



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: May 3, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Mary Tiffault, Title Examiner *MT*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT FROM LAKE BUENA VISTA PROPERTIES, LLC TO ORANGE COUNTY AND SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM WHITNEY BANK, DOING BUSINESS AS HANCOCK BANK, AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Springhill/Townplace Suites LBV (B16901807) #88286

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

ITEMS: Utility Easement
Cost: Donation
Total size: 1,989 square feet

Subordination of Encumbrances to Property Rights to Orange County

Real Estate Management Division
Agenda Item 7
May 3, 2018
Page 2

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

MAY 22 2018

THIS IS A DONATION

Project: Springhill/Townplace Suites LBV (B16901807) #88286

UTILITY EASEMENT

THIS INDENTURE, Made this 21st day of March, A.D. 2018, between Lake Buena Vista Properties, LLC, a Florida limited liability company, whose address is 10 Harbor Boulevard, unit W-525, Destin, Florida, 32541, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

15-24-28-4350-01-000

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

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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

Signed, sealed, and delivered
in the presence of:

M. Miller

Witness

Melissa Miller

Printed Name

John Frank

Witness

John Frank

Printed Name

Lake Buena Vista Properties, LLC,
a Florida limited liability company

BY: Robert J. Guidry

Robert J. Guidry, Manager

(Signature of TWO witnesses required by Florida law)

STATE OF LOUISIANA
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 21st of MARCH,
2018, by Robert J. Guidry, as Manager, of Lake Buena Vista Properties, LLC, a Florida limited liability
company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced
_____ as identification.

(Notary Seal)

Melvin Ripp, Jr.

Notary Signature

MELVIN RIPP, JR.

Printed Name
NOTARY ID# 12729

Notary Public in and for
the county and state aforesaid.

My commission expires:

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

SCHEDULE "A"

Project Name :
Springhill/Townplace Suites, LBV
Document Title : Utility Easement
Building Department Permit
Number : B16901807

DESCRIPTION:


A portion of Lot 1, Lake Buena Vista Hotels, according to the plat thereof, as recorded in Plat Book 92, Page 131, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lake Buena Vista Hotels, according to the plat thereof as recorded in Plat Book 92, Page 131, of the Public Records of Orange County, Florida; thence North 89°57'23" West, a distance of 415.48 feet along the South line of Lot 1 to a point on the East right of way line of Palm Parkway per Plat Book 92, Page 131, of the Public Records of Orange County, Florida; thence North 43°57'04" West, a distance of 39.95 feet, along said East right of way line to a point on a non-tangent curve concave Easterly, having a radius of 755.00 feet, a central angle of 03°04'44" and a chord bearing of North 05°45'45" East; thence from a tangent bearing of North 04°13'23" East, Northerly 40.57 feet along said East right of way line and the arc of said curve to the POINT OF BEGINNING; thence continue Northerly along said East right of way line and said curve through a central angle of 01°08'18", a distance of 15.00 feet along arc of said curve to a point on said curve; thence departing said East right of way line, South 82°07'44" East, a distance of 30.00 feet to a point on a non-tangent curve, 30.00 feet East of said right of way line, having a delta of 01°11'08" and a radius of 725.00 feet; thence from a tangent bearing of South 08°27'50" West, Southerly along arc of said curve a distance of 15.00 feet to a point on said curve; thence departing said curve, North 82°07'44" West, a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 450 square feet more or less.

SURVEYOR'S REPORT:

- Bearings shown hereon are based on the South line of the Southeast quarter of Section 15, Township 24 South, Range 28 East, being North 89°57'23" West, assumed.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

DESCRIPTION	Date: June 22, 2017 MWG	Certification Number: B21081 59201005
FOR HC Architecture, Inc.	Job Number: 59201 Scale: 1" = 100'	 <p>JAMES T. FORTINER REGISTERED LAND SURVEYOR No. 4791</p>
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: 02/19/2018 DH	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	

SKETCH OF DESCRIPTION

Project Name :
Springhill/Townplace Suites, LBV
Document Title : Utility Easement
Building Department Permit
Number : B16901807

