



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: May 4, 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 TEMPORARY ACCESS AND UTILITY EASEMENT FROM KATHIE E. YATES, TOMMY E. YATES, GARY C. YATES, AND GLEN L. YATES, INDIVIDUALLY AND AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF ELOISE YATES, DECEASED TO ORANGE COUNTY AND SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY FROM PARK SQUARE ENTERPRISES, LLC, AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Estates at Sawgrass Plantation Permit 16-S-078 OCU File #: 87526

District 4

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

ITEMS: Temporary Access and Utility Easement
Cost: Donation
Size: 2.924 acres

Subordination of Encumbrance to Property Rights to Orange County

Real Estate Management Division
Agenda Item 9
May 4, 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: Estates at Sawgrass Plantation Permit 16-S-078 OCU File #: 87526

TEMPORARY ACCESS AND UTILITY EASEMENT

THIS INDENTURE, Made this 30th day of January, A.D. 20 18, between Kathie E. Yates, Tommy E. Yates, Gary C. Yates and Glen L. Yates, Individually and as Co-Personal Representatives of the Estate of Eloise Yates, deceased, whose address is 1671 Blueberry Drive, Sneads, Florida 32460, GRANTORS, 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 GRANTORS, in consideration of the sum of \$ 100 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a right-of-way and easement for access and utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:
a portion of
19-24-30-0000-00-001

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever; provided, however, the easement hereby granted shall automatically terminate, without the necessity of the GRANTORS undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTORS or its successors or assigns shall cause the property over which the easement passes to be included in a subdivision plat recorded among the public records of Orange County, Florida.

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

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

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

Signed, sealed and delivered in
the presence of:

Eloise Nix
Witness

Eloise Nix
Printed Name

Charles Wilkes
Witness

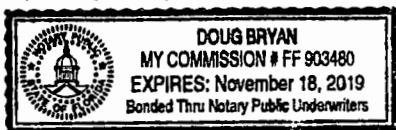
Charles Wilkes
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF JACKSON

THE FOREGOING instrument was acknowledged before me this 30th of JANUARY,
2018 by Kathie E. Yates, Individually and as Co-Personal Representative of the Estate of Eloise Yates,
deceased, who [☒] is personally known to me or [☐] has produced _____ as
identification.

(Notary Seal)



Doug Bryan
Notary Signature

DOUG BRYAN
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:

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

Signed, sealed and delivered in
the presence of:

Gary Ketchum
Witness

Gary Ketchum
Printed Name

Tommy E. Yates
Tommy E. Yates, Individually and as
Co-Personal Representative of the Estate
of Eloise Yates, deceased

Melissa Barrett
Witness

Melissa Barrett
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Osceola

THE FOREGOING instrument was acknowledged before me this 26th of January,
2018 by Tommy E. Yates, Individually and as Co-Personal Representative of the Estate of Eloise Yates,
deceased, who [] is personally known to me or [X] has produced FL DRIVERS LIC. as
identification.

(Notary Seal)



CONNIE G BARNES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF086448
Expires 2/24/2018

Connie G. Barnes
Notary Signature

Connie G. Barnes
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:

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

Signed, sealed and delivered in
the presence of:

Armen Jones Dawkins
Witness

Armen Jones Dawkins
Printed Name

Franky Mejia
Witness

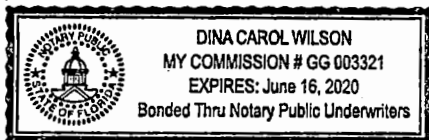
Franky Mejia
Printed Name

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

STATE OF Florida
COUNTY OF Gadsden

THE FOREGOING instrument was acknowledged before me this 29 of January
2018 by Gary C. Yates, Individually and as Co-Personal Representative of the Estate of Eloise Yates,
deceased, who ☒ is personally known to me or ☐ has produced _____ as
identification.

