



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 11

**DATE:** November 14, 2018

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
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) 836-7082

**ACTION REQUESTED:** APPROVAL OF CONSERVATION AND ACCESS EASEMENT FROM  
HORIZON WEST INVESTMENT GROUP, LLC TO ORANGE  
COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Conservation Area Impact Permit #CAI-16-08-038  
(Hickory Nut Estates)  
  
District 1

**PURPOSE:** To provide for conservation of wetlands as a requirement of development.

**ITEM:** Conservation and Access Easement  
Cost: Donation  
Total size: 33.37 acres

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Environmental Protection Division

**REMARKS:** Conservation Area Impact Permit No. CAI 16-08-038 issued by Orange  
County Environmental Protection Division requires this Conservation and  
Access Easement.  
  
Grantor to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 04 2018

Instrument prepared by and  
recorded original returned to:  
Real Estate Management Division  
Orange County, Florida  
400 East South Street, 5<sup>th</sup> Floor  
Orlando, Florida 32801

Project: Conservation Area Impact Permit #CAI-16-08-038  
(Hickory Nut Estates)

Parcel ID No.

a portion of: 06-24-27-0000-00-002, 06-24-27-0000-00-014,  
06-24-27-0000-00-016 & 06-24-27-0000-00-017

**CONSERVATION AND ACCESS EASEMENT**

This CONSERVATION AND ACCESS EASEMENT is made this 24<sup>th</sup> day of  
October, 20 18 by Horizon West Investment Group, LLC, a Florida limited liability  
company, whose address is 153 Parliament Loop, #1001, Lake Mary, FL 32746 ("GRANTOR"),  
in favor of ORANGE COUNTY, a charter county and political subdivision of the State of  
Florida, whose address is Post Office Box 1393, Orlando, Florida 32802-1393 ("GRANTEE").

**WITNESSETH:**

**WHEREAS**, GRANTOR solely owns in fee simple certain real property in Orange  
County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by  
this reference (the "PROPERTY"); and

**WHEREAS**, GRANTOR desires to construct Hickory Nut Estates at a site in Orange  
County, more particularly described in Exhibit "B" attached hereto and incorporated by this  
reference (the "PROJECT SITE"), which is subject to the regulatory jurisdiction of Orange  
County; and

**WHEREAS**, Conservation Area Impact Permit No. CAI 16-08-038 (the "PERMIT")

Project: Conservation Area Impact Permit #CAI-16-08-038  
(Hickory Nut Estates)

authorizes certain activities that affect waters and wetlands of the County and the State of Florida; and

**WHEREAS**, the PERMIT requires that GRANTOR preserve, enhance, restore or mitigate wetlands or uplands under the jurisdiction of Orange County; and

**WHEREAS**, GRANTOR desires to preserve the PROPERTY in its natural condition, as that may be altered in accordance with the PERMIT, in perpetuity.

**NOW, THEREFORE**, in consideration of TEN DOLLARS in hand paid by GRANTEE to GRANTOR, and of the above and the mutual covenants, terms, conditions and restrictions contained in this instrument, the receipt and sufficiency of which is acknowledged by the parties, and consistent with the provisions of Section 704.06, Florida Statutes (2017), GRANTOR hereby voluntarily grants and conveys to GRANTEE a conservation easement in perpetuity over the PROPERTY of the nature and character and to the extent set forth in this instrument (the "CONSERVATION EASEMENT"). In exchange for good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties, GRANTOR voluntarily grants and conveys to GRANTEE an access easement in perpetuity over the PROJECT SITE to the extent set forth in this instrument (the "ACCESS EASEMENT"). GRANTOR fully warrants title to the PROPERTY and to the PROJECT SITE, and will warrant and defend the title to these properties against the lawful claims of all persons whomsoever. Collectively, the CONSERVATION EASEMENT and the ACCESS EASEMENT are referred to as the "CONSERVATION AND ACCESS EASEMENT."

1. **Purpose.** The purpose of this CONSERVATION EASEMENT is to assure that the PROPERTY will be retained forever in its natural condition, as that may be altered in

accordance with the PERMIT, and to prevent any use of the PROPERTY that might impair or interfere with the environmental value of the PROPERTY. Those wetland and upland areas included in the CONSERVATION EASEMENT that are to be enhanced, restored, or created pursuant to the PERMIT shall be retained and maintained in the enhanced, restored, or created conditions required by the PERMIT.