NORTH LINE OF THE SE 1/4
OF THE SW 1/4
OF THE SE 1/4 OF
SECTION 15-24S-28E

BUENA VISTA PARK
PLAT BOOK 92,
PAGES 120-121

20.00' LANDSCAPE, PEDESTRIAN,
& UTILITY EASEMENT
PLAT BOOK 92, PAGE 131

TRACT A
ADDITIONAL RIGHT OF WAY
PLAT BOOK 92, PAGE 131

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°57'23"W	415.48'
L2	N43°57'04"W	39.95'
L3	S82°07'44"E	30.00'
L4	N82°07'44"W	30.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	755.00'	3°04'44"	40.57'	N5°45'45"E	40.57'
C2	755.00'	1°08'18"	15.00'	N7°52'16"E	15.00'
C3	725.00'	1°11'08"	15.00'	S7°52'16"W	15.00'

LOT 1
LAKE BUENA VISTA HOTELS
PLAT BOOK 92, PAGE 131

8.00' PEDESTRIAN EASEMENT
PLAT BOOK 92, PAGE 131

NORTH RIGHT OF WAY LINE & SOUTH LINE OF LOT 1

POINT OF BEGINNING

TANGENT BEARING = N04°13'23"E

LAKE STREET (AKA TWELFTH STREET)

55' RIGHT-OF-WAY
PLAT BOOK D, PAGE 143,
PLAT BOOK 18, PAGES 117-121

LOT 6 - VISTA CENTRE REPLAT - PLAT BOOK 18, PAGES 117-121

LEGEND

NT = NON-TANGENT
AKA = ALSO KNOWN AS

REVISED: 02/19/2018 DH

Drawing No. 59201005

Job No. 59201

Date: JUNE 22, 2017

SHEET 2 OF 2

See Sheet 1 for Description

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEET 1 THROUGH 2

LOT 2
MARBELLA PHASE 1
PLAT BOOK 42, PAGES 149-150

TRACT A (DRAINAGE/RETENTION)
MARBELLA PHASE 1
PLAT BOOK 42, PAGES 149-150

POINT OF COMMENCEMENT
THE SE CORNER OF LAKE BUENA VISTA HOTELS
PLAT BOOK 92, PAGE 131

N89°57'23"W

SOUTH LINE OF THE SE 1/4 OF SECTION 15-24S-28E



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

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Project Name :

Building Department Permit

Number : B16901807

DESCRIPTION:

A portion of Lot 1, Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida being more particularly described as follows:

Commence at Southeast corner of Lot 1, Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida, said point being on the North right of way line of Lake Street as shown on said plat; thence North 89°57'23" West, a distance of 280.86 feet, along the South line of said Lot 1 and along said North right of way line to the POINT OF BEGINNING; thence continue North 89°57'23" West, a distance of 30.04 feet along said South line; thence departing said South line North 00°01'04" West, a distance of 32.18 feet; thence North 90°00'00" East, a distance of 30.00 feet; thence South 00°05'21" East, a distance of 32.21 feet to the POINT OF BEGINNING.

Containing 967 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North right of way line of Lake Street as shown on the plat of Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida being North 89°57'23" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

SKETCH & DESCRIPTION		Date: 07/28/2017	MR	Certification Number: L92108	59201011
FOR HC ARCHITECTURE, INC.		Job Number: 59201	Scale: 1" = 20'		
		Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION

SANITARY MANHOLE EASEMENT

Project Name :

Springhill/Townplace Suites, LBV

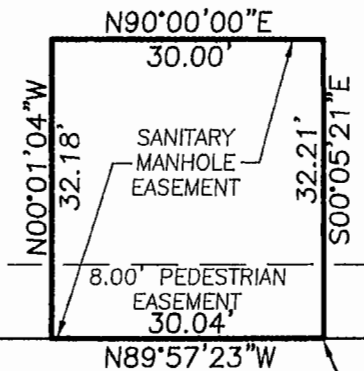
Document Title : Sanitary Manhole Easement

