00'
Δ=08°02'12"
L=323.87'
CH=323.61'
CB=S19°17'10"W

EAST LINE OF EASEMENT
TRACT A
DRAINAGE EASEMENT
PER ORB 7542 PG 4859
AS SHOWN PER PLAT

S16°19'33"W
99.85'

POC
NORTH CORNER OF TRACT A
FOUND 4"x4" CM W/
N&D "PRM LB 1221"

EAST LINE OF TRACT A

SCALE: 1" = 100'

SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

01/31/2017
H. Paul deVivero, Surveyor
DATE

REVISED TANGENT BEARING

JMS 01/30/2017

REVISION

BY DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK
BOULEVARD

GESDATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 SOUTH INTERNATIONAL PARKWAY
SUITE 201
LAKE MARK, FLORIDA 32746
VOICE: (407) 832-8906 FAX: (407) 878-0841
Land Surveyor Business License No. 6556

SCHEDULE "B"

AVALON PARK BOULEVARD REALIGNMENT PARCEL 801

SLOPE AND FILL, SIDEWALK AND UTILITY EASEMENT

Parcel 801 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

Parcel 801 is also being acquired as a permanent non-exclusive easement for sidewalk purposes with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a paved sidewalk upon the following lands as described in Schedule "A".

Parcel 801 is also being acquired as a permanent non-exclusive easement for utility purposes with full authority to enter over, under, upon, and maintain, as the GRANTEE and its assigns may deem necessary, a utility upon the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building or other structures that could adversely affect the structural integrity of the adjacent roadway facility, sidewalk and utilities on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to open space, setback area, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility, sidewalk and utilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

SCHEDULE "A"

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 418.24 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 04°05'04", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 25°20'48" WEST AND A CHORD LENGTH OF 418.15 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE WEST LINE OF SAID TRACT A, SOUTH 27°23'20" WEST, A DISTANCE OF 81.53 FEET TO A POINT; THENCE SOUTH 62°14'40" EAST, A DISTANCE OF 16.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 62°14'40" EAST, A DISTANCE OF 28.17 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 21°26'18" WEST, RUN 30.17 FEET IN A SOUTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°45'13", A RADIUS OF 2294.00 FEET, A CHORD BEARING OF SOUTH 21°03'41" WEST AND A CHORD LENGTH OF 30.17 FEET TO A POINT; THENCE NORTH 62°14'40" WEST, A DISTANCE OF 28.21 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 20°46'10" EAST, RUN 30.20 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°44'43", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF NORTH 21°08'31" EAST AND A CHORD LENGTH OF 30.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 846 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6985 FAX: (407) 878-0841

Land Surveyor Business License No. 6586

SCHEDULE "A"

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

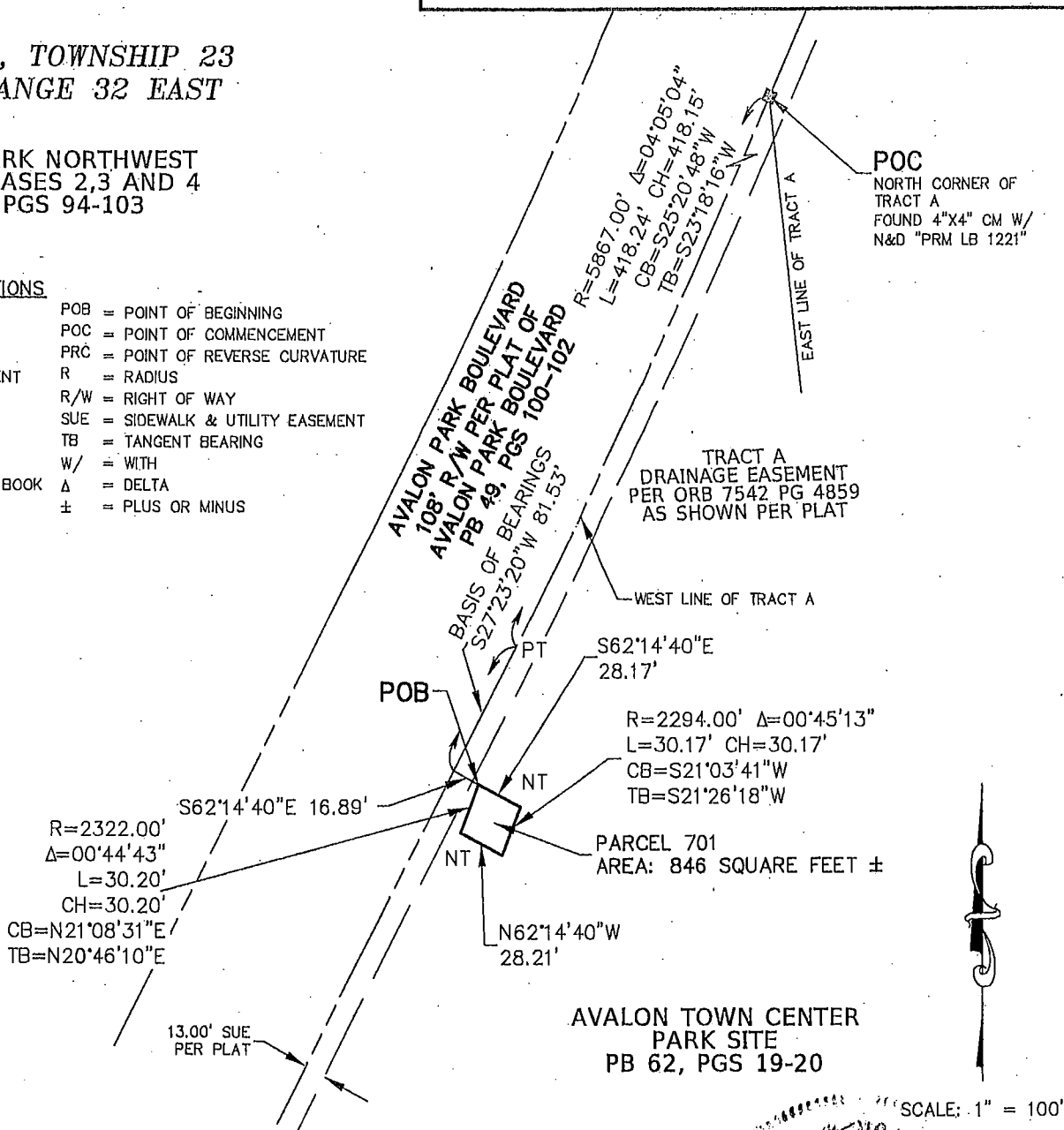
PURPOSE: TEMPORARY CONSTRUCTION

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

LEGEND & ABBREVIATIONS

Chkd. = CHECKED	POB = POINT OF BEGINNING
CB = CHORD BEARING	POC = POINT OF COMMENCEMENT
CH = CHORD DISTANCE	PRC = POINT OF REVERSE CURVATURE
CM = CONCRETE MONUMENT	R = RADIUS
L = LENGTH	R/W = RIGHT OF WAY
N&D = NAIL AND DISK	SUE = SIDEWALK & UTILITY EASEMENT
No. = NUMBER	TB = TANGENT BEARING
NT = NON TANGENT	W/ = WITH
ORB = OFFICIAL RECORDS BOOK	Δ = DELTA
PB = PLAT BOOK	± = PLUS OR MINUS
PG = PAGE	
PGS = PAGES	



AVALON TOWN CENTER
PARK SITE
PB 62, PGS 19-20

SCALE: 1" = 100'
SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, AND, SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 18990
DATE 11-21-16

REVISION BY DATE

Date: NOVEMBER 10, 2016
Project No.: G07-23
Drawn: AJH Chkd.: RJH/JMS

AVALON PARK
BOULEVARD

GEORATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: (407) 878-0841
Land Surveyor Business License No. 6556

SCHEDULE "B"

AVALON PARK BOULEVARD REALIGNMENT PARCEL 701

TEMPORARY CONSTRUCTION EASEMENT

Parcel 701 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of removing facilities located within the adjacent right-of-way or easement. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"

PARCEL: 702

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT B, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF REVERSE CURVATURE OF TRACT B, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 12°48'20" WEST, RUN 29.45 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°54'49", A RADIUS OF 1847.00 FEET, A CHORD BEARING OF SOUTH 12°20'55" WEST AND A CHORD LENGTH OF 29.45 FEET TO A POINT; THENCE NORTH 78°06'30" WEST RADIAL TO SAID CURVE, A DISTANCE OF 5.00 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 11°53'31" EAST, RUN 29.53 FEET IN A NORTHERLY DIRECTION, 5 FEET WEST OF AND CONCENTRIC TO SAID EAST LINE OF TRACT B, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°54'49", A RADIUS OF 1852.00 FEET, A CHORD BEARING OF NORTH 12°20'55" EAST AND A CHORD LENGTH OF 29.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN 126.36 FEET IN A NORTHERLY AND NORTHWESTERLY DIRECTION, 5 FEET WEST OF AND CONCENTRIC TO SAID EAST LINE OF TRACT B, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A DELTA ANGLE OF 92°49'07", A RADIUS OF 78.00 FEET, A CHORD BEARING OF NORTH 33°36'57" WEST AND A CHORD LENGTH OF 112.99 FEET TO A POINT; THENCE NORTH 09°58'29" EAST, RADIAL TO SAID CURVE, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B, SAID POINT BEING ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 80°01'31" EAST, RUN 134.46 FEET IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTH LINE OF TRACT B, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A DELTA ANGLE OF 92°49'10", A RADIUS OF 83.00 FEET, A CHORD BEARING OF SOUTH 33°36'56" EAST AND A CHORD LENGTH OF 120.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627514/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