2. **Prohibited Uses.** Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are specifically authorized or required by the PERMIT, any activity on or use of the PROPERTY inconsistent with this CONSERVATION EASEMENT's purpose is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited in, under, or on the PROPERTY:

- (a) Constructing or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials.
- (c) Removing or destroying trees, shrubs, or other vegetation.
- (d) Excavating, dredging or removing loam, peat, gravel, soil, rock, or other material substances in such a manner as to affect the surface.
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (f) Activities detrimental to drainage, flood controls, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

- (g) Acts or uses detrimental to such retention of land or water areas.
- (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. **Reserved Rights in the PROPERTY.** GRANTOR reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the PROPERTY, including the right to engage in or permit or invite others to engage in all uses of the PROPERTY, which are not expressly prohibited herein and are not inconsistent with the PERMIT or the purpose of this CONSERVATION EASEMENT.

4. **Public Access.** No right or access by the general public to any portion of the PROPERTY or the PROJECT SITE is conveyed by this CONSERVATION AND ACCESS EASEMENT.

5. **Rights of GRANTEE.** To accomplish the purposes stated in this CONSERVATION AND ACCESS EASEMENT, GRANTOR conveys the following rights and easements to GRANTEE:

(a) **ACCESS EASEMENT.** To enter on, over and through the PROJECT SITE for the purpose of vehicular and pedestrian ingress and egress over and across the PROJECT SITE as is necessary for GRANTEE to access the PROPERTY in a reasonable manner and at reasonable times for the purposes granted or conveyed by the CONSERVATION EASEMENT. Upon platting of any portion of the PROJECT SITE, all platted residential lots shown on any such plat shall be deemed released from the ACCESS EASEMENT, provided that GRANTEE retains access for the purposes stated herein to the CONSERVATION EASEMENT by a platted

access easement or public road.

(b) CONSERVATION EASEMENT. To enter upon and inspect the PROPERTY in a reasonable manner and at reasonable times to determine if activities and uses thereon are in compliance with this CONSERVATION EASEMENT, and/or to perform, or require to be performed, any restoration, creation, enhancement, maintenance and monitoring activities, or surface water improvements which are specifically authorized or required by the PERMIT.

(c) CONSERVATION AND ACCESS EASEMENT. To proceed at law or in equity to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT and/or to prevent the occurrence of any of the prohibited activities set forth herein, and/or to require the restoration of areas or features of the PROPERTY that may be damaged by any activity inconsistent with this CONSERVATION AND ACCESS EASEMENT.

6. **GRANTEE's Discretion.** GRANTEE may enforce the terms of this CONSERVATION AND ACCESS EASEMENT at its discretion, but if GRANTOR breaches any term of this CONSERVATION AND ACCESS EASEMENT and GRANTEE does not exercise its rights under this CONSERVATION AND ACCESS EASEMENT, GRANTEE's forbearance shall not be construed to be a waiver by GRANTEE of such term, or of any subsequent breach of the same, or any other term of this CONSERVATION AND ACCESS EASEMENT, or of any of the GRANTEE's rights under this CONSERVATION AND ACCESS EASEMENT. No delay or omission by GRANTEE in the exercise of any right or remedy upon any breach by GRANTOR shall impair such right or remedy or be construed as a waiver. GRANTEE shall not be obligated to GRANTOR, or to any other person or entity, to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT.

7. **GRANTEE's Liability.** GRANTOR will assume all liability for any injury or damage to the person or property of third parties that may occur on the PROPERTY and PROJECT SITE. Neither GRANTOR, nor any person or entity claiming by or through GRANTOR, shall hold GRANTEE liable for any damage or injury to person or personal property that may occur on the PROPERTY or PROJECT SITE.

8. **Acts Beyond GRANTOR's Control.** Nothing contained in this CONSERVATION AND ACCESS EASEMENT may be construed to entitle GRANTEE to bring any action against GRANTOR for any injury to or change in the PROPERTY resulting from natural causes beyond GRANTOR's control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by GRANTOR under emergency conditions to prevent, abate or mitigate significant injury to the PROPERTY resulting from such causes.

9. **Recordation.** GRANTOR shall record this CONSERVATION AND ACCESS EASEMENT in timely fashion in the Public Records of Orange County, Florida, and shall rerecord it at any time GRANTEE may require to preserve its rights. GRANTOR shall pay all recording costs and taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records. GRANTOR will hold GRANTEE harmless from any recording costs or taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records.