Building Department Permit

Number : B16901807



LOT 1
LAKE BUENA VISTA HOTELS
PLAT BOOK 92, PAGE 131



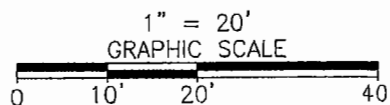
POINT OF COMMENCEMENT
SOUTHEAST CORNER OF LOT 1,
LAKE BUENA VISTA HOTELS, PLAT
BOOK 92, PAGE 131, PUBLIC
RECORDS OF ORANGE COUNTY,
FLORIDA

SOUTH LINE OF LOT 1
N89°57'23"W 280.86'
NORTH RIGHT OF WAY LINE

POINT OF BEGINNING

LAKE STREET

55.00' RIGHT OF WAY PER PLAT BOOK D, PAGE 143
AND PLAT BOOK 18, PAGES 117-121



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

Drawing No. 59201011
Job No. 59201
Date: 07/28/2017
SHEET 2 OF 2
See Sheet 1 for Description

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

SCHEDULE "A"

Project Name :
Springhill/Townplace Suites, LBV
Document Title : Master Meter
Easement
Building Department Permit
Number : B16901807

DESCRIPTION:

A portion of Lot 1, Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida being more particularly described as follows:

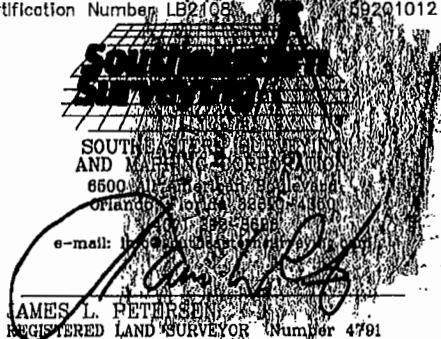
Commence at Southeast corner of Lot 1, Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida, said point being on the North right of way line of Lake Street as shown on said plat; thence North 89°57'23" West, a distance of 244.05 feet, along the South line of said Lot 1 and along said North right of way line to the POINT OF BEGINNING; thence continue North 89°57'23" West, a distance of 40.00 feet along said South line; thence departing said South line North 00°00'00" East, a distance of 14.29 feet; thence North 90°00'00" East, a distance of 40.00 feet; thence South 00°00'00" East, a distance of 14.32 feet to the POINT OF BEGINNING.

Containing 572 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North right of way line of Lake Street as shown on the plat of Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida being North 89°57'23" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

SKETCH & DESCRIPTION FOR HC ARCHITECTURE, INC.	Date: 07/28/2017 KR		Certification Number: LB2108N 59201012
	Job Number: 59201	Scale: 1" = 20'	 <p>SOUTH FLORIDA SURVEYING AND MAPPING, INC. 6500 West Colonial Drive, Suite 100 Orlando, FL 32810-4100 e-mail: james@sls-surveying.com</p> <p>JAMES L. PETERSON REGISTERED LAND SURVEYOR Number 4701</p>
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION

Project Name :

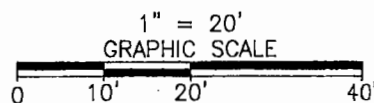
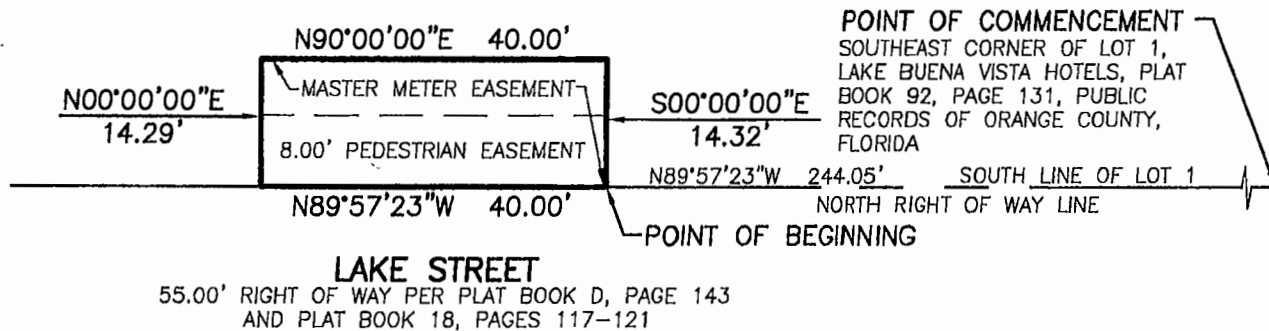
Springhill/Townplace Suites, LBV