(Notary Seal)



Gary C. Yates
Gary C. Yates Individually and as
Co-Personal Representative of the Estate
of Eloise Yates, deceased

Dina C. Wilson
Notary Signature

Dina C. Wilson
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:

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

Signed, sealed and delivered in
the presence of:

[Signature]
Witness

Leanne Nix
Printed Name

[Signature]
Witness

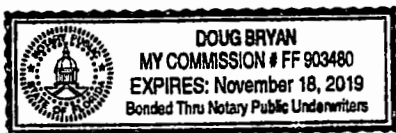
Charis Wilkes
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF JACKSON

THE FOREGOING instrument was acknowledged before me this 30th of JANUARY,
20 18 by Glen L. Yates, Individually and as Co-Personal Representative of the Estate of Eloise Yates,
deceased, who ☒ is personally known to me or ☐ has produced _____ as
identification.

(Notary Seal)



[Signature]
Notary Signature

DOUG BRYAN
Printed Notary Name

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

OCU File #16-S-078

Purpose: Access & Utility Easement

Estate: Temporary

Legal Description

A portion of Section 19, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of SAWGRASS POINTE, PHASE 1, according to the plat thereof, as recorded in Plat Book 84, Pages 103 through 110, Public Records of Orange County, Florida; thence run S 00°10'22" W, along the easterly line thereof, a distance of 539.27 feet for the POINT OF BEGINNING; thence, departing said easterly line, run S 89°49'38" E, a distance of 220.00 feet to a point of curvature of a curve, concave northwesterly, having a radius of 15.00 feet and a central angle of 90°00'00"; thence run northeasterly, along the arc of said curve, a distance of 23.56 feet to the point of tangency thereof; thence run N 00°10'22" E, a distance of 137.21 feet; thence run N 86°51'25" E, a distance of 537.20 feet; thence run S 03°08'35" E, a distance of 70.00 feet; thence run S 86°51'25" W, a distance of 456.98 feet to a point of curvature of a curve, concave southeasterly, having a radius of 15.00 feet and a central angle of 86°41'03"; thence run southwesterly, along the arc of said curve, a distance of 22.69 feet to the point of tangency thereof; thence run S 00°10'22" W, a distance of 100.16 feet to a point of curvature of a curve, concave easterly, having a radius of 115.00 feet and a central angle of 45°19'10"; thence run southerly, along the arc of said curve, a distance of 90.96 feet to the point of tangency thereof; thence run S 45°08'48" E, a distance of 838.45 feet; thence run S 44°51'12" W, a distance of 10.00 feet; thence run N 45°08'48" W, a distance of 31.16 feet; thence run S 44°51'12" W, a distance of 60.00 feet; thence run N 45°08'48" W, a distance of 807.29 feet to a point of curvature of a curve, concave northeasterly, having a radius of 185.00 feet and a central angle of 28°48'34"; thence run northwesterly, along the arc of said curve, a distance of 93.02 feet to a point of reverse curvature of a curve, concave southerly, having a radius of 15.00 feet and a central angle of 73°29'24"; thence run northwesterly, along the arc of said curve, a distance of 19.24 feet to the point of tangency thereof; thence run N 89°49'38" W, a distance of 228.25 feet to a point on the aforesaid easterly line of SAWGRASS POINTE, PHASE 1; thence run N 00°10'22" E, along said easterly line, a distance of 70.00 feet to the POINT OF BEGINNING.

Containing 2.924 acres, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

The subdivision shown hereon is proposed.

Lines shown hereon are radial unless noted NR (non-radial).

O.R.B. -- Official Records Book

Sketch of Description
of a

Temporary
Access & Utility Easement

situated in

Section 19, Township 24 South, Range 30 East
Orange County, Florida

SKETCH OF DESCRIPTION ONLY -- NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR:

Park Square Homes



GANUNG-BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

0313.227A

SHEET

1 of 2

DATE

7/24/17

REV.