**1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401**

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 702

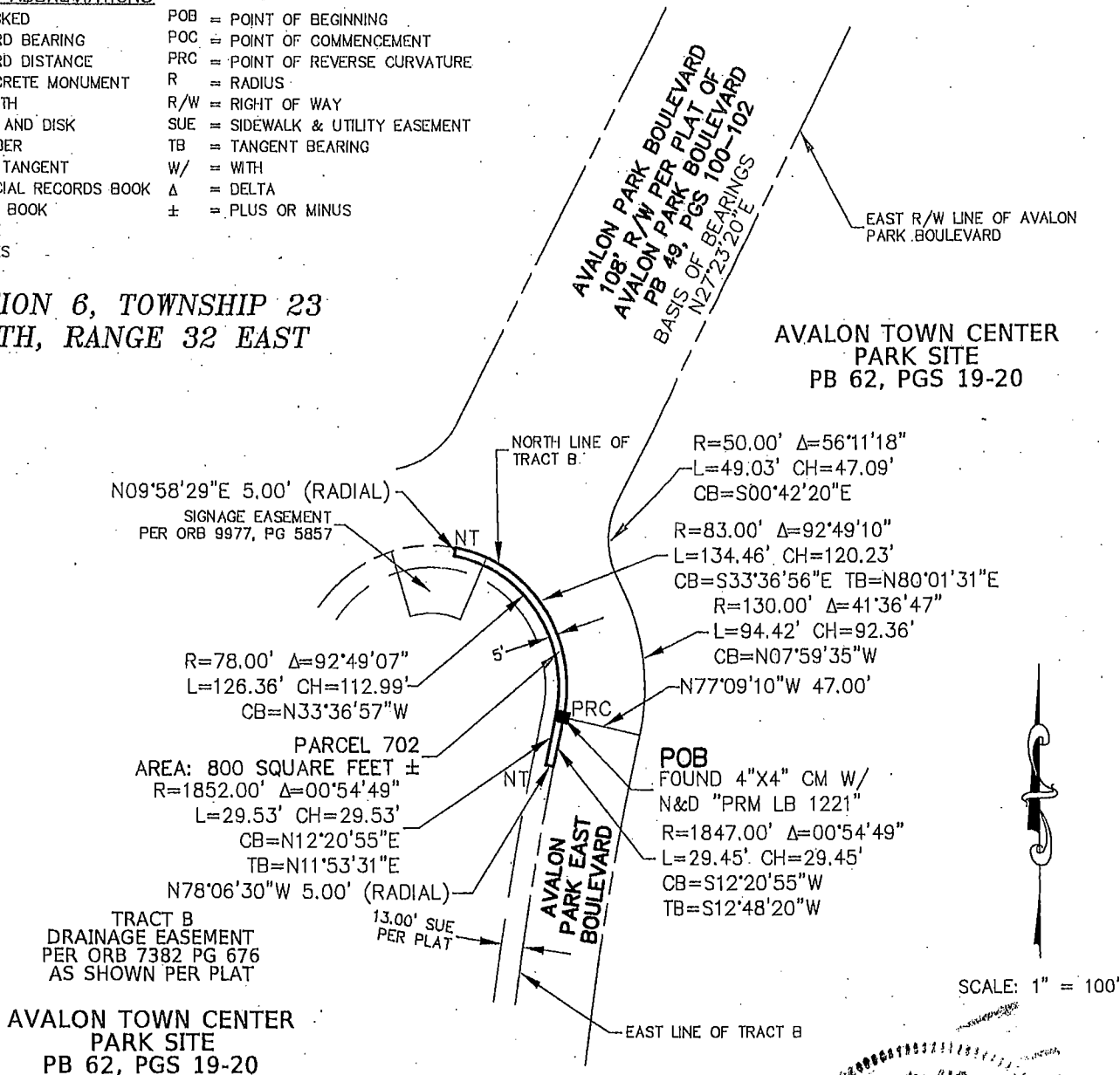
ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

LEGEND & ABBREVIATIONS

Chkd. = CHECKED	POB = POINT OF BEGINNING
CB = CHORD BEARING	POC = POINT OF COMMENCEMENT
CH = CHORD DISTANCE	PRC = POINT OF REVERSE CURVATURE
CM = CONCRETE MONUMENT	R = RADIUS
L = LENGTH	R/W = RIGHT OF WAY
N&D = NAIL AND DISK	SUE = SIDEWALK & UTILITY EASEMENT
No. = NUMBER	TB = TANGENT BEARING
NT = NON TANGENT	W/ = WITH
ORB = OFFICIAL RECORDS BOOK	Δ = DELTA
PB = PLAT BOOK	± = PLUS OR MINUS
PG = PAGE	
PGS = PAGES	

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST



SHEET 2401 OF 2

REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature]
H. Paul deVivero, Professional Land Surveyor No. 4080 DATE 11-21-16

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVAILON PARK
BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6985 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "B"

AVALON PARK BOULEVARD REALIGNMENT PARCEL 702

TEMPORARY CONSTRUCTION EASEMENT

Parcel 702 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing facilities that will be located within the adjacent right-of-way. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 10 2018

THIS IS A DONATION

Instrument: 101.1

Project: Avalon Park Blvd Safety Improvements

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 22nd day of March, A.D. 2017, by Avalon Park Property Owners Association, Inc., a Florida corporation, having its principal place of business in the city of Orlando, county of Orange, whose address is 3680 Avalon Park East Blvd Suite 120 Orlando FL, 32828, 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, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

06-23-32-1040-00-001

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

Instrument: 101.1
Project: Avalon Park Blvd Safety Improvements

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

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

Brian Knippenberg
Printed Name

[Signature]
Witness

Sara Mendoza
Printed Name

Avalon Park Property Owners Association, Inc.,
a Florida corporation

BY: [Signature]

Stephane Lerret
Printed Name

President
Title

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

3/22/17
STATE OF ORANGE FLORIDA

COUNTY OF ORANGE



The foregoing instrument was acknowledged before me this 22 day of March,
2017, by Stephane Lerret, as President, of
Avalon Park Property Owners Association, Inc., a Florida corporation, on behalf of the corporation.
He/She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature

CHRISTINA CALDWELL
Printed Notary Name

This instrument prepared by:
Kimberly Heim, 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 ORANGE

My commission expires: March 19, 2018

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 241.97 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 02°21'47", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 24°29'09" WEST AND A CHORD LENGTH OF 241.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°18'16" WEST, A DISTANCE OF 185.84 FEET TO A POINT OF CURVATURE; THENCE RUN 325.70 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 08°02'12", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF SOUTH 19°17'10" WEST AND A CHORD LENGTH OF 325.43 FEET TO A POINT; THENCE SOUTH 16°19'38" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON A NON TANGENT CURVE AND THE WEST LINE OF SAID TRACT A; THENCE THE FOLLOWING FOUR COURSES ALONG THE WEST LINE OF SAID TRACT A; THENCE FROM A TANGENT BEARING OF NORTH 12°48'43" EAST, RUN 94.41 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 41°36'41", A RADIUS OF 130.00 FEET, A CHORD BEARING OF NORTH 07°59'38" WEST AND A CHORD LENGTH OF 92.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN 49.03 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 56°11'18", A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 00°42'20" EAST AND A CHORD LENGTH OF 47.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27°23'20" EAST, A DISTANCE OF 312.87 FEET TO A POINT OF CURVATURE; THENCE RUN 176.00 FEET IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 01°43'08", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF NORTH 26°31'46" EAST AND A CHORD LENGTH OF 176.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,458 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

LEGEND & ABBREVIATIONS

Chkd. = CHECKED
CB = CHORD BEARING
CH = CHORD DISTANCE
CM = CONCRETE MONUMENT
L = LENGTH
N&D = NAIL AND DISK
No. = NUMBER
NT = NON TANGENT
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PB = PLAT BOOK
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PGS = PAGES

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
R = RADIUS
R/W = RIGHT OF WAY
SUE = SIDEWALK & UTILITY EASEMENT
TB = TANGENT BEARING
W/ = WITH
Δ = DELTA
± = PLUS OR MINUS

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

R=5867.00' Δ=02°21'47"
L=241.97' CH=241.95'
CB=S24°29'09"W
TB=S23°18'16"W

R=5867.00' Δ=01°43'08"
L=176.00' CH=176.00'
CB=N26°31'46"E

AVALON PARK BOULEVARD
108' R/W PER PLAT OF
AVALON PARK BOULEVARD
PB 49, PGS 100-102

BASIS OF BEARINGS
N27°23'20"E 312.87'

R=2322.00' Δ=08°02'12"
L=325.70' CH=325.43'
CB=S19°17'10"W

AVALON TOWN CENTER
PARK SITE
PB 62, PGS 19-20

TRACT A
DRAINAGE EASEMENT
PER ORB 7542 PG 4859
AS SHOWN PER PLAT

PARCEL 101
AREA: 12,458 SQUARE FEET ±

R=50.00' Δ=56°11'18"
L=49.03' CH=47.09'
CB=N00°42'20"E

R=130.00' Δ=41°36'41"
L=94.41' CH=92.35'
CB=N07°59'38"W
TB=N12°48'43"E

S16°19'38"W
100.00'