Document Title : Master Meter
Easement

Building Department Permit

Number : B16901807

LOT 1
LAKE BUENA VISTA HOTELS
PLAT BOOK 92, PAGE 131



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

Drawing No. 59201012

Job No. 59201

Date: 07/28/2017

SHEET 2 OF 2

See Sheet 1 for Description

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

MAY 22 2018

Project: Springhill/Townplace Suites LBV (B16901807) #88286

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrances 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:

Whitney Bank, a Mississippi state chartered bank, doing business as Hancock Bank

FROM: Lake Buena Vista Properties, LLC

Mortgage, Security Agreement, Financing Statement and Assignment of Rents
filed November 22, 2016

Recorded as Document No. 20160609501

Financing Statement filed November 22, 2016

Recorded as Document No. 20160609502

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 utility purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for utility 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 22 day of March, A.D. 2018.

Signed, sealed, and delivered
in the presence of:

Barrett Blaum
Witness

Barrett Blaum
Printed Name

Donna Willette
Witness

Donna Willette
Printed Name

Whitney Bank, a Mississippi state chartered bank,
doing business as Hancock bank

BY Dawn Naquin

Dawn Naquin
Printed Name

Vice President
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Louisiana
COUNTY OF Orleans
Parish

The foregoing instrument was acknowledged before me this 22nd of March, 2018, by Dawn Naquin, as Vice President, of Whitney Bank, a Mississippi state chartered bank, doing business as Hancock Bank, on behalf of the bank. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Mary E. Dey
Notary Signature

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

Printed Notary Name MARY E. DEY
Notary Public #57318
My Commission Issued for Life
Notary Public in and for
the county and state aforesaid.

My commission expires:

SCHEDULE "A"

Project Name :
Springhill/Townplace Suites, LBV
Document Title : Utility Easement
Building Department Permit
Number : B16901807

DESCRIPTION:

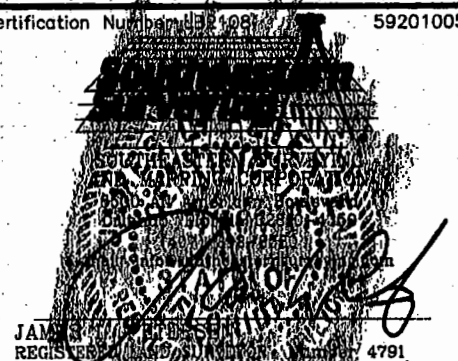
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Containing 450 square feet more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Southeast quarter of Section 15, Township 24 South, Range 28 East, being North 89°57'23" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

DESCRIPTION	Date: June 22, 2017 MWG		Certification Number: B16901807 59201005
	Job Number: 59201	Scale: 1" = 100'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	REVISED: 02/19/2018 DH		
FOR HC Architecture, Inc.	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		JAMES M. HUBBARD REGISTERED PROFESSIONAL SURVEYOR 4791

SKETCH OF DESCRIPTION

Project Name :
Springhill/Townplace Suites, LBV
Document Title : Utility Easement
Building Department Permit
Number : B16901807

NORTH LINE OF THE SE 1/4
OF THE SW 1/4
OF THE SE 1/4 OF
SECTION 15-24S-28E

BUENA VISTA PARK
PLAT BOOK 62,
PAGES 120-121

20.00' LANDSCAPE, PEDESTRIAN,
& UTILITY EASEMENT
PLAT BOOK 92, PAGE 131

TRACT A
ADDITIONAL RIGHT OF WAY
PLAT BOOK 92, PAGE 131

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°57'23"W	415.48'
L2	N43°57'04"W	39.95'
L3	S82°07'44"E	30.00'
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CURVE TABLE					
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C2	755.00'	1°08'18"	15.00'	N7°52'16"E	15.00'
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LOT 1
LAKE BUENA VISTA HOTELS
PLAT BOOK 92, PAGE 131