9/27/17

SCALE

As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

CLAYTON GANUNG

FLORIDA LICENSED SURVEYOR

NO. 12345

DATE 7/24/17

BY CLAYTON GANUNG

DATE 9/27/17

Wetherbee
Road

Point of
Commencement
NE corner of
SAWGRASS POINTE,
PHASE 1

SAWGRASS POINTE, PHASE 1
Plot Book 84, Pages 103 through 110

9
10
11
12
13
14
15
16

539.27'
S 00°10'22" W

boundary line of
SAWGRASS POINTE, PHASE 1

Point of
Beginning

220.00'
S 89°49'38" E

Payetta
Way

Tract K

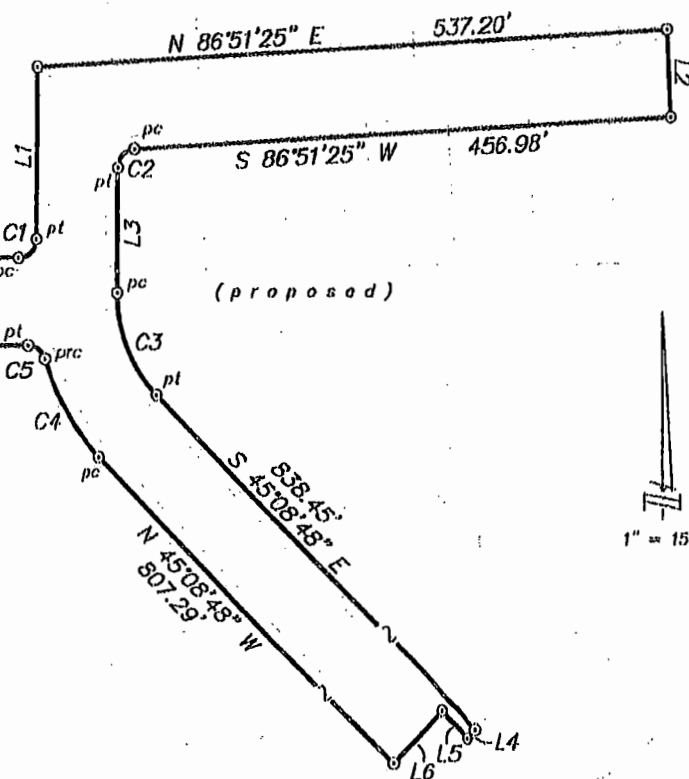
Tract F

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	N 45°10'22" E	21.21'
C2	86°41'03"	15.00'	22.69'	S 43°30'53" W	20.59'
C3	45°19'10"	115.00'	90.96'	S 22°29'13" E	88.61'
C4	28°48'34"	185.00'	93.02'	S 30°44'31" E	92.04'
C5	73°29'24"	15.00'	19.24'	N 53°04'56" W	17.95'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°10'22" E	137.21'
L2	S 03°08'35" E	70.00'
L3	S 00°10'22" W	100.16'
L4	S 44°51'12" W	10.00'
L5	N 45°08'48" W	31.16'
L6	S 44°51'12" W	60.00'
L7	N 00°10'22" E	70.00'



pc = point of curvature
 prc = point of reverse curvature
 pt = point of tangency

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
 (GDA Job No. 0313.227A)

MAY 22 2018

Project: Estates at Sawgrass Plantation Permit 16-S-078 OCU File #: 87526

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 utility and drainage project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrance 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 EXHIBIT "A"

Encumbrance:

Park Square Enterprises, LLC
FROM: The Estate of Eloise Yates, deceased
Memorandum of Contract filed December 27, 2016
Recorded as Document No. 20160667220
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 utility and drainage purposes, 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



Project: Estates at Sawgrass Plantation Permit 16-S-078 OCU File #: 87526

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 and drainage 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.

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 29th day of March, A.D. 20 18.

Signed, sealed, and delivered
in the presence of:

Park Square Enterprises, LLC,
a Delaware limited liability company

Witness

BY:

Suresh K. Gupta, Manager

Scott Johnston
Printed Name

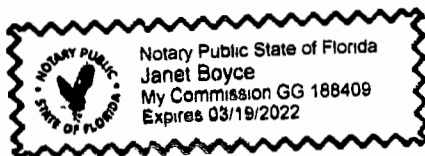
Witness

Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 29 of MARCH, 20 18,
by Suresh K. Gupta, as manager of Park Square Enterprises, LLC, a Delaware limited liability company, on behalf
on the limited liability company. He ☒ is personally known to me or ☐ has produced
_____ as identification.