POC
NORTH CORNER OF TRACT A
FOUND 4"x4" CM W/
N&D "PRM LB 1221"

EAST LINE OF TRACT A
S23°18'16"W
185.84'

WEST LINE OF
TRACT A
13.00' SUE
PER PLAT

PT

PRC

NT



SCALE: 1" = 100'

SHEET 2 OF 2

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivro, Professional Land Surveyor, No. 1990 DATE 11-21-16

REVISION BY DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK
BOULEVARD

GEODATA CONSULTANTS, INC.
SURVEYING & MAPPING
1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401
LAKE MARY, FLORIDA 32746
VOICE: (407) 732-6965 FAX: (407) 878-0841
Land Surveyor Business License No. 6556

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 10 2018

THIS IS A DONATION

Instrument: 801.1

Project: Avalon Park Blvd Safety Improvements

SIDEWALK, SLOPE AND UTILITY EASEMENT

THIS INDENTURE, made and executed the 22nd day of March, A.D. 20 17, by Avalon Park Property Owners Association, Inc., a Florida corporation, whose address is 3680 Avalon Park Blvd. Suite 120, Orlando, FL, 32828, 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, its successors and assigns, a sidewalk, slope and utility easement, more particularly defined in Schedule "B" attached over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number(s):

a portion of

06-23-32-1040-00-001

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 801.1
Project: Avalon Park Blvd Safety Improvements

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

Signed, sealed and delivered
in the presence of:

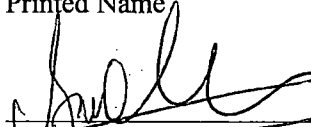
Avalon Park Property Owners Association, Inc.,
a Florida corporation



Witness

BRIAN KNIPPENBERG

Printed Name

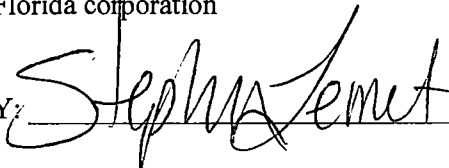


Witness

SARA McNAMARA

Printed Name

BY:



Stephanie Lerret

Printed Name

President

Title

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

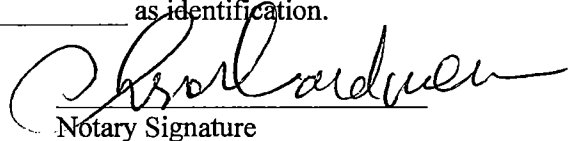
COUNTY OF ORANGE



The foregoing instrument was acknowledged before me this 22 of MARCH, 2017, by Stephanie Lerret, as President of Avalon Park Property Owners Association, Inc., a Florida corporation, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)





Notary Signature

CHRISTINA CALDWELL

Printed Notary Name

This instrument prepared by:

Kimberly Heim, 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 ORANGE

My commission expires: MARCH 19, 2018

SCHEDULE "A"

PARCEL: 801

ESTATE: PERPETUAL EASEMENT

PURPOSE: SIDEWALK, SLOPE & UTILITY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"X4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 241.97 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 02°21'47", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 24°29'09" WEST AND A CHORD LENGTH OF 241.95 FEET TO A POINT; THENCE SOUTH 64°19'58" EAST, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°18'16" WEST, A DISTANCE OF 185.57 FEET TO A POINT OF CURVATURE; THENCE RUN 323.87 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 08°02'12", A RADIUS OF 2309.00 FEET, A CHORD BEARING OF SOUTH 19°17'10" WEST AND A CHORD LENGTH OF 323.61 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 16°19'33" WEST, A DISTANCE OF 99.85 FEET TO A POINT ON A NON TANGENT CURVE AND THE EAST LINE OF A 13 FEET SIDEWALK AND UTILITY EASEMENT PER SAID PLAT OF AVALON TOWN CENTER PARK SITE; THENCE FROM A TANGENT BEARING OF NORTH 12°58'32" EAST, RUN 53.67 FEET IN A NORTHERLY DIRECTION, ALONG THE EAST LINE OF SAID EASEMENT, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 21°30'08", A RADIUS OF 143.00 FEET, A CHORD BEARING OF NORTH 02°13'27" EAST AND A CHORD LENGTH OF 53.35 FEET TO A POINT; THENCE NORTH 16°19'38" EAST, A DISTANCE OF 47.87 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 15°16'04" EAST, RUN 294.82 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 07°16'29", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF NORTH 18°54'19" EAST AND A CHORD LENGTH OF 294.63 FEET TO A POINT ON THE EAST LINE OF SAID EASEMENT; THENCE THE FOLLOWING TWO COURSES ALONG THE EAST LINE OF SAID EASEMENT; THENCE NORTH 27°23'20" EAST, A DISTANCE OF 40.16 FEET TO A POINT OF CURVATURE; THENCE RUN 176.69 FEET IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 01°43'18", A RADIUS OF 5880.00 FEET, A CHORD BEARING OF NORTH 26°31'41" EAST AND A CHORD LENGTH OF 176.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,947 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "B"

AVALON PARK BOULEVARD REALIGNMENT PARCEL 801

SLOPE AND FILL, SIDEWALK AND UTILITY EASEMENT

Parcel 801 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to the following lands as described in Schedule "A".

Parcel 801 is also being acquired as a permanent non-exclusive easement for sidewalk purposes with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a paved sidewalk upon the following lands as described in Schedule "A".

Parcel 801 is also being acquired as a permanent non-exclusive easement for utility purposes with full authority to enter over, under, upon, and maintain, as the GRANTEE and its assigns may deem necessary, a utility upon the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building or other structures that could adversely affect the structural integrity of the adjacent roadway facility, sidewalk and utilities on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to open space, setback area, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility, sidewalk and utilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 10 2018

THIS IS A DONATION

Instrument: 701.1/702.1

Project: Avalon Park Blvd Safety Improvements

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE, made and executed the 22nd day of March, A.D. 2017,
by Avalon Park Property Owners Association, Inc., a Florida not-for-profit corporation, whose address is
3680 Avalon Park East Blvd Suite 120 Orlando FL 32828,
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, its successors and assigns, a temporary construction easement more particularly
defined in Schedule "B" attached over and upon the following described lands of the GRANTOR situate
in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number(s):

a portion of

06-23-32-1040-00-001

and a portion of

06-23-32-1040-00-002

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said
lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and
shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR
hereby fully warrants the easement being granted and will defend the same against the lawful claims of all
persons whomsoever.

Instrument: 701.1/702.1

Project: Avalon Park Blvd Safety Improvements

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

Signed, sealed and delivered
in the presence of:

Avalon Park Property Owners Association, Inc.,
a Florida not-for-profit corporation

Brian Knippenberg
Witness

Brian Knippenberg
Printed Name

SARA MUNDACAR
Witness

SARA MUNDACAR
Printed Name

BY: Stephanie Lerret

Stephanie Lerret
Printed Name

President
Title

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

3/22/17
STATE OF Orange Florida
COUNTY OF ORANGE



The foregoing instrument was acknowledged before me this 22 of March,
2017, by Stephanie Lerret, as President, of Avalon Park
Property Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation.
He ☒ She ☐ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



Christina Caldwell
Notary Signature

CHRISTINA CALDWELL
Printed Notary Name

This instrument prepared by:
Kimberly Heim, 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 Orange

My commission expires: March 19, 2018

SCHEDULE "A"

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 418.24 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 04°05'04", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 25°20'48" WEST AND A CHORD LENGTH OF 418.15 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE WEST LINE OF SAID TRACT A, SOUTH 27°23'20" WEST, A DISTANCE OF 81.53 FEET TO A POINT; THENCE SOUTH 62°14'40" EAST, A DISTANCE OF 16.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 62°14'40" EAST, A DISTANCE OF 28.17 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 21°26'18" WEST, RUN 30.17 FEET IN A SOUTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°45'13", A RADIUS OF 2294.00 FEET, A CHORD BEARING OF SOUTH 21°03'41" WEST AND A CHORD LENGTH OF 30.17 FEET TO A POINT; THENCE NORTH 62°14'40" WEST, A DISTANCE OF 28.21 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 20°46'10" EAST, RUN 30.20 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°44'43", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF NORTH 21°08'31" EAST AND A CHORD LENGTH OF 30.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 846 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