8.00' PEDESTRIAN EASEMENT
PLAT BOOK 92, PAGE 131

NORTH RIGHT OF WAY LINE & SOUTH LINE OF LOT 1

POINT OF BEGINNING

TANGENT BEARING = N04°13'23"E

LAKE STREET (AKA TWELFTH STREET)

55' RIGHT-OF-WAY
PLAT BOOK D, PAGE 143,
PLAT BOOK 18, PAGES 117-121

LOT 6 - VISTA CENTRE REPLAT - PLAT BOOK 18, PAGES 117-121

LEGEND

NT = NON-TANGENT
AKA = ALSO KNOWN AS

REVISED: 02/19/2018 DH
Drawing No. 59201005
Job No. 59201
Date: JUNE 22, 2017
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2

LOT 2
MARBELLA PHASE 1
PLAT BOOK 42, PAGES 149-150

TRACT A (DRAINAGE/RETENTION)
MARBELLA PHASE 1
PLAT BOOK 42, PAGES 149-150

POINT OF COMMENCEMENT
THE SE CORNER OF LAKE BUENA VISTA HOTELS
PLAT BOOK 92, PAGE 131

N89°57'23"W
SOUTH LINE OF THE SE 1/4 OF SECTION 15-24S-28E



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

e-mail: info@southeasternsurveying.com

1" = 100'
GRAPHIC SCALE
0 100

SCHEDULE "A"

Project Name :

Springhill/Townplace Suites, LBV

**Document Title : Sanitary Manhole
Easement**

Building Department Permit

Number : B16901807

DESCRIPTION:

A portion of Lot 1, Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida being more particularly described as follows:


Commence at Southeast corner of Lot 1, Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida, said point being on the North right of way line of Lake Street as shown on said plat; thence North 89°57'23" West, a distance of 280.86 feet, along the South line of said Lot 1 and along said North right of way line to the POINT OF BEGINNING; thence continue North 89°57'23" West, a distance of 30.04 feet along said South line; thence departing said South line North 00°01'04" West, a distance of 32.18 feet; thence North 90°00'00" East, a distance of 30.00 feet; thence South 00°05'21" East, a distance of 32.21 feet to the POINT OF BEGINNING.

Containing 967 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North right of way line of Lake Street as shown on the plat of Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida being North 89°57'23" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

SKETCH & DESCRIPTION	Date: 07/28/2017 KR		Certification Number: B2108 59201011
	Job Number: 59201		Scale: 1" = 20'
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that		
	THIS IS NOT A SURVEY.		
FOR HC ARCHITECTURE, INC.	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		JAMES E. PETERSON REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION

SANITARY MANHOLE EASEMENT

Project Name :

Springhill/Townplace Suites, LBV

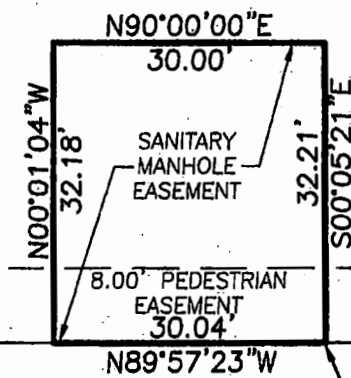
Document Title : Sanitary Manhole Easement

Building Department Permit

Number : B16901807



LOT 1
LAKE BUENA VISTA HOTELS
PLAT BOOK 92, PAGE 131



POINT OF COMMENCEMENT
SOUTHEAST CORNER OF LOT 1,
LAKE BUENA VISTA HOTELS, PLAT
BOOK 92, PAGE 131, PUBLIC
RECORDS OF ORANGE COUNTY,
FLORIDA