(Notary Seal)



Notary Signature

JANET BOYCE
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires: 3/19/22

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

EXHIBIT "A"

OCU File #16-S-078

Purpose: Access & Utility Easement

Estate: Temporary

Legal Description

A portion of Section 19, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of SAWGRASS POINTE, PHASE 1, according to the plat thereof, as recorded in Plat Book 84, Pages 103 through 110, Public Records of Orange County, Florida; thence run S 00°10'22" W, along the easterly line thereof, a distance of 539.27 feet for the POINT OF BEGINNING; thence, departing said easterly line, run S 89°49'38" E, a distance of 220.00 feet to a point of curvature of a curve, concave northwesterly, having a radius of 15.00 feet and a central angle of 90°00'00"; thence run northeasterly, along the arc of said curve, a distance of 23.56 feet to the point of tangency thereof; thence run N 00°10'22" E, a distance of 137.21 feet; thence run N 86°51'25" E, a distance of 537.20 feet; thence run S 03°08'35" E, a distance of 70.00 feet; thence run S 86°51'25" W, a distance of 456.98 feet to a point of curvature of a curve, concave southeasterly, having a radius of 15.00 feet and a central angle of 86°41'03"; thence run southwesterly, along the arc of said curve, a distance of 22.69 feet to the point of tangency thereof; thence run S 00°10'22" W, a distance of 100.16 feet to a point of curvature of a curve, concave easterly, having a radius of 115.00 feet and a central angle of 45°19'10"; thence run southerly, along the arc of said curve, a distance of 90.96 feet to the point of tangency thereof; thence run S 45°08'48" E, a distance of 838.45 feet; thence run S 44°51'12" W, a distance of 10.00 feet; thence run N 45°08'48" W, a distance of 31.16 feet; thence run S 44°51'12" W, a distance of 60.00 feet; thence run N 45°08'48" W, a distance of 807.29 feet to a point of curvature of a curve, concave northeasterly, having a radius of 185.00 feet and a central angle of 28°48'34"; thence run northwesterly, along the arc of said curve, a distance of 93.02 feet to a point of reverse curvature of a curve, concave southerly, having a radius of 15.00 feet and a central angle of 73°29'24"; thence run northwesterly, along the arc of said curve, a distance of 19.24 feet to the point of tangency thereof; thence run N 89°49'38" W, a distance of 228.25 feet to a point on the aforesaid easterly line of SAWGRASS POINTE, PHASE 1; thence run N 00°10'22" E, along said easterly line, a distance of 70.00 feet to the POINT OF BEGINNING.

Containing 2.924 acres, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

The subdivision shown hereon is proposed.

Lines shown hereon are radial unless noted NR (non-radial).

O.R.B. - Official Records Book

Sketch of Description
of a

Temporary
Access & Utility Easement

situated in

Section 19, Township 24 South, Range 30 East
Orange County, Florida

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR

Park Square Homes



GANUNG-BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

0313.227A

SHEET

1 of 2

DATE

7/24/17

REV.

9/27/17

SCALE

As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL
RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR
AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF
DESCRIPTION BY ANY OTHER PARTY, EVEN IF THE SIGNING PARTY IS
PROVIDED WITH THE WRITTEN CONSENT OF THE RECORD PARTY.

Signature of Surveyor
Date: 7/24/17
Scale: As Noted

Handwritten signature or initials.