10. **Successors.** The covenants, terms, conditions and restrictions of this CONSERVATION AND ACCESS EASEMENT are binding upon, and inure to the benefit of the parties and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the PROPERTY and PROJECT SITE.

Project: Conservation Area Impact Permit #CAI-16-08-038  
(Hickory Nut Estates)

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

Signed, sealed, and delivered  
in the presence of:

[Signature]  
Witness

Amal Farah  
Printed Name

[Signature]  
Witness

LAYLA TSESMELIS  
Printed Name

Horizon West Investment Group, LLC,  
a Florida limited liability company

BY: [Signature]

SADIQUE JALLEN  
Printed Name

MANAGING MEMBER  
Title

(Corporate Seal)

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 24<sup>th</sup> of October,  
2018, by SADIQUE JALLEN, as MANAGING MEMBER of Horizon West  
Investment Group, LLC, a Florida limited liability company, on behalf of the company. He/She  
☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
Notary Signature

LAYLA TSESMELIS  
Printed Notary Name

Notary Public in and for the  
County and State aforesaid  
My commission expires:



# LEGAL DESCRIPTION

SHEET 1 OF 2 DESCRIPTION  
SEE SHEET 2 OF 2 FOR SKETCH

## EXHIBIT "A"

A STRIP OF LAND VARYING IN WIDTH LYING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 42, HICKORY LAKE ESTATES, PLAT BOOK V, PAGE 4 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE S00°10'43"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, AND THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 2022.54 FEET; THENCE DEPARTING SAID EAST AND WEST LINES RUN N89°49'17"E A DISTANCE OF 1925.58 FEET TO THE POINT OF BEGINNING; THENCE N89°25'22"E A DISTANCE OF 42.81 FEET; THENCE S50°11'53"E A DISTANCE OF 16.06 FEET TO THE WEST LINE OF LOT 1 AND EAST LINE OF LOT 42, HICKORY LAKE ESTATES, PLAT BOOK V, PAGE 4 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S01°37'28"E ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 33.34 FEET; THENCE DEPARTING SAID WEST LINE OF LOT 1 RUN N50°21'52"W A DISTANCE OF 28.94 FEET; THENCE S89°25'28"W A DISTANCE OF 33.56 FEET; THENCE N00°34'38"W A DISTANCE OF 25.06 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 1,521.05 SQUARE FEET (0.03 ACRES), MORE OR LESS.



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

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 11-21-16

DRAWN BY: DH

SCALE: N/A

CHECKED BY: MR

FIELD BY: N/A

FOR THE LICENSED BUSINESS # 6723 BY:

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

SOD-B8 (1)

# SKETCH OF DESCRIPTION

SHEET 2 OF 2 SKETCH

SEE SHEET 1 OF 2 FOR DESCRIPTION

## EXHIBIT "A"

### POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 6-24-27,  
ORANGE COUNTY, FLORIDA;  
NORTHEAST CORNER OF SECTION 1-24-26,  
LAKE COUNTY, FLORIDA

WEST LINE OF THE NORTHWEST 1/4  
OF SECTION 6-24-27;  
EAST LINE OF THE NORTHEAST 1/4  
OF SECTION 1-24-26

LAKE COUNTY

S00°10'43"E 2022.54'

ORANGE COUNTY



HICKORY  
LAKE ESTATES  
PB V, PG 4

LOT 42

### POINT OF BEGINNING

N89°25'22"E 42.81'

N89°49'17"E 1925.58'

N00°34'38"W  
25.06'

S89°25'28"W  
33.56'

HICKORY  
LAKE ESTATES  
PB V, PG 4

LOT 42

S50°11'53"E  
16.06'

S01°37'28"E  
33.34'

N50°21'52"W  
28.94'

WEST LINE OF LOT 1;  
EAST LINE OF LOT 42

LOT 1

HICKORY  
LAKE ESTATES  
PB. V, PG. 4



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

### SURVEYOR'S NOTES:

SOD-B8 (2)

THIS IS NOT A SURVEY.

