



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: June 21, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Monica Hand, Senior Title Examiner *MH*
Real Estate Management Division

**CONTACT
PERSON:** Paul Sladek, Manager

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

**ACTION
REQUESTED:** APPROVAL OF UTILITY EASEMENT FROM LN GREENEWAY
APARTMENTS, LLC TO ORANGE COUNTY, SUBORDINATION OF
ENCUMBRANCES TO EASEMENT RIGHTS TO ORANGE COUNTY
FROM PRUDENTIAL HUNTOON PAIGE ASSOCIATES, LLC AND
SUBORDINATION OF ENCUMBRANCE TO EASEMENT RIGHTS
TO ORANGE COUNTY FROM UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT AND AUTHORIZATION
TO RECORD INSTRUMENTS

PROJECT: Greenway Park Apartments (N/C:) Permit: B16900663 OCU File #: 84647

District 4

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

ITEMS: Utility Easement
Cost: Donations
Total size: 3,069 square feet

Subordination of Encumbrances to Easement Rights to Orange County

Subordination of Encumbrance to Easement Rights to Orange County

Real Estate Management Division
Agenda Item 8
June 21, 2018
Page 2

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

JUL 10 2018

THIS IS A DONATION

Project: Greenway Park Apartments (N/C:) Permit: B16900663 OCU File #: 84647

UTILITY EASEMENT

THIS INDENTURE, Made this 1st day of MARCH, A.D. 20 18, between LN Greenway Apartments, LLC, a Florida limited liability company, whose address is 6900 TAYLORSTOCK LAKES BLVD, STE 200, ORLANDO, FL 32827, 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 EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

28-24-30-0321-03-001

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:

[Signature]
Witness

THOMAS W. DALTON III
Printed Name

[Signature]
Witness
Morgan Smith
Printed Name

LN Greenway Apartments, LLC,
a Florida limited liability company

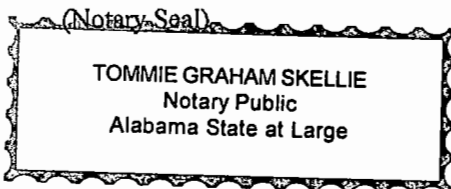
BY: Greenway/WFII, LLC,
an Alabama limited liability company,
its Manager

BY: [Signature]
Steven C. Hydinger, Manager

(Signature of TWO witnesses required by Florida law)

STATE OF Alabama
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 1st of March,
2018, by Steven C. Hydinger, Manager of Greenway/WFII, LLC, an Alabama limited liability
company, as Manager of LN Greenway Apartments, LLC, a Florida limited liability company, on behalf
of the limited liability company. He ☒ is personally known to me or ☐ has produced
as identification.



[Signature]
Notary Signature
Tommie Graham Skellie
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

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

My commission expires: 8/27/2019

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 3, BEACON PARK BOULEVARD, AS RECORDED IN PLAY BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-1, PER THE PLAT OF BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE CO. FL; THENCE SOUTH 57°48'55" EAST, ALONG THE NORTHERLY RIGHT OF WAY OF BEACON PARK BOULEVARD, FOR A DISTANCE OF 135.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID CURVE HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE 05°51'40", AN ARC LENGTH 86.95 FEET, A CHORD BEARING SOUTH 60°44'45" EAST, A CHORD DISTANCE OF 86.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY OF BEACON PARK BOULEVARD NORTH 25°59'12" EAST, FOR A DISTANCE OF 25.00; THENCE SOUTH 64°00'48" EAST, FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 25°59'12" WEST, FOR A DISTANCE OF 25.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID BEACON PARK BOULEVARD AND A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 850.00 FEET; THENCE ALONG SAID CURVE, FROM A TANGENT BEARING OF NORTH 63°40'35" WEST, RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE 00°40'27" AN ARC LENGTH 10.00 FEET, A CHORD BEARING NORTH 64°00'48" WEST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

Surveyors Notes:

1. Sketch of description and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Bearings shown hereon are based on Florida State Plane Coordinates, East Zone (901), North American Datum of 1982, 2011 Adjustment (NAD83(2011)).
4. The description shown hereon was prepared by the surveyor.
5. This is not a survey.
6. The electronic file for this project is the property of DRMP, Inc. and is not the property of the client.
7. The property as described hereon contains 250 square feet, more or less.

SHEET 1 OF 2

PREPARED FOR:

TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=20'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE
SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

110. LSG 431
ALLEN E. QUICKERDION 7/27/17
PROFESSIONAL SURVEYOR AND MAPPER #6481
STATE OF FLORIDA



DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

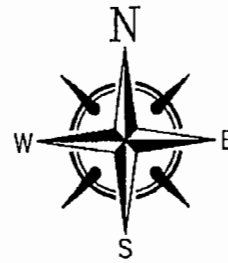
Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

EXHIBIT "A"

LOT 3
BEACON PARK BOULEVARD
P.B. 71, PG. 145



SCALE: 1"=20'

POINT OF COMMENCEMENT
SE CORNER OF TRACT R-1,
BEACON PARK BOULEVARD,
P.B. 71, PGS. 145-149

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	86.95'	850.00'	05°51'40"	S60°44'45"E	86.91'
C2	10.00'	850.00'	00°40'27"	N64°00'48"W	10.00'

BEACON PARK BOULEVARD
(100' PUBLIC RIGHT OF WAY PER P.B. 71, PG.(S) 145-149)
(ALSO KNOWN AS LAKE NONA BOULEVARD)

POINT OF BEGINNING

NORTHERLY R/W LINE

S64°00'48"E
10.00'
N25°59'12"E
25.00'
S25°59'12"W
25.00'
N63°40'35"W
(TANGENT BEARING)