Wetherbee
Road

Point of
Commencement
NE corner of
SAWGRASS POINTE,
PHASE 1

SAWGRASS POINTE, PHASE 1
Plat Book 84, Pages 193 through 110
base of bearings (pl)

539.27'
S 00°10'22" E

SAWGRASS POINTE, PHASE 1

Point of
Beginning

220.00'
S 89°49'38" E

Payette
Way

Tract
K

Tract
F

LINE TABLE

LINE	BEARING	LENGTH
L1	N 00°10'22" E	137.21'
L2	S 03°08'35" E	70.00'
L3	S 00°10'22" W	100.16'
L4	S 44°51'12" W	10.00'
L5	N 45°08'48" W	31.16'
L6	S 44°51'12" W	60.00'
L7	N 00°10'22" E	70.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.56'	N 45°10'22" E	21.21'
C2	86°41'03"	15.00'	22.69'	S 43°30'53" W	20.59'
C3	45°19'10"	115.00'	90.96'	S 22°29'13" E	88.61'
C4	28°48'34"	185.00'	93.02'	S 30°44'31" E	92.04'
C5	73°29'24"	15.00'	19.24'	N 53°04'56" W	17.95'

N 86°51'25" E 537.20'

S 86°51'25" W 456.98'

(proposed)

L1

C1

pc

pt

prc

C5

pc

C4

pc

C3

pc

C2

pc

C1

pc

C2

pc

C3

pc

C4

pc

C5

pc

C6

pc

C7

pc

C8

pc

C9

pc

C10

pc

C11

pc

C12

pc

C13

pc

C14

pc

C15

pc



pc = point of curvature
prc = point of reverse curvature
pt = point of tangency

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(GMA Job No. 0313.227A)

[Handwritten signature]

EXHIBIT A

Legal Description

A portion of Section 19, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of SAWGRASS POINTE, PHASE 1, according to the plat thereof, as recorded in Plat Book 84, Pages 103 through 110, Public Records of Orange County, Florida; said point lying on the southerly right-of-way line of Wetherbee Road as described and recorded in Official Records Book 9121, Page 1134, Public Records of Orange County, Florida; thence run N 86°51'25" E, along said southerly right-of-way line, a distance of 391.76 feet; thence, departing said southerly right-of-way line, run S 03°08'35" E, a distance of 604.12 feet; thence run S 45°08'48" E, a distance of 770.00 feet; thence run S 51°34'47" E, a distance of 34.75 feet for the POINT OF BEGINNING; thence continue S 51°34'47" E, a distance of 20.60 feet; thence run S 44°51'12" W, a distance of 126.20 feet; thence run N 45°08'48" W, a distance of 10.00 feet; thence run N 44°51'12" E, a distance of 115.59 feet; thence run N 06°43'31" W, a distance of 13.36 feet to the POINT OF BEGINNING.

Containing 1,306 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

The subdivision shown hereon is proposed.

O.R.B. -- Official Records Book

SKETCH OF DESCRIPTION ONLY -- NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of a

Temporary Drainage Easement

situated in

Section 19, Township 24 South, Range 30 East
Orange County, Florida

PREPARED FOR:

Park Square Homes



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

0313.227K

SHEET

1 of 2

DATE

7/21/17

SCALE

As Noted

SKETCH OF DESCRIPTION ONLY. WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A LICENSED SURVEYOR AND MAPPER, THIS SKETCH OF DESCRIPTION OF EASEMENT IS NOT VALID. THE SIGNING PARTY IS PROHIBITED FROM USING THIS SKETCH OF DESCRIPTION OF EASEMENT FOR ANY PURPOSE.

[Signature]
Surveyor

[Signature]

Point of
Commencement
NE corner of
SAWGRASS POINTE,
PHASE 1

Wetherbee Road
O.R.B. 0121, Page 1134

southerly right-of-way line

N 06°51'25" E
301.76'

(assumed)
basis of bearings

SAWGRASS POINTE, PHASE 1
Plat Book 84, Pages 103 through 119

1" = 60'

Tract G

Point of
Beginning

LINE	BEARING	LENGTH
L1	S 03°08'35" E	604.12'
L2	S 45°08'48" E	770.00'
L3	S 51°34'47" E	34.75'
L4	S 51°34'47" E	20.60'
L5	S 44°51'12" W	126.20'
L6	N 45°08'48" W	10.00'
L7	N 44°51'12" E	115.59'
L8	N 06°43'31" W	13.36'

unplatted

ESTATES AT SAWGRASS PLANTATION
(proposed)