**1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401**

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

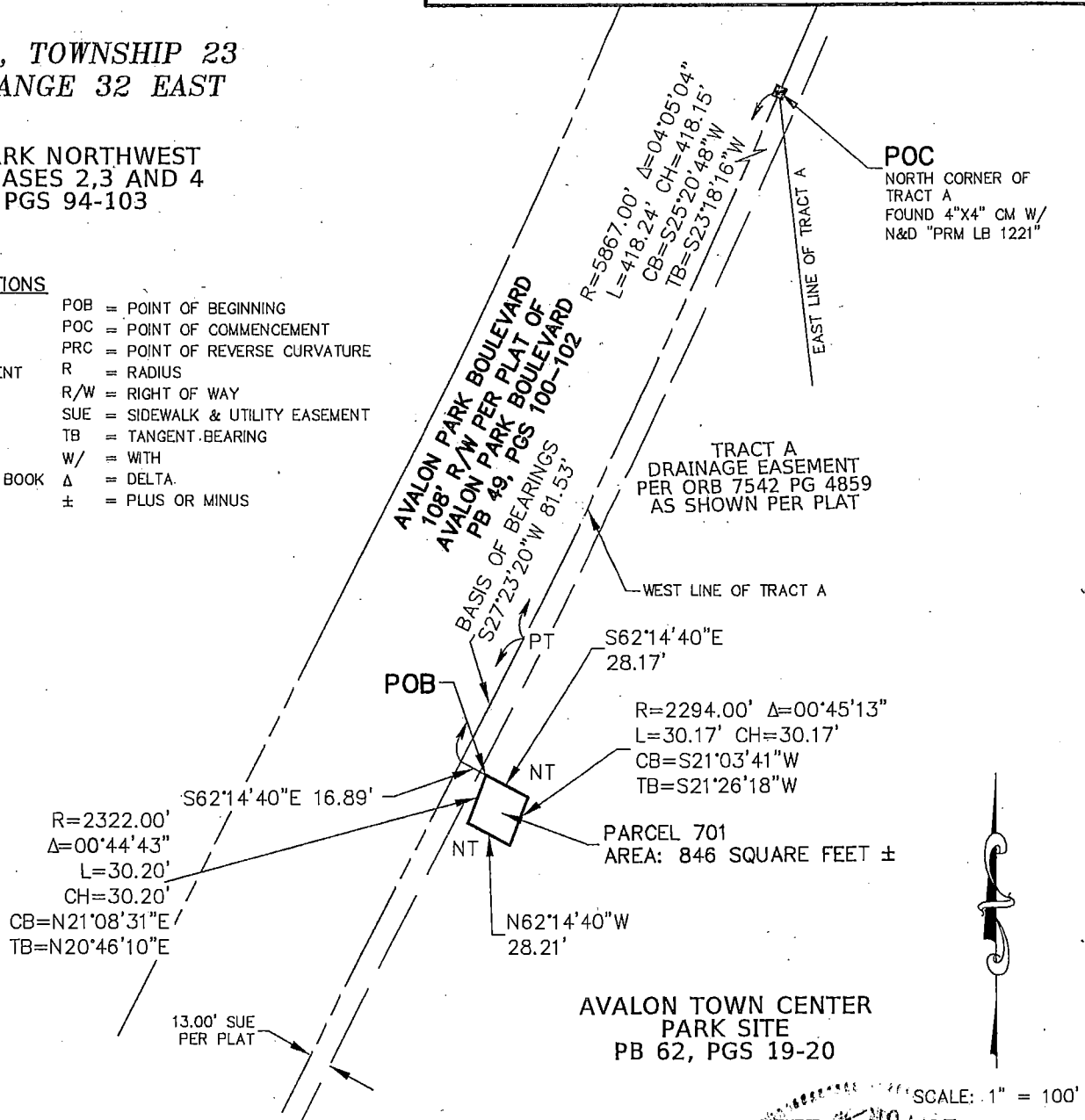
PURPOSE: TEMPORARY CONSTRUCTION

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

LEGEND & ABBREVIATIONS

Chkd. = CHECKED	POB = POINT OF BEGINNING
CB = CHORD BEARING	POC = POINT OF COMMENCEMENT
CH = CHORD DISTANCE	PRC = POINT OF REVERSE CURVATURE
CM = CONCRETE MONUMENT	R = RADIUS
L = LENGTH	R/W = RIGHT OF WAY
N&D = NAIL AND DISK	SUE = SIDEWALK & UTILITY EASEMENT
No. = NUMBER	TB = TANGENT BEARING
NT = NON TANGENT	W/ = WITH
ORB = OFFICIAL RECORDS BOOK	Δ = DELTA
PB = PLAT BOOK	± = PLUS OR MINUS
PG = PAGE	
PGS = PAGES	



I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deViviero, Professional Land Surveyor No. 4990

DATE

REVISION

BY

DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK
BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "B"

AVALON PARK BOULEVARD REALIGNMENT PARCEL 701

TEMPORARY CONSTRUCTION EASEMENT

Parcel 701 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of removing facilities located within the adjacent right-of-way or easement. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

SCHEDULE "A"

PARCEL: 702

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT B, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF REVERSE CURVATURE OF TRACT B, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"X4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 12°48'20" WEST, RUN 29.45 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°54'49", A RADIUS OF 1847.00 FEET, A CHORD BEARING OF SOUTH 12°20'55" WEST AND A CHORD LENGTH OF 29.45 FEET TO A POINT; THENCE NORTH 78°06'30" WEST RADIAL TO SAID CURVE, A DISTANCE OF 5.00 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 11°53'31" EAST, RUN 29.53 FEET IN A NORTHERLY DIRECTION, 5 FEET WEST OF AND CONCENTRIC TO SAID EAST LINE OF TRACT B, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°54'49", A RADIUS OF 1852.00 FEET, A CHORD BEARING OF NORTH 12°20'55" EAST AND A CHORD LENGTH OF 29.53 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN 126.36 FEET IN A NORTHERLY AND NORTHWESTERLY DIRECTION, 5 FEET WEST OF AND CONCENTRIC TO SAID EAST LINE OF TRACT B, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A DELTA ANGLE OF 92°49'07", A RADIUS OF 78.00 FEET, A CHORD BEARING OF NORTH 33°36'57" WEST AND A CHORD LENGTH OF 112.99 FEET TO A POINT; THENCE NORTH 09°58'29" EAST, RADIAL TO SAID CURVE, A DISTANCE OF 5.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT B, SAID POINT BEING ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 80°01'31" EAST, RUN 134.46 FEET IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTH LINE OF TRACT B, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A DELTA ANGLE OF 92°49'10", A RADIUS OF 83.00 FEET, A CHORD BEARING OF SOUTH 33°36'56" EAST AND A CHORD LENGTH OF 120.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627514/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 702

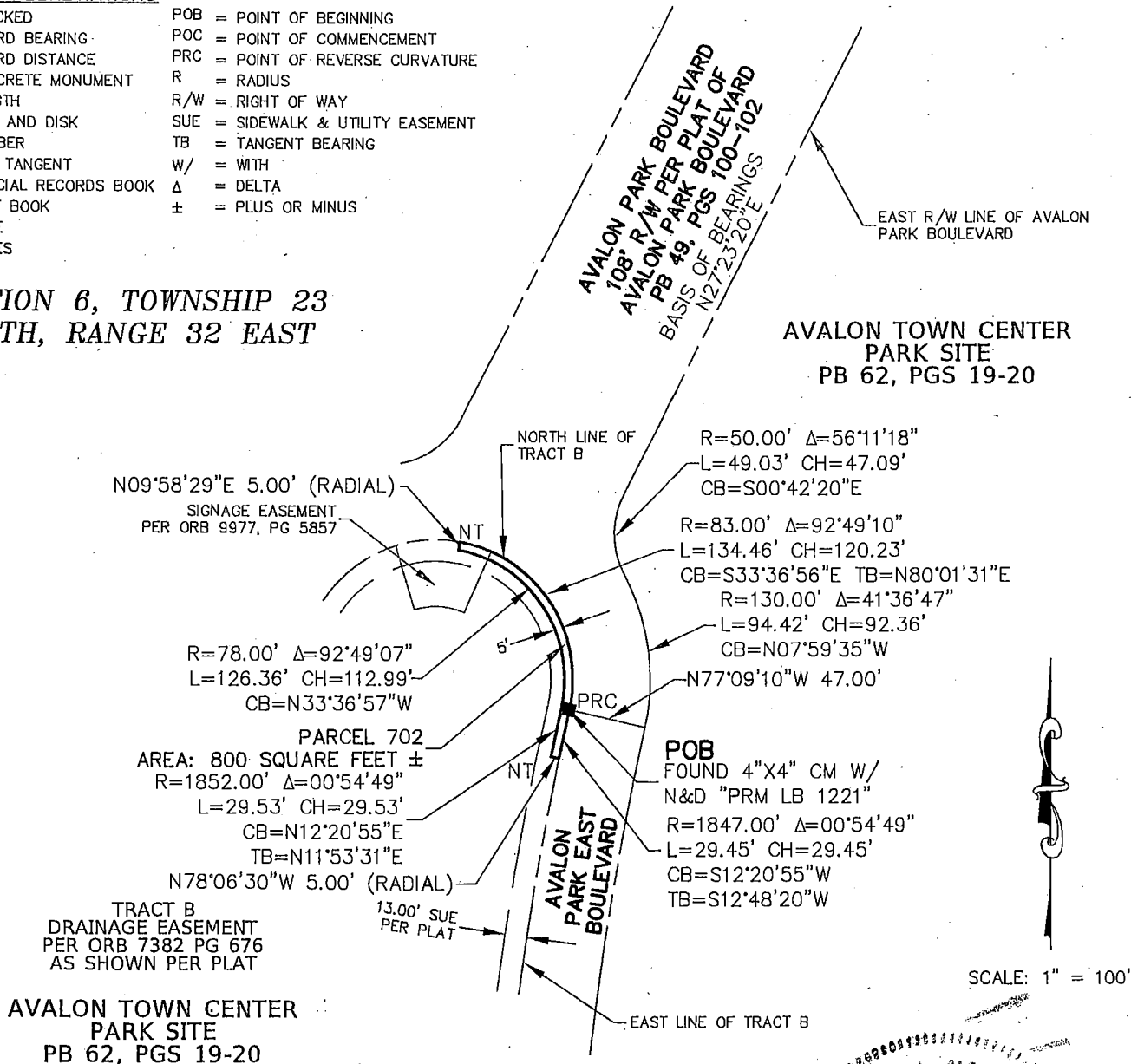
ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