LEGEND AND ABBREVIATIONS

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE

DESCRIPTION ON SHEET 1

UE 2

SHEET 2 OF 2

PREPARED FOR:

TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=20'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

9/29	REVISE FOR COMMENTS
8/21	REVISE FOR COMMENTS
7/26	REVISED LOCATION
6/17	UPDATED LOCATION

DATE REVISIONS



DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

GREENWAY PARK APARTMENTS

BUILDING DEPARTMENT PERMIT NUMBER: B16900663

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 3, BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-1, PER THE PLAT OF BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACON PARK BOULEVARD, SOUTH 57°48'55" EAST FOR A DISTANCE OF 24.84 FEET; THENCE NORTH 32°11'05" EAST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 5.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°06'15" EAST, A DISTANCE OF 22.82 FEET; THENCE SOUTH 52°51'28" EAST, A DISTANCE OF 10.14 FEET; THENCE SOUTH 27°32'23" WEST, A DISTANCE OF 9.74 FEET; THENCE SOUTH 57°48'55" EAST, A DISTANCE OF 3.22 FEET; THENCE SOUTH 29°26'03" WEST, A DISTANCE OF 2.61 FEET; THENCE SOUTH 57°37'06" EAST, A DISTANCE OF 84.26 FEET; THENCE SOUTH 64°29'22" EAST, A DISTANCE OF 42.25 FEET; THENCE NORTH 89°17'33" EAST, A DISTANCE OF 7.91 FEET; THENCE SOUTH 46°34'27" EAST, A DISTANCE OF 8.56 FEET; THENCE SOUTH 27°55'51" WEST, A DISTANCE OF 10.38 FEET; THENCE NORTH 46°34'27" WEST, A DISTANCE OF 7.28 FEET; THENCE SOUTH 89°39'39" WEST, A DISTANCE OF 6.27 FEET; THENCE NORTH 64°29'22" WEST, A DISTANCE OF 45.09 FEET; THENCE NORTH 57°37'54" WEST, A DISTANCE OF 84.02; THENCE NORTH 55°39'08" WEST, A DISTANCE OF 13.03 FEET TO THE POINT OF BEGINNING.

Surveyors Notes:

1. Sketch of description and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Bearings shown hereon are based on Florida State Plane Coordinates, East Zone (901), North American Datum of 1983, 2011 Adjustment (NAD83(2011)).
4. The description shown hereon was prepared by the surveyor.
5. This is not a survey.
6. The electronic file for this project is the property of DRMP, Inc. and is not the property of the client.
7. The property as described hereon contains 1,692 square feet, more or less.

SHEET 1 OF 2

PREPARED FOR:

TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=30'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

ALLEN LEE QUICKEL
PROFESSIONAL SURVEYOR AND MAPPER #6481
STATE OF FLORIDA
07/27/17



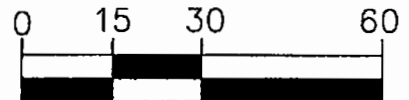
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lako Baldwin Lane - Orlando, Florida 32814

EXHIBIT "A"



SCALE: 1"=30'

TRACT R-1

LOT 3
BEACON PARK BOULEVARD
P.B. 71, PG. 145

POINT OF
COMMENCEMENT
SE CORNER OF TRACT
R-1, BEACON PARK
BOULEVARD, P.B. 71,
PGS. 145-149

POINT OF
BEGINNING

10.00' UTILITY EASEMENT PER P.B. 71, PG. 145;
10.00' PROGRESS ENERGY EASEMENT PER
O.R. 8967, PG. 1815 & O.R. 9572, PG. 4758

BEACON PARK BOULEVARD
(100' PUBLIC RIGHT OF WAY PER P.B. 71, PG. (S) 145-149)
(ALSO KNOWN AS LAKE NONA BOULEVARD)

NORTHERLY R/W LINE

LEGEND AND ABBREVIATIONS

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE

DESCRIPTION ON SHEET 1

UE 4

SHEET 2 OF 2

PREPARED FOR:
TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=30'

PROJECT #: 15-0079.000

DESIGN: MRJ CHECKED: TD

DATE	REVISIONS
9/29	REVISE FOR COMMENTS
8/21	REVISE FOR COMMENTS
7/26	REVISE LOCATION



Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

GREENWAY PARK APARTMENTS

BUILDING DEPARTMENT PERMIT NUMBER: B16900663

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 3, BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT R-2, PER THE PLAT OF BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACON PARK BOULEVARD, NORTH 89°42'28" WEST FOR A DISTANCE OF 355.91 FEET; THENCE NORTH 00°17'32" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°50'48" WEST, A DISTANCE OF 9.76 FEET; THENCE NORTH 01°09'07" EAST, A DISTANCE OF 5.34 FEET; THENCE NORTH 87°30'55" WEST, A DISTANCE OF 35.58 FEET; THENCE NORTH 86°50'34" WEST, A DISTANCE OF 38.68 FEET; THENCE NORTH 84°09'20" WEST, A DISTANCE OF 9.76 FEET; THENCE NORTH 00°14'56" EAST, A DISTANCE OF 24.20 FEET; THENCE SOUTH 89°42'28" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°14'56" EAST, A DISTANCE OF 15.16 FEET; THENCE SOUTH 86°52'08" EAST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 87°30'55" EAST, A DISTANCE OF 40.51 FEET; THENCE SOUTH 46°06'07" EAST, A DISTANCE OF 6.20 FEET; THENCE SOUTH 00°09'12" WEST, A DISTANCE OF 10.83 TO THE POINT OF BEGINNING.