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BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 11-21-16

DRAWN BY: DH

SCALE: 1" = 20'

CHECKED BY: MR

FIELD BY: N/A

# LEGAL DESCRIPTION

SHEET 1 OF 3 DESCRIPTION

SEE SHEET 2 AND 3 OF 3 FOR SKETCH

## EXHIBIT "A"

A STRIP OF LAND VARYING IN WIDTH LYING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE S00°10'43"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, AND THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 2664.58 FEET TO THE SOUTHWEST CORNER OF AFORESAID NORTHWEST 1/4 OF SECTION 6, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE DEPARTING SAID EAST AND WEST LINES RUN N89°33'15"E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 6, ALSO BEING THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 6, A DISTANCE OF 423.73 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH AND SOUTH LINES RUN N17°40'25"W A DISTANCE OF 88.22 FEET; THENCE N23°24'03"E A DISTANCE OF 39.81 FEET; THENCE N34°06'38"W A DISTANCE OF 80.88 FEET; THENCE N10°50'03"E A DISTANCE OF 105.26 FEET; THENCE N67°21'01"E A DISTANCE OF 166.02 FEET; THENCE S53°48'54"E A DISTANCE OF 99.38 FEET; THENCE S70°15'49"E A DISTANCE OF 94.98 FEET; THENCE S60°41'52"E A DISTANCE OF 122.38 FEET; THENCE S88°44'13"E A DISTANCE OF 288.76 FEET; THENCE N61°31'27"E A DISTANCE OF 182.72 FEET; THENCE N61°56'23"E A DISTANCE OF 110.83 FEET; THENCE S28°03'37"E A DISTANCE OF 25.00 FEET; THENCE S61°56'23"W A DISTANCE OF 110.74 FEET; THENCE S61°31'27"W A DISTANCE OF 179.86 FEET; THENCE N81°40'39"W A DISTANCE OF 27.15 FEET; THENCE S29°29'43"W A DISTANCE OF 16.97 FEET; THENCE S76°45'56"W A DISTANCE OF 120.99 FEET; THENCE N54°12'15"W A DISTANCE OF 38.71 FEET; THENCE S59°05'32"W A DISTANCE OF 19.70 FEET; THENCE N75°27'59"W A DISTANCE OF 112.20 FEET; THENCE N60°41'46"W A DISTANCE OF 126.53 FEET; THENCE N70°15'43"W A DISTANCE OF 96.50 FEET; THENCE N53°48'48"W A DISTANCE OF 88.88 FEET; THENCE S67°21'01"W A DISTANCE OF 138.42 FEET; THENCE S10°50'03"W A DISTANCE OF 81.48 FEET; THENCE S34°06'38"E A DISTANCE OF 50.51 FEET; THENCE S23°10'51"E A DISTANCE OF 23.56 FEET; THENCE S00°21'40"E A DISTANCE OF 7.40 FEET; THENCE S02°51'31"E A DISTANCE OF 18.91 FEET; THENCE S23°24'03"W A DISTANCE OF 22.35 FEET; THENCE S17°40'25"E A DISTANCE OF 84.83 FEET; THENCE S18°41'51"E A DISTANCE OF 1.78 FEET TO THE AFORESAID NORTH AND SOUTH LINES; THENCE S89°33'15"W ALONG SAID NORTH AND SOUTH LINES, A DISTANCE OF 26.21 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 38,932.92 SQUARE FEET (0.89 ACRES), MORE OR LESS.



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

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

DATE: 12-21-16

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

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

SHEET 2 OF 3 SKETCH  
SEE SHEET 1 OF 3 FOR DESCRIPTION  
SEE SHEET 3 OF 3 FOR SKETCH CONTINUATION

NORTHWEST CORNER OF SECTION 6-24-27,  
ORANGE COUNTY, FLORIDA;  
NORTHEAST CORNER OF SECTION 1-24-26,  
LAKE COUNTY, FLORIDA

43"E 2664.58'

LAKE COUNTY

ORANGE COUNTY

WEST LINE OF THE NORTHWEST 1/4  
OF SECTION 6-24-27;

EAST LINE OF THE NORTHEAST 1/4  
OF SECTION 1-24-26

NO

R OF SECTION 6-24-27,  
 FLORIDA;  
 R OF SECTION 1-24-26,  
 FLORIDA

**EXHIBIT "A"**

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S18°41'51"E	1.78'
L3	S89°33'15"W	26.21'