LEGEND & ABBREVIATIONS

Chkd. = CHECKED	POB = POINT OF BEGINNING
CB = CHORD BEARING	POC = POINT OF COMMENCEMENT
CH = CHORD DISTANCE	PRC = POINT OF REVERSE CURVATURE
CM = CONCRETE MONUMENT	R = RADIUS
L = LENGTH	R/W = RIGHT OF WAY
N&D = NAIL AND DISK	SUE = SIDEWALK & UTILITY EASEMENT
No. = NUMBER	TB = TANGENT BEARING
NT = NON TANGENT	W/ = WITH
ORB = OFFICIAL RECORDS BOOK	Δ = DELTA
PB = PLAT BOOK	± = PLUS OR MINUS
PG = PAGE	
PGS = PAGES	

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST



SCALE: 1" = 100'

SHEET 2401 OF 2

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor, No. 4660

DATE

REVISION

BY

DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "B"

AVALON PARK BOULEVARD REALIGNMENT PARCEL 702

TEMPORARY CONSTRUCTION EASEMENT

Parcel 702 is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of constructing facilities that will be located within the adjacent right-of-way. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 10 2018

Instrument: 101.2/701.2/801.2
Project: Avalon Park Blvd Safety Improvements

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 road right-of-way in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to an easement and memorandum of agreement 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:

Bright House Networks, LLC
FROM: Avalon Park Property Owners Association, Inc.
Easement and Memorandum of Agreement
filed August 13, 2012
Recorded in Official Records Book 10424, Page 6114
Public Records of Orange County, Florida

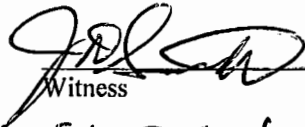
PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for road right-of-way purposes only, and that nothing herein 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 road right-of-way 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.

Instrument: 101.2/701.2/801.2
Project: Avalon Park Blvd Safety Improvements


IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 10 day of November, A.D. 20 17

Signed, sealed, and delivered
in the presence of:

Bright House Networks, LLC,
a Delaware limited liability company


Witness

John D. Smith
Printed Name


Witness

Edward B. Williams
Printed Name

(Signature of TWO witnesses required by Florida law)

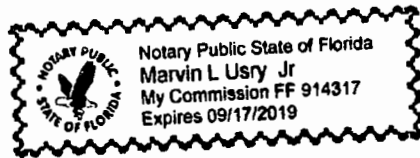
STATE OF FLORIDA

COUNTY OF ORANGE

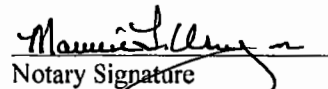
I HEREBY CERTIFY, that on this 10th day of NOVEMBER, A.D., 20 17, before me personally appeared Michel L. Champagne, as VP of Ops/General Manager of Bright House Networks, LLC, a Delaware limited liability company. He [☒] is personally known to me, or [☐] has produced _____ as identification.

Witness my hand and official seal this 10 day of NOVEMBER, 20 17.

(Notary Seal)



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


Notary Signature

MARVIN L. USRY, Jr.
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires: 9/17/2017

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 241.97 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 02°21'47", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 24°29'09" WEST AND A CHORD LENGTH OF 241.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°18'16" WEST, A DISTANCE OF 185.84 FEET TO A POINT OF CURVATURE; THENCE RUN 325.70 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 08°02'12", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF SOUTH 19°17'10" WEST AND A CHORD LENGTH OF 325.43 FEET TO A POINT; THENCE SOUTH 16°19'38" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON A NON TANGENT CURVE AND THE WEST LINE OF SAID TRACT A; THENCE THE FOLLOWING FOUR COURSES ALONG THE WEST LINE OF SAID TRACT A; THENCE FROM A TANGENT BEARING OF NORTH 12°48'43" EAST, RUN 94.41 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 41°36'41", A RADIUS OF 130.00 FEET, A CHORD BEARING OF NORTH 07°59'38" WEST AND A CHORD LENGTH OF 92.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN 49.03 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 56°11'18", A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 00°42'20" EAST AND A CHORD LENGTH OF 47.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27°23'20" EAST, A DISTANCE OF 312.87 FEET TO A POINT OF CURVATURE; THENCE RUN 176.00 FEET IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 01°43'08", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF NORTH 26°31'46" EAST AND A CHORD LENGTH OF 176.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,458 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037--3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-0965 FAX: (407) 870-0041

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

LEGEND & ABBREVIATIONS

Chkd.	=	CHECKED	POB	=	POINT OF BEGINNING
CB	=	CHORD BEARING	POC	=	POINT OF COMMENCEMENT
CH	=	CHORD DISTANCE	PRC	=	POINT OF REVERSE CURVATURE
CM	=	CONCRETE MONUMENT	R	=	RADIUS
L	=	LENGTH	R/W	=	RIGHT OF WAY
N&D	=	NAIL AND DISK	SUE	=	SIDEWALK & UTILITY EASEMENT
No.	=	NUMBER	TB	=	TANGENT BEARING
NT	=	NON TANGENT	W/	=	WITH
ORB	=	OFFICIAL RECORDS BOOK	Δ	=	DELTA
PC	=	POINT OF CURVATURE	±	=	PLUS OR MINUS
PB	=	PLAT BOOK			
PG	=	PAGE			
PGS	=	PAGES			

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

R=5867.00' Δ=02°21'47"
L=241.97' CH=241.95'
CB=S24°29'09"W
TB=S23°18'16"W

R=5867.00' Δ=01°43'08"
L=176.00' CH=176.00'
CB=N26°31'46"E

AVALON PARK BOULEVARD
108' R/W PER PLAT OF
AVALON PARK BOULEVARD
PB 49, PGS 100-102

BASIS OF BEARINGS
N27°23'20"E 312.27'

WEST LINE OF
TRACT A
13.00' SUE
PER PLAT

R=50.00' Δ=56°11'18"
L=49.03' CH=47.09'
CB=N00°42'20"E

R=130.00' Δ=41°36'41"
L=94.41' CH=92.35'
CB=N07°59'38"W
TB=N12°48'43"E

S16°19'38"W
100.00'

PARCEL 101
AREA: 12,458 SQUARE FEET ±

TRACT A
DRAINAGE EASEMENT
PER ORB 7542 PG 4859
AS SHOWN PER PLAT

POC
NORTH CORNER OF TRACT A
FOUND 4"x4" CM W/
N&D "PRM LD 1221"

S23°18'16"W
185.84'

AVALON TOWN CENTER
PARK SITE
PB 62, PGS 19-20

SCALE: 1" = 100'

SHEET 2 of 2

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SURVEY MEETS THE STANDARDS AND CRITERIA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 49-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

11-21-16
11. Paul deViviera, Professional Land Surveyor No. 6890 DATE

REVISION

BY

DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd: RJH/JMS

AVALON PARK
BOULEVARD



GKO DATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-8985 FAX: (407) 878-0841

Land Surveyor Business License No. 0556

SCHEDULE "A"

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 418.24 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 04°05'04", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 25°20'48" WEST AND A CHORD LENGTH OF 418.15 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE WEST LINE OF SAID TRACT A, SOUTH 27°23'20" WEST, A DISTANCE OF 81.53 FEET TO A POINT; THENCE SOUTH 62°14'40" EAST, A DISTANCE OF 16.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 62°14'40" EAST, A DISTANCE OF 28.17 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 21°26'18" WEST, RUN 30.17 FEET IN A SOUTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°45'13", A RADIUS OF 2294.00 FEET, A CHORD BEARING OF SOUTH 21°03'41" WEST AND A CHORD LENGTH OF 30.17 FEET TO A POINT; THENCE NORTH 62°14'40" WEST, A DISTANCE OF 28.21 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 20°46'10" EAST, RUN 30.20 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°44'43", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF NORTH 21°08'31" EAST AND A CHORD LENGTH OF 30.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 846 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3827525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1340 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