Surveyors Notes:

1. Sketch of description and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Bearings shown hereon are based on Florida State Plane Coordinates, East Zone (901), North American Datum of 1983, 2011 Adjustment (NAD83(2011)).
4. The description shown hereon was prepared by the surveyor.
5. This is not a survey.
6. The electronic file for this project is the property of DRMP, Inc. and is not the property of the client.
7. The property as described hereon contains 1,127 square feet, more or less.

SHEET 1 OF 2

PREPARED FOR:

TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: NONE

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

No. 156401

STATE OF
ALLEN E. QUICKEL 07/27/17
PROFESSIONAL SURVEYOR AND MAPPER #6481
STATE OF FLORIDA

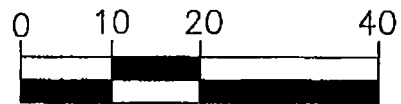
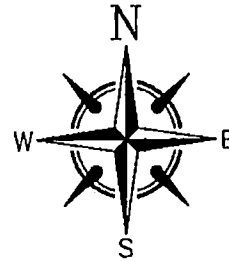


Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

EXHIBIT "A"

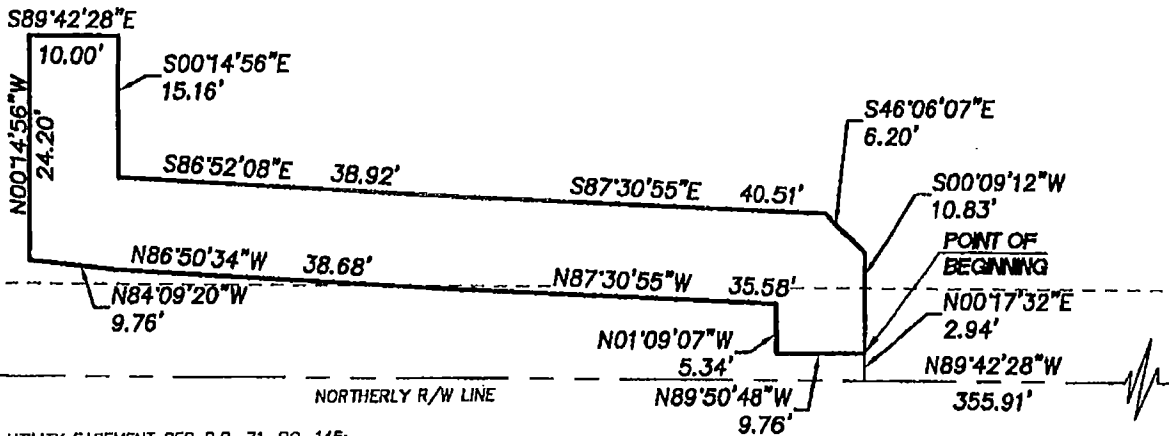


SCALE: 1"=20'

LOT 3

BEACON PARK BOULEVARD
P.B. 71, PG. 145

TRACT R-2



10.00' UTILITY EASEMENT PER P.B. 71, PG. 145;
10.00' PROGRESS ENERGY EASEMENT PER O.R.
8967, PG. 1815 & O.R. 9572, PG. 4758

BEACON PARK BOULEVARD
(100' PUBLIC RIGHT OF WAY PER P.B. 71, PG.(S) 145-149)
(ALSO KNOWN AS LAKE NONA BOULEVARD)

POINT OF COMMENCEMENT
SW CORNER OF TRACT R-2
BEACON PARK BOULEVARD, P.B.
71, PGS. 145-149

LEGEND AND ABBREVIATIONS

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE

DESCRIPTION ON SHEET 1

UE5

SHEET 2 OF 2

PREPARED FOR:

TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=20'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

9/29	REVISE FOR COMMENTS
8/21	REVISE FOR COMMENTS
7/26	REVISE LOCATION
DATE	REVISIONS



DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

JUL 10 2018

Project: Greenway Park Apartments (N/C:) Permit: B16900663 OCU File #: 84647

SUBORDINATION OF ENCUMBRANCES TO EASEMENT 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 potable and reclaimed water line connections 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 easement 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 easement rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Encumbrances:

Prudential Huntoon Paige Associates, LLC

FROM: LN Greenway Apartments, LLC

Multifamily Mortgage, Assignment of Leases and Rents, and Security Agreement (Florida)
filed September 29, 2016

Recorded as Document No. 20160512484

UCC Financing Statement filed September 29, 2016

Recorded as Document No. 20160512486

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 only to the extent that easement rights are granted to Orange County under the terms of the utility easement from LN Greenway Apartments, LLC to Orange County, recorded concurrently herewith in Orange County,

Florida, 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 24 day of May, A.D. 20 18.

Signed, sealed, and delivered
in the presence of:

Prudential Huntoon Paige Associates, LLC,
a Delaware limited liability company

[Signature]
Witness

BY: [Signature]
Tommy Nance, Vice President

Rene Coronado
Printed Name

[Signature]
Witness

Ryan Duff
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF TX
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 24 of May, 20 18, by Tommy Nance, as Vice President of Prudential Huntoon Paige Associates, LLC, a Delaware limited liability company, on behalf of the limited liability company. He ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 24 day of May, 20 18.