SOUTH LINE OF LOT 1
N89°57'23\"/>

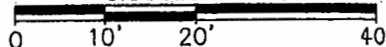
POINT OF BEGINNING

LAKE STREET

55.00' RIGHT OF WAY PER PLAT BOOK D, PAGE 143
AND PLAT BOOK 18, PAGES 117-121



1" = 20'
GRAPHIC SCALE



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

Certification Number LB2108

Drawing No. 59201011

Job No. 59201

Date: 07/28/2017

SHEET 2 OF 2

See Sheet 1 for Description

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEETS 1 THROUGH 2^e-mail: info@southeasternsurveying.com

SCHEDULE "A"

Project Name :
Springhill/Townplace Suites, LBV
Document Title : Master Meter
Easement
Building Department Permit
Number : B16901807

DESCRIPTION:

A portion of Lot 1, Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida being more particularly described as follows:

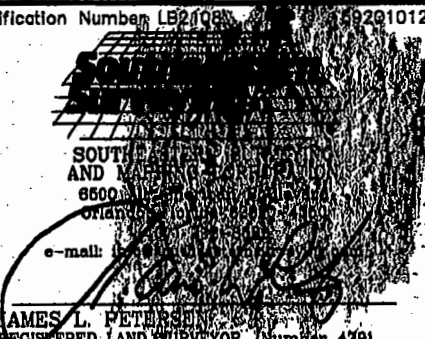
Commence at Southeast corner of Lot 1, Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida, said point being on the North right of way line of Lake Street as shown on said plat; thence North 89°57'23" West, a distance of 244.05 feet, along the South line of said Lot 1 and along said North right of way line to the POINT OF BEGINNING; thence continue North 89°57'23" West, a distance of 40.00 feet along said South line; thence departing said South line North 00°00'00" East, a distance of 14.29 feet; thence North 90°00'00" East, a distance of 40.00 feet; thence South 00°00'00" East, a distance of 14.32 feet to the POINT OF BEGINNING.

Containing 572 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North right of way line of Lake Street as shown on the plat of Lake Buena Vista Hotels according to the plat thereof recorded in Plat Book 92, Page 131, Public Records of Orange County, Florida being North 89°57'23" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEET 2

SKETCH & DESCRIPTION FOR HC ARCHITECTURE, INC.	Date: 07/28/2017 KR		Certification Number LB2108 59201012
	Job Number: 59201	Scale: 1" = 20'	 SOUTH FLORIDA AND 6600 ORANGE e-mail: JAMES L. PETERSON REGISTERED LAND SURVEYOR Number 4791
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION

Project Name :

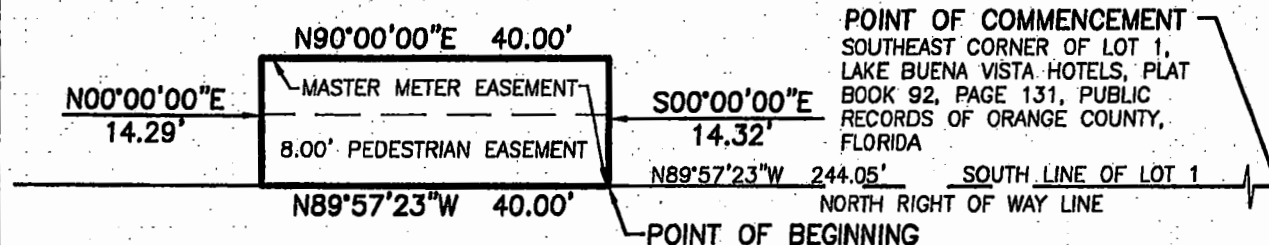
Springhill/Townplace Suites, LBV

Document Title : Master Meter
Easement

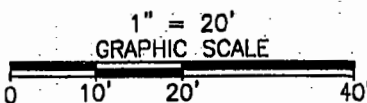
Building Department Permit

Number : B16901807

LOT 1
LAKE BUENA VISTA HOTELS
PLAT BOOK 92, PAGE 131



LAKE STREET
55.00' RIGHT OF WAY PER PLAT BOOK D, PAGE 143
AND PLAT BOOK 18, PAGES 117-121



Drawing No. 59201012
Job No. 59201
Date: 07/28/2017
SHEET 2 OF 2
See Sheet 1 for Description

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



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6600 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108