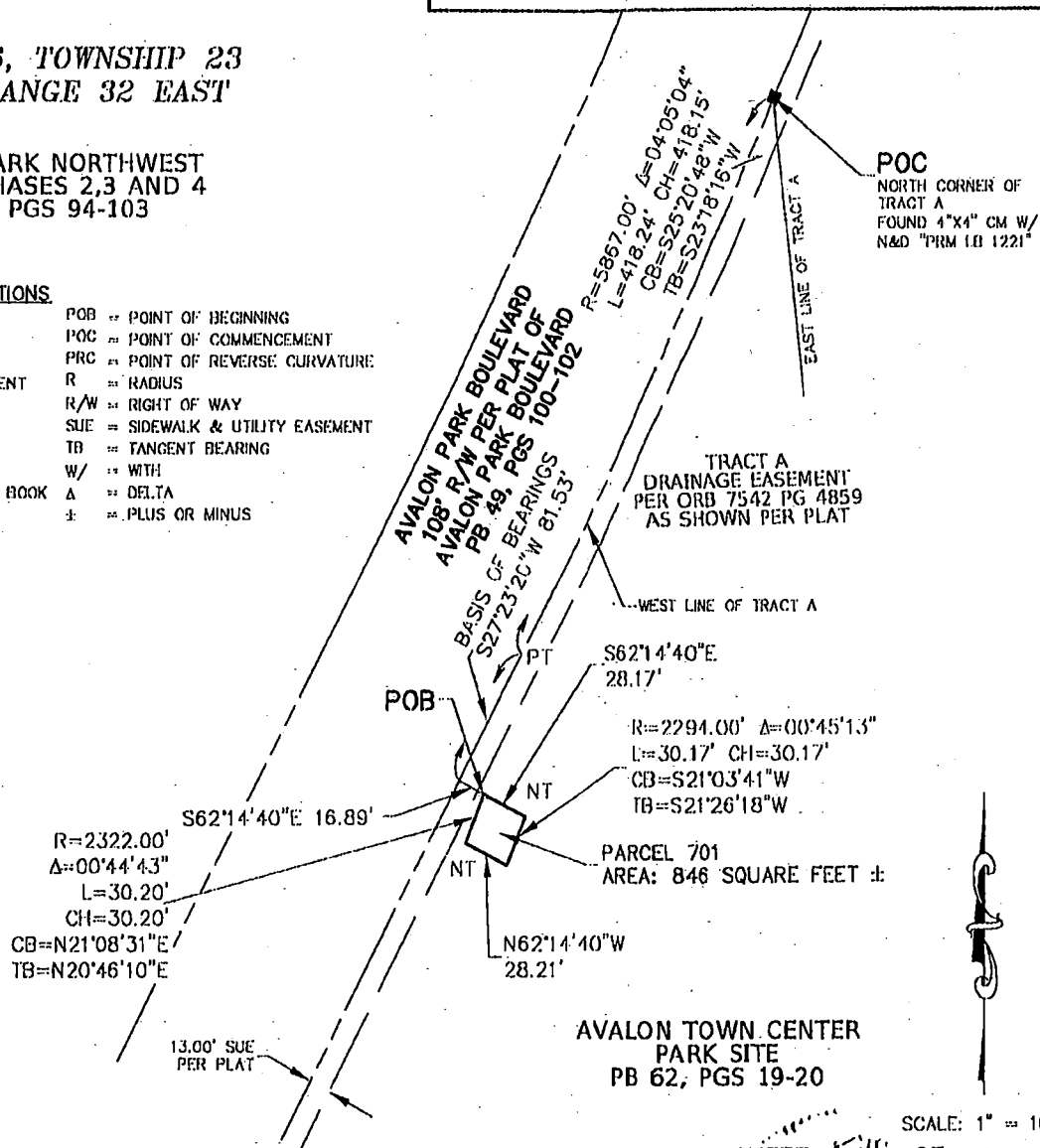
VOICE: (407) 732-6985 FAX: (407) 670-0041

Land Surveyor Business License No. 6556

PURPOSE: TEMPORARY CONSTRUCTION

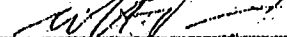

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

Chkd.	==	CHECKED	POB	==	POINT OF BEGINNING
CB	==	CHORD BEARING	POC	==	POINT OF COMMENCEMENT
CD	==	CHORD DISTANCE	PRC	==	POINT OF REVERSE CURVATURE
CM	==	CONCRETE MONUMENT	R	==	RADIUS
L	==	LENGTH	R/W	==	RIGHT OF WAY
N&D	==	NAIL AND DISK	SUE	==	SIDEWALK & UTILITY EASEMENT
No.	==	NUMBER	TB	==	TANGENT BEARING
NT	==	NON TANGENT	W/	==	WITH
ORB	==	OFFICIAL RECORDS BOOK	Δ	==	DELTA
PB	==	PLAT BOOK	±	==	PLUS OR MINUS
PG	==	PAGE			
PGS	==	PAGES			



SCALE: 1" = 100'

SHEET 2 OF 2

				I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.	
REVISION		BY	DATE	 11-21-16 Ft. Paul DeViera, Professional Land Surveyor No. 4690 DATE	
Date: <u>NOVEMBER 10, 2016</u> Project No.: <u>G07-23</u> Drawn: <u>AJH</u> Chkd.: <u>RJH/JMS</u>		AVALON PARK BOULEVARD		 GEORATA CONSULTANTS, INC. SURVEYING & MAPPING 1340 SOUTH INTERNATIONAL PARKWAY SUITE 2401 LAKE MARY, FLORIDA 32748 VOICE: (407) 732-0905 FAX: (407) 070-0041 Land Surveyor Business License No. 6556	

SCHEDULE "A"

PARCEL: 801

ESTATE: PERPETUAL EASEMENT

PURPOSE: SIDEWALK, SLOPE & UTILITY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 241.97 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 02°21'47", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 24°29'09" WEST AND A CHORD LENGTH OF 241.95 FEET TO A POINT; THENCE SOUTH 64°19'58" EAST, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°18'16" WEST, A DISTANCE OF 185.57 FEET TO A POINT OF CURVATURE; THENCE RUN 323.87 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 08°02'12", A RADIUS OF 2309.00 FEET, A CHORD BEARING OF SOUTH 19°17'10" WEST AND A CHORD LENGTH OF 323.61 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 16°19'33" WEST, A DISTANCE OF 99.85 FEET TO A POINT ON A NON TANGENT CURVE AND THE EAST LINE OF A 13 FEET SIDEWALK AND UTILITY EASEMENT PER SAID PLAT OF AVALON TOWN CENTER PARK SITE; THENCE FROM A TANGENT BEARING OF NORTH 12°58'32" EAST, RUN 53.67 FEET IN A NORTHERLY DIRECTION, ALONG THE EAST LINE OF SAID EASEMENT, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 21°30'08", A RADIUS OF 143.00 FEET, A CHORD BEARING OF NORTH 02°13'27" EAST AND A CHORD LENGTH OF 53.35 FEET TO A POINT; THENCE NORTH 16°19'38" EAST, A DISTANCE OF 47.87 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 15°16'04" EAST, RUN 294.82 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 07°16'29", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF NORTH 18°54'19" EAST AND A CHORD LENGTH OF 294.63 FEET TO A POINT ON THE EAST LINE OF SAID EASEMENT; THENCE THE FOLLOWING TWO COURSES ALONG THE EAST LINE OF SAID EASEMENT; THENCE NORTH 27°23'20" EAST, A DISTANCE OF 40.16 FEET TO A POINT OF CURVATURE; THENCE RUN 176.69 FEET IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 01°43'18", A RADIUS OF 5880.00 FEET, A CHORD BEARING OF NORTH 26°31'41" EAST AND A CHORD LENGTH OF 176.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,947 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6065 FAX: (407) 878-0041

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 801

ESTATE: PERPETUAL EASEMENT

PURPOSE: SIDEWALK, SLOPE & UTILITY

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

LEGEND & ABBREVIATIONS

Chkd.	=	CHECKED	POB	=	POINT OF BEGINNING
CB	=	CHORD BEARING	POC	=	POINT OF COMMENCEMENT
CH	=	CHORD DISTANCE	PRC	=	POINT OF REVERSE CURVATURE
CM	=	CONCRETE MONUMENT	R	=	RADIUS
L	=	LENGTH	R/W	=	RIGHT OF WAY
N&D	=	NAIL AND DISK	SUE	=	SIDEWALK & UTILITY EASEMENT
No.	=	NUMBER	TB	=	TANGENT BEARING
NT	=	NON TANGENT	W/	=	WITH
ORB	=	OFFICIAL RECORDS BOOK	Δ	=	DELTA
PD	=	PLAT BOOK	±	=	PLUS OR MINUS
PC	=	POINT OF CURVATURE			
PG	=	PAGE			
PGS	=	PAGES			

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

R=2322.00'
Δ=07°16'29"
L=294.82'
CH=294.63'
CB=N18°54'19"E
TB=N15°16'04"E

13.00' SUE
PER PLAT

N16°19'38"E
47.87'
R=143.00'
Δ=21°30'08"
L=53.67'
CH=53.35'
CB=N02°13'27"E
TB=N12°58'32"E

AVALON PARK BOULEVARD
108' R/W PER PLAT OF
AVALON PARK BOULEVARD
PB 49, PGS 100-102

N27°23'20"E
40.16'

R=2309.00'
Δ=08°02'12"
L=323.87'
CH=323.61'
CB=S19°17'10"W

TRACT A
DRAINAGE EASEMENT
PER ORB 7542 PG 4859
AS SHOWN PER PLAT

S16°19'33"W
99.85'

POC
NORTH CORNER OF TRACT A
FOUND 4"x4" CM W/
N&D "PRM LB 1221"

POB

WEST LINE OF
TRACT A

EAST LINE OF TRACT A

AVALON TOWN CENTER
PARK SITE
PB 62, PGS 19-20

PARCEL 801
AREA: 5,947 SQUARE FEET ±

SCALE: 1" = 100'

SHEET 2 OF 2

REVISED TANGENT BEARING

JMS 01/30/2017

REVISION

BY DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SUBSEQUENT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

01/31/2017

IL Paul deVera, Professional Land Surveyor No. 6526 DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd: RJH/JMS

AVALON PARK
BOULEVARD



GESTA CONSULTANTS, INC.

SURVEYING & MAPPING

1340 SOUTH INTERNATIONAL PARKWAY

SUITE 250

LAKE HAVAS, FLORIDA 32746

VOICE: (407) 932-8085 FAX: (407) 878-0841

Land Surveyor License No. 6526

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 10 2018

Instrument: 101.3/701.3/801.3
Project: Avalon Park Blvd Safety Improvements

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 road right-of-way in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a joint use agreement, and an amended and restated joint use 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 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 SCHEDULE "A"

Encumbrances:

Avalon Park Commercial Property Owners' Association, Inc.

FROM: Avalon Park Property Owners Association, Inc.