(Notary Seal)

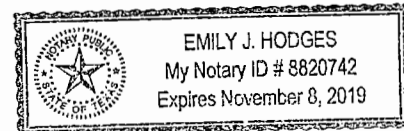
[Signature]
Notary Signature

Emily J. Hodges
Printed Notary Name

This instrument prepared by:
Monica Hand, 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:



GREENWAY PARK APARTMENTS

BUILDING DEPARTMENT PERMIT NUMBER: B16900663

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 3, BEACON PARK BOULEVARD, AS RECORDED IN PLAY BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-1, PER THE PLAT OF BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE CO. FL; THENCE SOUTH 57°48'55" EAST, ALONG THE NORTHERLY RIGHT OF WAY OF BEACON PARK BOULEVARD, FOR A DISTANCE OF 135.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID CURVE HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE 05°51'40", AN ARC LENGTH 86.95 FEET, A CHORD BEARING SOUTH 60°44'45" EAST, A CHORD DISTANCE OF 86.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY OF BEACON PARK BOULEVARD NORTH 25°59'12" EAST, FOR A DISTANCE OF 25.00; THENCE SOUTH 64°00'48" EAST, FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 25°59'12" WEST, FOR A DISTANCE OF 25.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID BEACON PARK BOULEVARD AND A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 850.00 FEET; THENCE ALONG SAID CURVE, FROM A TANGENT BEARING OF NORTH 63°40'35" WEST, RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE 00°40'27" AN ARC LENGTH 10.00 FEET, A CHORD BEARING NORTH 64°00'48" WEST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

Surveyors Notes:

1. Sketch of description and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Bearings shown hereon are based on Florida State Plane Coordinates, East Zone (901), North American Datum of 1982, 2011 Adjustment (NAD83(2011)).
4. The description shown hereon was prepared by the surveyor.
5. This is not a survey.
6. The electronic file for this project is the property of DRMP, Inc. and is not the property of the client.
7. The property as described hereon contains 250 square feet, more or less.

SHEET 1 OF 2

PREPARED FOR:
TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=20'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

110. LSG491
ALLEN E. QUICKER
PROFESSIONAL SURVEYOR AND MAPPER #6481
STATE OF FLORIDA



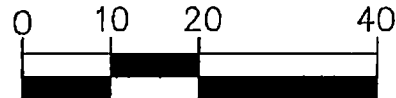
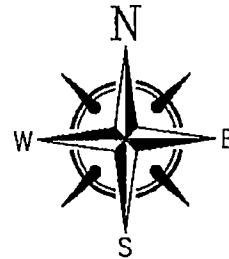
Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

EXHIBIT "A"

LOT 3
BEACON PARK BOULEVARD
P.B. 71, PG. 145



SCALE: 1"=20'

POINT OF COMMENCEMENT

SE CORNER OF TRACT R-1,
BEACON PARK BOULEVARD,
P.B. 71, PGS. 145-149

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	86.95'	850.00'	05°51'40"	S60°44'45"E	86.91'
C2	10.00'	850.00'	00°40'27"	N64°00'48"W	10.00'

BEACON PARK BOULEVARD
(100' PUBLIC RIGHT OF WAY PER P.B. 71, PG(S) 145-149)
(ALSO KNOWN AS LAKE NONA BOULEVARD)

POINT OF
BEGINNING

NORTHERLY R/W LINE

N25°59'12"E
25.00'
S64°00'48"E
10.00'
S25°59'12"W
25.00'

N63°40'35"W
(TANGENT BEARING)

LEGEND AND ABBREVIATIONS

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE

DESCRIPTION ON SHEET 1

UE 2

SHEET 2 OF 2

PREPARED FOR:

TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=20'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

9/29	REVISE FOR COMMENTS
8/21	REVISE FOR COMMENTS
7/26	REVISED LOCATION
6/17	UPDATED LOCATION

DATE	REVISIONS
------	-----------



Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

GREENWAY PARK APARTMENTS

BUILDING DEPARTMENT PERMIT NUMBER: B16900663

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 3, BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-1, PER THE PLAT OF BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACON PARK BOULEVARD, SOUTH 57°48'55" EAST FOR A DISTANCE OF 24.84 FEET; THENCE NORTH 32°11'05" EAST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 5.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°06'15" EAST, A DISTANCE OF 22.82 FEET; THENCE SOUTH 52°51'28" EAST, A DISTANCE OF 10.14 FEET; THENCE SOUTH 27°32'23" WEST, A DISTANCE OF 9.74 FEET; THENCE SOUTH 57°48'55" EAST, A DISTANCE OF 3.22 FEET; THENCE SOUTH 29°26'03" WEST, A DISTANCE OF 2.61 FEET; THENCE SOUTH 57°37'06" EAST, A DISTANCE OF 84.26 FEET; THENCE SOUTH 64°29'22" EAST, A DISTANCE OF 42.25 FEET; THENCE NORTH 89°17'33" EAST, A DISTANCE OF 7.91 FEET; THENCE SOUTH 46°34'27" EAST, A DISTANCE OF 8.56 FEET; THENCE SOUTH 27°55'51" WEST, A DISTANCE OF 10.38 FEET; THENCE NORTH 46°34'27" WEST, A DISTANCE OF 7.28 FEET; THENCE SOUTH 89°39'39" WEST, A DISTANCE OF 6.27 FEET; THENCE NORTH 64°29'22" WEST, A DISTANCE OF 45.09 FEET; THENCE NORTH 57°37'54" WEST, A DISTANCE OF 84.02; THENCE NORTH 55°39'08" WEST, A DISTANCE OF 13.03 FEET TO THE POINT OF BEGINNING.

Surveyors Notes:

1. Sketch of description and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Bearings shown hereon are based on Florida State Plane Coordinates, East Zone (901), North American Datum of 1983, 2011 Adjustment (NAD83(2011)).
4. The description shown hereon was prepared by the surveyor.
5. This is not a survey.
6. The electronic file for this project is the property of DRMP, Inc. and is not the property of the client.
7. The property as described hereon contains 1,692 square feet, more or less.