MATCHLINE A  
SEE SHEET 3 FOR CONTINUATION

NOT PLATTED  
 POINT OF BEGINNING  
 SOUTH LINE OF NORTHWEST 1/4 OF SECTION 6-24-27;  
 NORTH LINE OF SOUTHWEST 1/4 OF SECTION 6-24-27, ORANGE COUNTY, FLORIDA

**MATCHLINE A**  
SEE SHEET 3 FOR CONTINUATION

NOT PLATTED

POINT OF  
BEGINNING

SOUTH LINE OF NORTHWEST 1/4 OF  
SECTION 6-24-27;  
NORTH LINE OF SOUTHWEST 1/4 OF  
SECTION 6-24-27, ORANGE COUNTY, FLORIDA

NOT PLATTED



16 East Plant Street  
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SOD-B10 (2)

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BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24--27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 12-21-16

DRAWN BY: \_\_\_\_\_ DH

SCALE:  $1" = 50'$

CHECKED BY: \_\_\_\_\_ MR

FIELD BY: N/A



# LEGAL DESCRIPTION

SHEET 1 OF 2 DESCRIPTION  
SEE SHEET 2 OF 2 FOR SKETCH

## EXHIBIT "A"

A STRIP OF LAND VARYING IN WIDTH LYING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF LOT 42, HICKORY LAKE ESTATES, PLAT BOOK V, PAGE 4 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE S00°10'43"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, AND THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 2664.58 FEET TO THE SOUTHWEST CORNER OF AFORESAID NORTHWEST 1/4 OF SECTION 6, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE DEPARTING SAID EAST AND WEST LINES RUN N89°33'15"E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 6, ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1436.51 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINES RUN N00°26'45"W A DISTANCE OF 338.23 FEET TO THE POINT OF BEGINNING; THENCE N28°03'37"W A DISTANCE OF 25.00 FEET; THENCE N61°56'23"E A DISTANCE OF 156.43 FEET; THENCE N52°03'20"E A DISTANCE OF 66.55 FEET; THENCE N75°46'04"E A DISTANCE OF 122.83 FEET; THENCE N57°13'31"E A DISTANCE OF 95.48 FEET; THENCE N45°59'46"E A DISTANCE OF 23.60 FEET; THENCE S44°00'08"E A DISTANCE OF 15.00 FEET; THENCE S45°59'52"W A DISTANCE OF 25.09 FEET; THENCE S57°13'31"W A DISTANCE OF 99.39 FEET; THENCE S75°46'04"W A DISTANCE OF 122.13 FEET; THENCE S52°03'20"W A DISTANCE OF 122.95 FEET; THENCE S61°56'23"W A DISTANCE OF 100.34 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 8,294.82 SQUARE FEET (0.19 ACRES), MORE OR LESS.



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Winter Garden, Florida 34787 • (407) 654 5355

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

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THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

FOR THE LICENSED BUSINESS # 5723 BY:

DATE: 11-21-16

DRAWN BY: DH

SCALE: N/A

CHECKED BY: MR

FIELD BY: N/A

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





# LEGAL DESCRIPTION

SHEET 1 OF 2 DESCRIPTION  
SEE SHEET 2 OF 2 FOR SKETCH

## EXHIBIT "A"

A TRACT OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE S00°10'43"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, AND THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 2558.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST AND WEST LINES RUN N84°41'47"E A DISTANCE OF 91.21 FEET; THENCE S75°58'23"E A DISTANCE OF 106.12 FEET; THENCE S41°38'21"E A DISTANCE OF 116.13 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 6, ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE ALONG SAID NORTH AND SOUTH LINES RUN S89°33'15"W A DISTANCE OF 33.31 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINES RUN N41°38'15"W A DISTANCE OF 61.74 FEET; THENCE S52°25'27"W A DISTANCE OF 35.29 FEET; THENCE N65°30'51"W A DISTANCE OF 27.82 FEET; THENCE N08°26'40"W A DISTANCE OF 39.59 FEET; THENCE N75°58'17"W A DISTANCE OF 50.18 FEET; THENCE S84°41'47"W A DISTANCE OF 71.22 FEET; THENCE S05°28'33"W A DISTANCE OF 83.05 FEET TO AFORESAID NORTH AND SOUTH LINES; THENCE ALONG SAID NORTH AND SOUTH LINES RUN S89°33'15"W A DISTANCE OF 9.66 FEET TO THE SOUTHWEST CORNER OF AFORESAID NORTHWEST 1/4 OF SECTION 6, ALSO BEING THE NORTHWEST CORNER OF AFORESAID SOUTHWEST 1/4 OF SECTION 6; THENCE N00°10'43"W ALONG THE AFORESAID EAST AND WEST LINES, A DISTANCE OF 106.19 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 10,234.32 SQUARE FEET (0.23 ACRES), MORE OR LESS.