Joint Use Agreement filed July 28, 2006

Recorded in Official Records Book 8778, Page 304

Amended and Restated Joint Use Agreement

filed November 1, 2007

Recorded in Official Records Book 9491, Page 1877

Re-recorded Amended and Restated Joint Use Agreement

filed May 20, 2008

Recorded in Official Records Book 9696, Page 4769

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 road right-of-way purposes only, and that

Instrument: 101.3/701.3/801.3

Project: Avalon Park Blvd Safety Improvements

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 road right-of-way 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 29 day of March, A.D. 20 17.

Signed, sealed, and delivered
in the presence of:

Avalon Park Commercial Property Owners'
Association, Inc., a Florida not for profit corporation

[Signature]
Witness

BY: [Signature]

Michael Cray
Printed Name

Tracy Durham
Printed Name

Morgan Chaffin
Witness

Director of Operations
Title

Morgan Chaffin
Printed Name

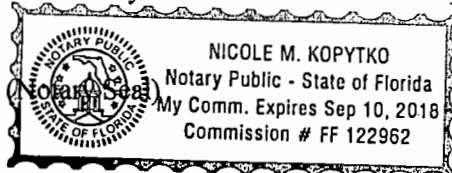
(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 29th of March, 2017, by Tracy Durham, as Director of Operations of Avalon Park Commercial Property Owners' Association, Inc., a Florida not for profit 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 29 day of March, 20 17.



Nicole M. Kopytko
Notary Signature

Nicole M. Kopytko
Printed Notary Name

This instrument prepared by:
Kimberly Heim, 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: 9/10/18

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 241.97 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 02°21'47", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 24°29'09" WEST AND A CHORD LENGTH OF 241.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°18'16" WEST, A DISTANCE OF 185.84 FEET TO A POINT OF CURVATURE; THENCE RUN 325.70 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 08°02'12", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF SOUTH 19°17'10" WEST AND A CHORD LENGTH OF 325.43 FEET TO A POINT; THENCE SOUTH 16°19'38" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON A NON TANGENT CURVE AND THE WEST LINE OF SAID TRACT A; THENCE THE FOLLOWING FOUR COURSES ALONG THE WEST LINE OF SAID TRACT A; THENCE FROM A TANGENT BEARING OF NORTH 12°48'43" EAST, RUN 94.41 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 41°36'41", A RADIUS OF 130.00 FEET, A CHORD BEARING OF NORTH 07°59'38" WEST AND A CHORD LENGTH OF 92.35 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN 49.03 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 56°11'18", A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 00°42'20" EAST AND A CHORD LENGTH OF 47.09 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27°23'20" EAST, A DISTANCE OF 312.87 FEET TO A POINT OF CURVATURE; THENCE RUN 176.00 FEET IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 01°43'08", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF NORTH 26°31'46" EAST AND A CHORD LENGTH OF 176.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,458 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 101

ESTATE: FEE SIMPLE

PURPOSE: ROAD RIGHT OF WAY

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

LEGEND & ABBREVIATIONS

Chkd. = CHECKED	POB = POINT OF BEGINNING
CB = CHORD BEARING	POC = POINT OF COMMENCEMENT
CH = CHORD DISTANCE	PRC = POINT OF REVERSE CURVATURE
CM = CONCRETE MONUMENT	R = RADIUS
L = LENGTH	R/W = RIGHT OF WAY
N&D = NAIL AND DISK	SUE = SIDEWALK & UTILITY EASEMENT
No. = NUMBER	TB = TANGENT BEARING
NT = NON TANGENT	W/ = WITH
ORB = OFFICIAL RECORDS BOOK	Δ = DELTA
PC = POINT OF CURVATURE	± = PLUS OR MINUS
PB = PLAT BOOK	
PG = PAGE	
PGS = PAGES	

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

R=5867.00' Δ=02°21'47"
L=241.97' CH=241.95'
CB=S24°29'09"W
TB=S23°18'16"W

R=5867.00' Δ=01°43'08"
L=176.00' CH=176.00'
CB=N26°31'46"E

AVALON PARK BOULEVARD
108' R/W PER PLAT OF
AVALON PARK BOULEVARD
PB 49, PGS 100-102

BASIS OF BEARINGS
N27°23'20"E 312.87'

R=2322.00' Δ=08°02'12"
L=325.70' CH=325.43'
CB=S19°17'10"W

AVALON TOWN CENTER
PARK SITE
PB 62, PGS 19-20

TRACT A
DRAINAGE EASEMENT
PER ORB 7542 PG 4859
AS SHOWN PER PLAT

PARCEL 101
AREA: 12,458 SQUARE FEET ±

R=50.00' Δ=56°11'18"
L=49.03' CH=47.09'
CB=N00°42'20"E

R=130.00' Δ=41°36'41"
L=94.41' CH=92.35'
CB=N07°59'38"W
TB=N12°48'43"E

S16°19'38"W
100.00'

POC
NORTH CORNER OF TRACT A
FOUND 4"x4" CM W/
N&D "PRM LB 1221"

EAST LINE OF TRACT A

S23°18'16"W
185.84'

WEST LINE OF
TRACT A
13.00' SUE
PER PLAT

PT

PRC

NT



SCALE: 1" = 100'

SHEET 2 OF 2

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS AND REQUIREMENTS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 472, FLORIDA STATUTES, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SURVEYING AND MAPPING, AS SHOWN HEREON.

[Signature]
H. Paul deVivero, Professional Land Surveyor, No. 6998
DATE 11-21-16

REVISION

BY

DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK
BOULEVARD



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1340 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-8865 FAX: (407) 878-0841

Land Surveyor Business License No. 6558

SCHEDULE "A"

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"X4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 418.24 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 04°05'04", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 25°20'48" WEST AND A CHORD LENGTH OF 418.15 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE WEST LINE OF SAID TRACT A, SOUTH 27°23'20" WEST, A DISTANCE OF 81.53 FEET TO A POINT; THENCE SOUTH 62°14'40" EAST, A DISTANCE OF 16.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 62°14'40" EAST, A DISTANCE OF 28.17 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 21°26'18" WEST, RUN 30.17 FEET IN A SOUTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°45'13", A RADIUS OF 2294.00 FEET, A CHORD BEARING OF SOUTH 21°03'41" WEST AND A CHORD LENGTH OF 30.17 FEET TO A POINT; THENCE NORTH 62°14'40" WEST, A DISTANCE OF 28.21 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 20°46'10" EAST, RUN 30.20 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 00°44'43", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF NORTH 21°08'31" EAST AND A CHORD LENGTH OF 30.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 846 SQUARE FEET MORE OR LESS

GENERAL NOTES

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3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
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SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

**AVALON PARK
BOULEVARD**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6985 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

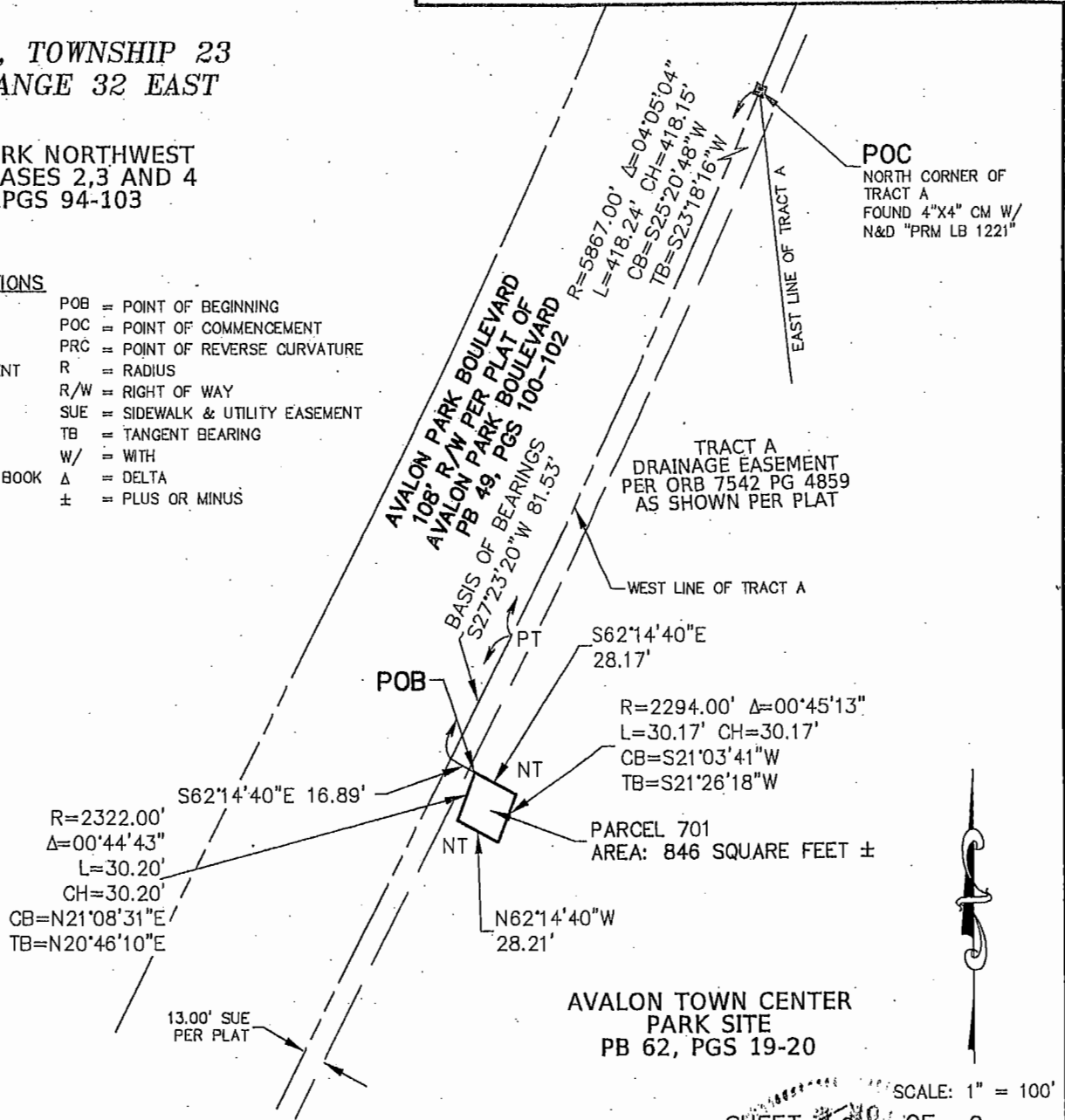
PURPOSE: TEMPORARY CONSTRUCTION

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

LEGEND & ABBREVIATIONS

Chkd. = CHECKED	POB = POINT OF BEGINNING
CB = CHORD BEARING	POC = POINT OF COMMENCEMENT
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PGS = PAGES	