SHEET 1 OF 2

PREPARED FOR:
TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=30'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

ALLEN LEE QUICKEL
PROFESSIONAL SURVEYOR AND MAPPER #6481
STATE OF FLORIDA
07/27/17

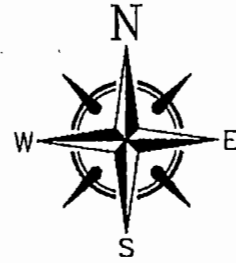


Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

EXHIBIT "A"



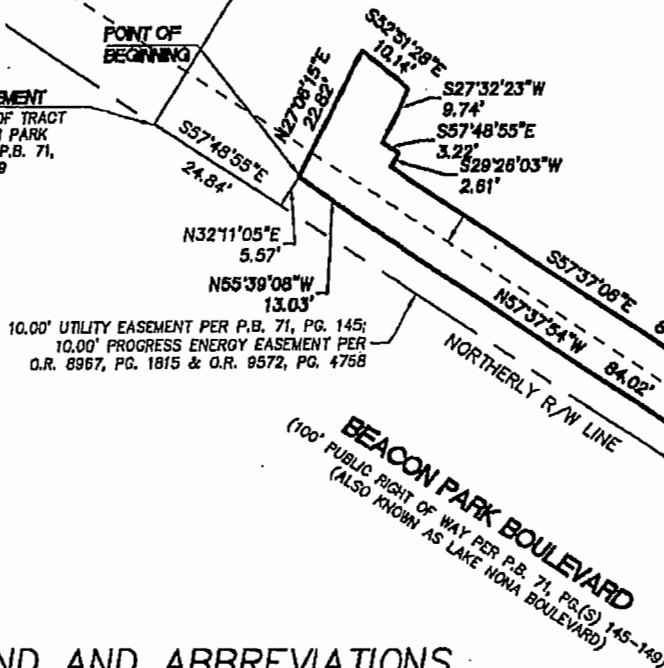
SCALE: 1"=30'

TRACT R-1

LOT 3
BEACON PARK BOULEVARD
P.B. 71, PG. 145

POINT OF
COMMENCEMENT
SE CORNER OF TRACT
R-1, BEACON PARK
BOULEVARD, P.B. 71,
PGS. 145-149

POINT OF
BEGINNING



LEGEND AND ABBREVIATIONS

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE

DESCRIPTION ON SHEET 1

UE 4

SHEET 2 OF 2

PREPARED FOR:
TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=30'

PROJECT #: 15-0079.000

DESIGN: MRJ CHECKED: TD

9/29	REVISE FOR COMMENTS
8/21	REVISE FOR COMMENTS
7/26	REVISE LOCATION
DATE	REVISIONS



Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

GREENWAY PARK APARTMENTS

BUILDING DEPARTMENT PERMIT NUMBER: B16900663

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 3, BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT R-2, PER THE PLAT OF BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACON PARK BOULEVARD, NORTH 89°42'28" WEST FOR A DISTANCE OF 355.91 FEET; THENCE NORTH 00°17'32" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°50'48" WEST, A DISTANCE OF 9.76 FEET; THENCE NORTH 01°09'07" EAST, A DISTANCE OF 5.34 FEET; THENCE NORTH 87°30'55" WEST, A DISTANCE OF 35.58 FEET; THENCE NORTH 86°50'34" WEST, A DISTANCE OF 38.68 FEET; THENCE NORTH 84°09'20" WEST, A DISTANCE OF 9.76 FEET; THENCE NORTH 00°14'56" EAST, A DISTANCE OF 24.20 FEET; THENCE SOUTH 89°42'28" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°14'56" EAST, A DISTANCE OF 15.16 FEET; THENCE SOUTH 86°52'08" EAST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 87°30'55" EAST, A DISTANCE OF 40.51 FEET; THENCE SOUTH 46°06'07" EAST, A DISTANCE OF 6.20 FEET; THENCE SOUTH 00°09'12" WEST, A DISTANCE OF 10.83 TO THE POINT OF BEGINNING.

Surveyors Notes:

1. Sketch of description and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Bearings shown hereon are based on Florida State Plane Coordinates, East Zone (901), North American Datum of 1983, 2011 Adjustment (NAD83(2011)).
4. The description shown hereon was prepared by the surveyor.
5. This is not a survey.
6. The electronic file for this project is the property of DRMP, Inc. and is not the property of the client.
7. The property as described hereon contains 1,127 square feet, more or less.

SHEET 1 OF 2

PREPARED FOR:

TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: NONE

PROJECT #: 15-0079.000

DESIGN: ES

CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL:

ALLEN E. QUICKEL
PROFESSIONAL SURVEYOR AND MAPPER #6481
STATE OF FLORIDA
07/27/17



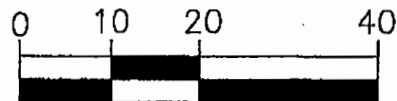
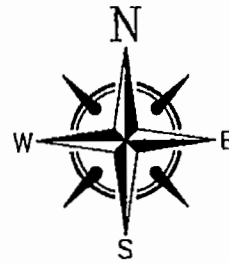
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

EXHIBIT "A"