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

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF AN FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

DATE: 11-14-16

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 8723 BY:

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

SOD-B11 (1)



# SKETCH OF DESCRIPTION

SHEET 2 OF 2 SKETCH

SEE SHEET 1 OF 2 FOR DESCRIPTION

EXHIBIT "A"

## POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 6-24-27, ORANGE COUNTY, FLORIDA;  
NORTHEAST CORNER OF SECTION 1-24-26, LAKE COUNTY, FLORIDA

SECTION 1-24-26  
LAKE COUNTY

S00°10'43"E 2558.40'

SECTION 6-24-27  
ORANGE COUNTY

## LINE TABLE

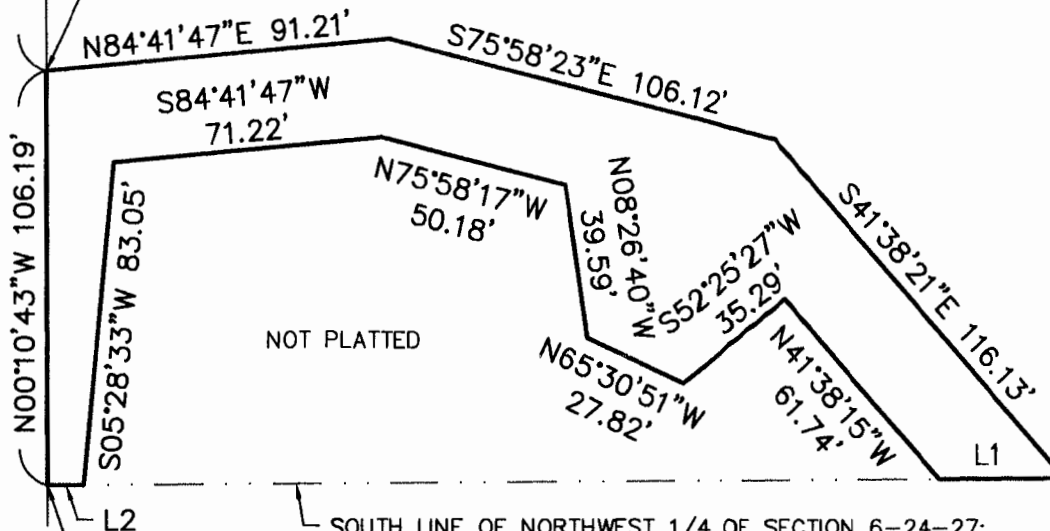
LINE	BEARING	DISTANCE
L1	S89°33'15"W	33.31'
L2	S89°33'15"W	9.66'

NOT PLATTED

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27;  
EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1-24-26

## POINT OF BEGINNING

NOT PLATTED



NOT PLATTED

L2 SOUTH LINE OF NORTHWEST 1/4 OF SECTION 6-24-27;  
NORTH LINE OF SOUTHWEST 1/4 OF SECTION 6-24-27, ORANGE COUNTY, FLORIDA  
SOUTHWEST CORNER OF NORTHWEST 1/4 OF SECTION 6-24-27;  
NORTHWEST CORNER OF SOUTHWEST 1/4 OF SECTION 6-24-27

NOT PLATTED



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

## SURVEYOR'S NOTES:

SOD-B11 (2)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 11-14-16

DRAWN BY: DH

SCALE: 1" = 50'