135' Orlando Utilities
Commission Easement
O.R.B. #118, Page #767

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(GHA Job No. 0313,227K)

[Handwritten signature]

EXHIBIT A

Legal Description

A portion of Section 19, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of SAWGRASS POINTE, PHASE 1, according to the plat thereof, as recorded in Plat Book 84, Pages 103 through 110, Public Records of Orange County, Florida; said point lying on the southerly right-of-way line of Wetherbee Road as described and recorded in Official Records Book 9121, Page 1134, Public Records of Orange County, Florida; thence run N 86°51'25" E, along said southerly right-of-way line, a distance of 391.76 feet; thence, departing said southerly right-of-way line, run S 03°08'35" E, a distance of 604.12 feet; thence run S 45°08'48" E, a distance of 100.00 feet for the POINT OF BEGINNING; thence continue S 45°08'48" E, a distance of 25.00 feet; thence run S 44°51'12" W, a distance of 120.00 feet; thence run S 72°28'12" W, a distance of 56.43 feet; thence run S 44°51'12" W, a distance of 255.00 feet to a point on the southwesterly line of an existing 135 foot wide Orlando Utilities Commission Easement, as described and recorded in Official Records Book 4118, Page 4767, Public Records of Orange County, Florida; thence run N 45°08'48" W, along said southwesterly line, a distance of 25.00 feet; thence, departing said southwesterly line, run N 44°51'12" E, a distance of 255.00 feet; thence run N 72°28'12" E, a distance of 56.43 feet; thence run N 44°51'12" E, a distance of 120.00 feet to the POINT OF BEGINNING.

Containing 0.24 acres, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

The subdivision shown hereon is proposed.

O.R.B. -- Official Records Book

[Handwritten signature]
9/25/2017

Sketch of Description
of a

Temporary
Drainage Easement

situated in

Section 19, Township 24 South, Range 30 East
Orange County, Florida

SKETCH OF DESCRIPTION ONLY -- NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR:

Park Square Homes



GANUNG-BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

0313.22702

SHEET

1 of 2

DATE

12/19/16

REV.

7/24/17

SCALE

As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

[Handwritten signature]
CLAYTON GANUNG
12/19/16

[Handwritten signature]

Point of
Commencement
NE corner of
SAWGRASS POINTE,
PHASE 1

1" = 200'

Wetherbee Road

O.R.B. 9121, Page 1134

bank of borrowings (assumed)
southerly right-of-way line

N 86°51'25" E
391.76'

S 03°08'35" E
604.12'

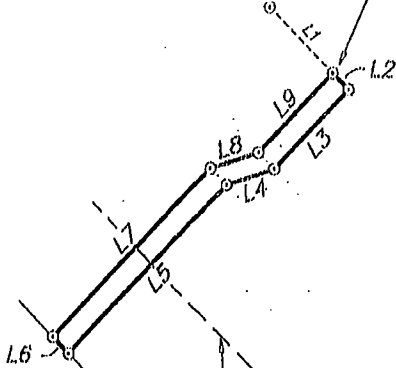
(proposed)

Point of
Beginning

LINE TABLE

LINE	BEARING	LENGTH
L1	S 45°08'48" E	100.00'
L2	S 45°08'48" E	25.00'
L3	S 44°51'12" W	120.00'
L4	S 72°28'12" W	56.43'
L5	S 44°51'12" W	255.00'
L6	N 45°08'48" W	25.00'
L7	N 44°51'12" E	255.00'
L8	N 72°28'12" E	56.43'
L9	N 44°51'12" E	120.00'

SAWGRASS POINTE, PHASE 1
Plat Book 84, Pages 103 through 110



135' Orlando Utilities
Commission Easement
O.R.B. 5118, Page 4762
southerly line of existing easement

SAWGRASS POINTE,
PHASE 1
Plat Book 84,
Pages 103 through 110

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(GFA Job No. 0313.22702)