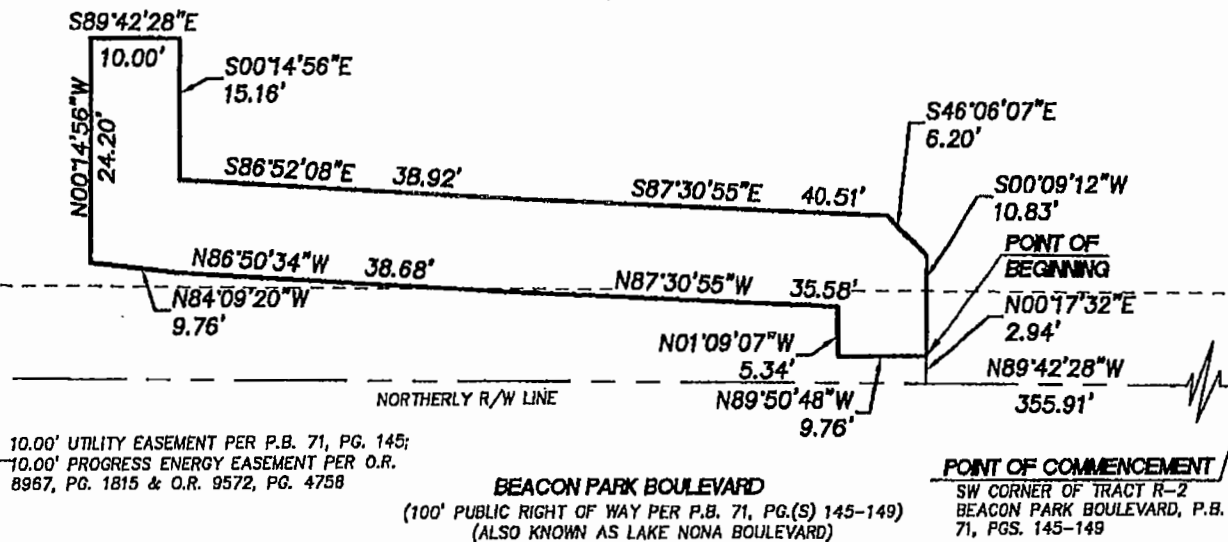


SCALE: 1"=20'

LOT 3

BEACON PARK BOULEVARD
P.B. 71, PG. 145

TRACT R-2



LEGEND AND ABBREVIATIONS

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE

DESCRIPTION ON SHEET 1

UE5

SHEET 2 OF 2

PREPARED FOR:
TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=20'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

DATE	REVISIONS
9/29	REVISE FOR COMMENTS
8/21	REVISE FOR COMMENTS
7/26	REVISE LOCATION



Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

JUL 10 2018

Project: Greenway Park Apartments (N/C:) Permit: B16900663 OCU File #: 84647

SUBORDINATION OF ENCUMBRANCE TO EASEMENT 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 that certain utility easement, for potable and reclaimed water line connections, dated March 1, 2018, between LN Greenway Apartments, LLC and Orange County, recorded concurrently herewith 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 easement 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 easement 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:

United States Department of Housing and Urban Development

FROM: LN Greenway Apartments, LLC

U.S. Department of Housing and Urban Development (Private)

Regulatory Agreement for Multifamily Projects

filed September 29, 2016

Recorded as Document No. 20160512485

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 purposes only, and only to the extent that easement rights are granted to Orange County under the terms of the utility easement from LN Greenway Apartments, LLC to Orange

County, recorded concurrently herewith in Orange County, Florida, 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 utility 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 22nd day of May, A.D. 2018.

Signed, sealed, and delivered
in the presence of:

United States Department of Housing
and Urban Development

[Signature]
Witness

BY: [Signature]

Thelma A. Robinson
Printed Name

Barbara Williams
Printed Name

[Signature]
Witness

Authorized Agent
Title

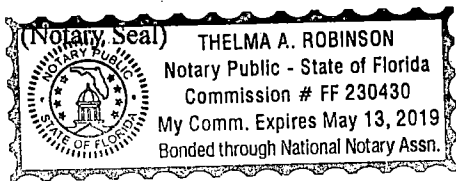
[Signature]
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 22th of MAY, 2018, by Barbara Williams, as Authorized Agent, of United States Department of Housing and Urban Development, on behalf of the Housing and Urban Development. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 22th day of MAY, 2018.



[Signature]
Notary Signature

Thelma A. Robinson
Printed Notary Name

This instrument prepared by:
Monica Hand, 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:

GREENWAY PARK APARTMENTS

BUILDING DEPARTMENT PERMIT NUMBER: B16900663

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 3, BEACON PARK BOULEVARD, AS RECORDED IN PLAY BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-1, PER THE PLAT OF BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE CO. FL; THENCE SOUTH 57°48'55" EAST, ALONG THE NORTHERLY RIGHT OF WAY OF BEACON PARK BOULEVARD, FOR A DISTANCE OF 135.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG SAID CURVE HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE 05°51'40", AN ARC LENGTH 86.95 FEET, A CHORD BEARING SOUTH 60°44'45" EAST, A CHORD DISTANCE OF 86.91 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY OF BEACON PARK BOULEVARD NORTH 25°59'12" EAST, FOR A DISTANCE OF 25.00; THENCE SOUTH 64°00'48" EAST, FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 25°59'12" WEST, FOR A DISTANCE OF 25.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID BEACON PARK BOULEVARD AND A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 850.00 FEET; THENCE ALONG SAID CURVE, FROM A TANGENT BEARING OF NORTH 63°40'35" WEST, RUN ALONG SAID CURVE THROUGH A CENTRAL ANGLE 00°40'27" AN ARC LENGTH 10.00 FEET, A CHORD BEARING NORTH 64°00'48" WEST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

Surveyors Notes:

1. Sketch of description and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Bearings shown hereon are based on Florida State Plane Coordinates, East Zone (901), North American Datum of 1982, 2011 Adjustment (NAD83(2011)).
4. The description shown hereon was prepared by the surveyor.
5. This is not a survey.
6. The electronic file for this project is the property of DRMP, Inc. and is not the property of the client.
7. The property as described hereon contains 250 square feet, more or less.