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H. Paul deVivero, Professional Land Surveyor No. 4890

DATE

REVISION

BY

DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK
BOULEVARD



GEODATA CONSULTANTS, INC.

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1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-8965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 801

ESTATE: PERPETUAL EASEMENT

PURPOSE: SIDEWALK, SLOPE & UTILITY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH CORNER OF TRACT A, AVALON TOWN CENTER PARK SITE, AS RECORDED IN PLAT BOOK 62, PAGES 19 AND 20 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"X4" CONCRETE MONUMENT WITH A NAIL AND DISK STAMPED "PRM LB 1221"; THENCE FROM A TANGENT BEARING OF SOUTH 23°18'16" WEST, RUN 241.97 FEET IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID TRACT A, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 02°21'47", A RADIUS OF 5867.00 FEET, A CHORD BEARING OF SOUTH 24°29'09" WEST AND A CHORD LENGTH OF 241.95 FEET TO A POINT; THENCE SOUTH 64°19'58" EAST, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°18'16" WEST, A DISTANCE OF 185.57 FEET TO A POINT OF CURVATURE; THENCE RUN 323.87 FEET IN A SOUTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 08°02'12", A RADIUS OF 2309.00 FEET, A CHORD BEARING OF SOUTH 19°17'10" WEST AND A CHORD LENGTH OF 323.61 FEET TO A POINT ON A NON TANGENT LINE; THENCE SOUTH 16°19'33" WEST, A DISTANCE OF 99.85 FEET TO A POINT ON A NON TANGENT CURVE AND THE EAST LINE OF A 13 FEET SIDEWALK AND UTILITY EASEMENT PER SAID PLAT OF AVALON TOWN CENTER PARK SITE; THENCE FROM A TANGENT BEARING OF NORTH 12°58'32" EAST, RUN 53.67 FEET IN A NORTHERLY DIRECTION, ALONG THE EAST LINE OF SAID EASEMENT, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 21°30'08", A RADIUS OF 143.00 FEET, A CHORD BEARING OF NORTH 02°13'27" EAST AND A CHORD LENGTH OF 53.35 FEET TO A POINT; THENCE NORTH 16°19'38" EAST, A DISTANCE OF 47.87 FEET TO A POINT ON A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 15°16'04" EAST, RUN 294.82 FEET IN A NORTHERLY DIRECTION, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE EAST, HAVING A DELTA ANGLE OF 07°16'29", A RADIUS OF 2322.00 FEET, A CHORD BEARING OF NORTH 18°54'19" EAST AND A CHORD LENGTH OF 294.63 FEET TO A POINT ON THE EAST LINE OF SAID EASEMENT; THENCE THE FOLLOWING TWO COURSES ALONG THE EAST LINE OF SAID EASEMENT; THENCE NORTH 27°23'20" EAST, A DISTANCE OF 40.16 FEET TO A POINT OF CURVATURE; THENCE RUN 176.69 FEET IN A NORTHERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A DELTA ANGLE OF 01°43'18", A RADIUS OF 5880.00 FEET, A CHORD BEARING OF NORTH 26°31'41" EAST AND A CHORD LENGTH OF 176.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,947 SQUARE FEET MORE OR LESS

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF AVALON PARK BOULEVARD, PLAT OF AVALON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 49 PAGES 100 THROUGH 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 27°23'20" EAST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. A CERTIFICATE OF TITLE INFORMATION PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 5, 2016, FILE NUMBER 2037-3627525/16.00148, WAS REVIEWED BY THE SURVEYOR. EXCEPTIONS LISTED THEREIN (IF ANY) WHICH AFFECT THE PARCEL DESCRIBED HEREON, WHICH CAN BE DELINEATED OR NOTED, ARE SHOWN HEREON.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2Date: NOVEMBER 10, 2016Project No.: G07-23Drawn: AJH Chkd.: RJH/JMS**AVALON PARK
BOULEVARD****GEODATA CONSULTANTS, INC.****SURVEYING & MAPPING**

1340 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-8965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

SCHEDULE "A"

PARCEL: 801
ESTATE: PERPETUAL EASEMENT
PURPOSE: SIDEWALK, SLOPE & UTILITY

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 32 EAST

LEGEND & ABBREVIATIONS

Chkd. = CHECKED
CB = CHORD BEARING
CH = CHORD DISTANCE
CM = CONCRETE MONUMENT
L = LENGTH
N&D = NAIL AND DISK
No. = NUMBER
NT = NON TANGENT
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PC = POINT OF CURVATURE
PG = PAGE
PGS = PAGES

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
R = RADIUS
R/W = RIGHT OF WAY
SUE = SIDEWALK & UTILITY EASEMENT
TB = TANGENT BEARING
W/ = WITH
Δ = DELTA
± = PLUS OR MINUS

R=2322.00'
Δ=07°16'29"
L=294.82'
CH=294.63'
CB=N18°54'19"E
TB=N15°16'04"E

AVALON PARK NORTHWEST
VILLAGE PHASES 2,3 AND 4
PB 63, PGS 94-103

13.00' SUE
PER PLAT

N16°19'38"E
47.87'
R=143.00'
Δ=21°30'08"
L=53.67'
CH=53.35'
CB=N02°13'27"E
TB=N12°58'32"E

AVALON PARK BOULEVARD
108' R/W PER PLAT OF
PB 49, PGS 100-102

BASIS OF
BEARINGS
N27°23'20"E

TRACT A
DRAINAGE EASEMENT
PER ORB 7542 PG 4859
AS SHOWN PER PLAT

R=2309.00'
Δ=08°02'12"
L=323.87'
CH=323.61'
CB=S19°17'10"W

EAST LINE OF EASEMENT

S16°19'33"W
99.85'

R=5867.00' Δ=02°21'47"
L=241.97' CH=241.95'
CB=S24°29'09"W
TB=S23°18'16"W
S64°19'58"E 13.00'
R=5880.00' Δ=01°43'18"
L=176.69' CH=176.66'
CB=N26°31'41"E

POB

POC

NORTH CORNER OF TRACT A
FOUND 4"x4" CM W/
N&D "PRM LB 1221"

EAST LINE OF TRACT A

AVALON TOWN CENTER
PARK SITE
PB 62, PGS 19-20

PARCEL 801
AREA: 5,947 SQUARE FEET ±

SCALE: 1" = 100'

SHEET 2 OF 2

REVISED TANGENT BEARING

JMS

01/30/2017

REVISION

BY

DATE

Date: NOVEMBER 10, 2016

Project No.: G07-23

Drawn: AJH Chkd.: RJH/JMS

AVALON PARK
BOULEVARD

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR AND I CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SURETY IS NOT REQUIRED FOR THIS SURVEY.

H. Paul deViviero, Professional Land Surveyor No. 19890 DATE 01/31/2017



GEOWATT CONSULTANTS, INC.

SURVEYING & MAPPING

1310 SOUTH INTERNATIONAL PARKWAY

SUITE 200

LAKE PARK, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

Land Surveyor Business License No. 6556

Project: Avalon Park Blvd Safety Improvements
Parcel: 101/701/702/801
Name of Owner(s): Avalon Park Property Owners Association, Inc.
Page No.: 1

SETTLEMENT ANALYSIS

 Pre-Condemnation
 X Not Under Threat

***This is a Donation**

Warranty Deed (101):	\$-0-
Temporary Construction Easements (701&702):	\$-0-
Sidewalk, Slope and Utility Easement (801):	\$-0-

EXPLANATION OF RECOMMENDED SETTLEMENT

The parent parcels are located along Avalon Park Boulevard and are owned by Avalon Park Property Owners Association, Inc. Parcel 101 is a fee acquisition. Parcels 701 and 702 are temporary construction easements. Parcel 801 is a permanent sidewalk, slope and utility easement. The property owners association has agreed to donate Parcels 101, 701, 702, and 801.

Recommended by Robert K Babcock Date 3/23/18
Robert K. Babcock, Acquisition Supervisor, Real Estate Management Division

Approved by Paul Sladek Date 3/23/18
Paul Sladek, Manager, Real Estate Management Division