SHEET 1 OF 2

PREPARED FOR:

TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=20'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

110. LSG 491
ALLEN L. QUICKER
PROFESSIONAL SURVEYOR AND MAPPER #6481
STATE OF FLORIDA
7/27/17



DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

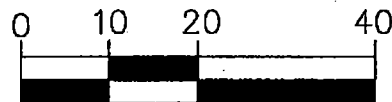
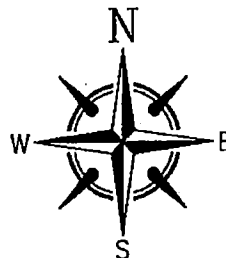
Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

EXHIBIT "A"

LOT 3
BEACON PARK BOULEVARD
P.B. 71, PG. 145



SCALE: 1"=20'

POINT OF COMMENCEMENT

SE CORNER OF TRACT R-1,
BEACON PARK BOULEVARD,
P.B. 71, PGS. 145-149

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	86.95'	850.00'	05°51'40"	S60°44'45"E	86.91'
C2	10.00'	850.00'	00°40'27"	N64°00'48"W	10.00'

BEACON PARK BOULEVARD
(100' PUBLIC RIGHT OF WAY PER P.B. 71, PG. (S) 145-149)
(ALSO KNOWN AS LAKE NONA BOULEVARD)

POINT OF BEGINNING

NORTHERLY R/W LINE

S64°00'48"E
10.00'
N25°59'12"E
25.00'
S25°59'12"W
25.00'
N63°40'35"W
(TANGENT BEARING)

LEGEND AND ABBREVIATIONS

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE

DESCRIPTION ON SHEET 1

UE 2

SHEET 2 OF 2

PREPARED FOR:

TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=20'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

9/29	REVISE FOR COMMENTS
8/21	REVISE FOR COMMENTS
7/26	REVISED LOCATION
6/17	UPDATED LOCATION

DATE	REVISIONS
------	-----------



DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

GREENWAY PARK APARTMENTS

BUILDING DEPARTMENT PERMIT NUMBER: B16900663

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 3, BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT R-1, PER THE PLAT OF BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACON PARK BOULEVARD, SOUTH 57°48'55" EAST FOR A DISTANCE OF 24.84 FEET; THENCE NORTH 32°11'05" EAST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 5.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°06'15" EAST, A DISTANCE OF 22.82 FEET; THENCE SOUTH 52°51'28" EAST, A DISTANCE OF 10.14 FEET; THENCE SOUTH 27°32'23" WEST, A DISTANCE OF 9.74 FEET; THENCE SOUTH 57°48'55" EAST, A DISTANCE OF 3.22 FEET; THENCE SOUTH 29°26'03" WEST, A DISTANCE OF 2.61 FEET; THENCE SOUTH 57°37'06" EAST, A DISTANCE OF 84.26 FEET; THENCE SOUTH 64°29'22" EAST, A DISTANCE OF 42.25 FEET; THENCE NORTH 89°17'33" EAST, A DISTANCE OF 7.91 FEET; THENCE SOUTH 46°34'27" EAST, A DISTANCE OF 8.56 FEET; THENCE SOUTH 27°55'51" WEST, A DISTANCE OF 10.38 FEET; THENCE NORTH 46°34'27" WEST, A DISTANCE OF 7.28 FEET; THENCE SOUTH 89°39'39" WEST, A DISTANCE OF 6.27 FEET; THENCE NORTH 64°29'22" WEST, A DISTANCE OF 45.09 FEET; THENCE NORTH 57°37'54" WEST, A DISTANCE OF 84.02; THENCE NORTH 55°39'08" WEST, A DISTANCE OF 13.03 FEET TO THE POINT OF BEGINNING.

Surveyors Notes:

1. Sketch of description and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Bearings shown hereon are based on Florida State Plane Coordinates, East Zone (901), North American Datum of 1983, 2011 Adjustment (NAD83(2011)).
4. The description shown hereon was prepared by the surveyor.
5. This is not a survey.
6. The electronic file for this project is the property of DRMP, Inc. and is not the property of the client.
7. The property as described hereon contains 1,692 square feet, more or less.

SHEET 1 OF 2

PREPARED FOR:
TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=30'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

ALLEN LEE QUICKEL
PROFESSIONAL SURVEYOR AND MAPPER #6481
STATE OF FLORIDA
07/27/17

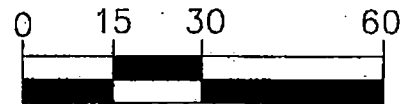
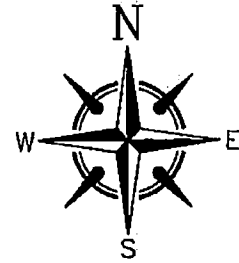


Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

EXHIBIT "A"



SCALE: 1"=30'

TRACT R-1

LOT 3
BEACON PARK BOULEVARD
P.B. 71, PG. 145

POINT OF
COMMENCEMENT
SE CORNER OF TRACT
R-1, BEACON PARK
BOULEVARD, P.B. 71,
PGS. 145-149

POINT OF
BEGINNING

10.00' UTILITY EASEMENT PER P.B. 71, PG. 145;
10.00' PROGRESS ENERGY EASEMENT PER
O.R. 8967, PG. 1815 & O.R. 9572, PG. 4758

BEACON PARK BOULEVARD
(100' PUBLIC RIGHT OF WAY PER P.B. 71, PG.(S) 145-149)
(ALSO KNOWN AS LAKE NORA BOULEVARD)

NORTHERLY R/W LINE

LEGEND AND ABBREVIATIONS

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE

DESCRIPTION ON SHEET 1

UE 4

SHEET 2 OF 2

PREPARED FOR:
TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=30'

PROJECT #: 15-0079.000

DESIGN: MRJ CHECKED: TD

9/29	REVISE FOR COMMENTS
8/21	REVISE FOR COMMENTS
7/26	REVISE LOCATION
DATE	REVISIONS



Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

GREENWAY PARK APARTMENTS

BUILDING DEPARTMENT PERMIT NUMBER: B16900663

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF LOT 3, BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT R-2, PER THE PLAT OF BEACON PARK BOULEVARD, AS RECORDED IN PLAT BOOK 71, PAGES 145-149 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACON PARK BOULEVARD, NORTH 89°42'28" WEST FOR A DISTANCE OF 355.91 FEET; THENCE NORTH 00°17'32" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°50'48" WEST, A DISTANCE OF 9.76 FEET; THENCE NORTH 01°09'07" EAST, A DISTANCE OF 5.34 FEET; THENCE NORTH 87°30'55" WEST, A DISTANCE OF 35.58 FEET; THENCE NORTH 86°50'34" WEST, A DISTANCE OF 38.68 FEET; THENCE NORTH 84°09'20" WEST, A DISTANCE OF 9.76 FEET; THENCE NORTH 00°14'56" EAST, A DISTANCE OF 24.20 FEET; THENCE SOUTH 89°42'28" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°14'56" EAST, A DISTANCE OF 15.16 FEET; THENCE SOUTH 86°52'08" EAST, A DISTANCE OF 38.92 FEET; THENCE SOUTH 87°30'55" EAST, A DISTANCE OF 40.51 FEET; THENCE SOUTH 46°06'07" EAST, A DISTANCE OF 6.20 FEET; THENCE SOUTH 00°09'12" WEST, A DISTANCE OF 10.83 TO THE POINT OF BEGINNING.

Surveyors Notes:

1. Sketch of description and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Bearings shown hereon are based on Florida State Plane Coordinates, East Zone (901), North American Datum of 1983, 2011 Adjustment (NAD83(2011)).
4. The description shown hereon was prepared by the surveyor.
5. This is not a survey.
6. The electronic file for this project is the property of DRMP, Inc. and is not the property of the client.
7. The property as described hereon contains 1,127 square feet, more or less.

SHEET 1 OF 2

PREPARED FOR:

TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: NONE

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.
No. LSG401

STATE OF FLORIDA
ALLEN E. QUICKEL
PROFESSIONAL SURVEYOR AND MAPPER #6481
07/27/17
STATE OF FLORIDA

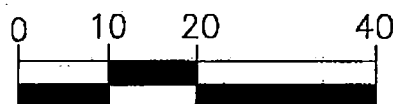
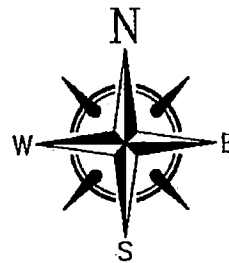


Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

EXHIBIT "A"

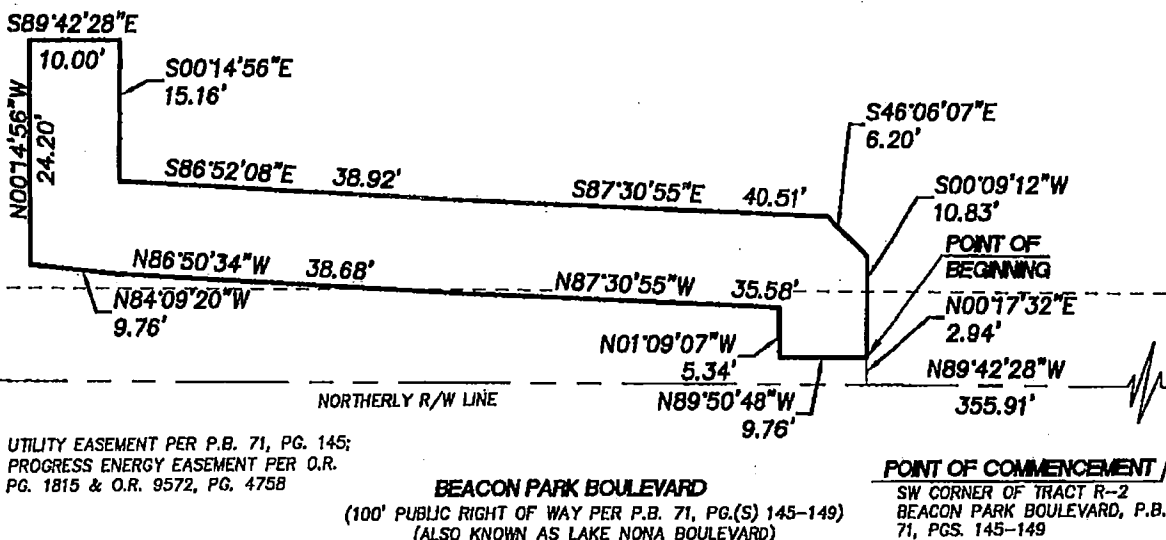


SCALE: 1"=20'

LOT 3

BEACON PARK BOULEVARD
P.B. 71, PG. 145

TRACT R-2



LEGEND AND ABBREVIATIONS

R/W = RIGHT OF WAY
P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE

DESCRIPTION ON SHEET 1

UE5

SHEET 2 OF 2

PREPARED FOR:
TAVISTOCK DEVELOPMENT

DATE: JULY 27, 2017 SCALE: 1"=20'

PROJECT #: 15-0079.000

DESIGN: ES CHECKED: ALQ

DATE	REVISIONS
9/29	REVISE FOR COMMENTS
8/21	REVISE FOR COMMENTS
7/26	REVISE LOCATION



Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814