CHECKED BY: MR

FIELD BY: N/A

# LEGAL DESCRIPTION

SHEET 1 OF 8 DESCRIPTION

SEE SHEET 2-8 OF 8 FOR SKETCH

## EXHIBIT "A"

A TRACT OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA; THENCE S00°10'43"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, AND THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 1370.03 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST AND WEST LINES RUN N89°49'17"E A DISTANCE OF 38.83 FEET; THENCE N32°55'20"E A DISTANCE OF 62.24 FEET; THENCE N46°03'00"E A DISTANCE OF 69.89 FEET; THENCE N67°44'34"E A DISTANCE OF 67.72 FEET; THENCE N42°43'48"E A DISTANCE OF 62.27 FEET; THENCE N56°35'51"E A DISTANCE OF 59.12 FEET; THENCE N25°49'32"E A DISTANCE OF 68.62 FEET; THENCE N39°56'37"E A DISTANCE OF 84.62 FEET; THENCE N34°27'11"E A DISTANCE OF 54.43 FEET; THENCE N62°06'23"E A DISTANCE OF 43.79 FEET; THENCE S27°53'37"E A DISTANCE OF 25.00 FEET; THENCE N62°06'23"E A DISTANCE OF 20.08 FEET; THENCE N57°08'49"E A DISTANCE OF 41.41 FEET; THENCE N82°10'47"E A DISTANCE OF 46.21 FEET; THENCE S54°22'11"E A DISTANCE OF 59.22 FEET; THENCE N35°37'49"E A DISTANCE OF 25.03 FEET; THENCE S54°22'17"E A DISTANCE OF 4.05 FEET; THENCE S75°55'07"E A DISTANCE OF 54.96 FEET; THENCE S79°48'12"E A DISTANCE OF 3.69 FEET; THENCE S37°58'16"E A DISTANCE OF 121.55 FEET; THENCE S40°49'19"E A DISTANCE OF 65.00 FEET; THENCE S21°39'16"E A DISTANCE OF 92.82 FEET; THENCE S12°55'08"E A DISTANCE OF 31.02 FEET; THENCE S69°44'07"E A DISTANCE OF 151.32 FEET; THENCE S17°19'11"W A DISTANCE OF 25.07 FEET; THENCE S05°37'05"W A DISTANCE OF 150.46 FEET; THENCE S06°24'25"W A DISTANCE OF 182.90 FEET; THENCE S05°28'05"W A DISTANCE OF 96.24 FEET; THENCE S50°46'13"W A DISTANCE OF 42.83 FEET; THENCE S03°13'16"E A DISTANCE OF 103.43 FEET; THENCE N72°22'59"W A DISTANCE OF 147.56 FEET; THENCE S89°58'07"W A DISTANCE OF 81.91 FEET; THENCE S77°03'26"W A DISTANCE OF 117.83 FEET; THENCE S46°27'22"W A DISTANCE OF 94.73 FEET; THENCE S64°04'29"W A DISTANCE OF 79.29 FEET; THENCE S62°25'52"W A DISTANCE OF 75.82 FEET; THENCE S66°16'21"W A DISTANCE OF 115.13 FEET; THENCE N23°13'23"W A DISTANCE OF 17.86 FEET; THENCE S76°47'23"W A DISTANCE OF 35.50 FEET; THENCE S40°13'16"W A DISTANCE OF 23.66 FEET; THENCE S24°56'10"W A DISTANCE OF 46.76 FEET; THENCE S22°22'04"W A DISTANCE OF 18.15 FEET; THENCE S65°05'44"W A DISTANCE OF 14.74 FEET; THENCE S22°22'04"W A DISTANCE OF 15.76 FEET; THENCE S00°10'43"E A DISTANCE OF 26.51 FEET; THENCE S21°29'50"W A DISTANCE OF 117.72 FEET; THENCE S46°04'53"W A DISTANCE OF 119.75 FEET TO AFORESAID EAST AND WEST LINES; THENCE N00°10'43"W ALONG SAID EAST AND WEST LINES, A DISTANCE OF 985.15 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 784,446.68 SQUARE FEET (18.01 ACRES), MORE OR LESS.



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

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

DATE: 12-21-16

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

SOD-W3 (1)

FOR THE LICENSED BUSINESS # 6723 BY:

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

# SKETCH OF DESCRIPTION

SHEET 2 OF 8 SKETCH

SEE SHEET 1 OF 8 FOR DESCRIPTION

SEE SHEET 3-8 OF 8 FOR SKETCH CONTINUATION

EXHIBIT "A"



SECTION 1-24-26  
LAKE COUNTY, FLORIDA

S00°10'43"E 1370.03'

WEST LINE OF THE NORTHWEST 1/4  
OF SECTION 6-24-27;  
EAST LINE OF THE NORTHEAST 1/4  
OF SECTION 1-24-26

N32°55'20"E  
62.24'

NOT PLATTED

N67°44'34"E  
67.72'

N46°03'00"E  
69.89'

NOT PLATTED

N42°43'48"E  
62.27'

N25°49'32"E  
68.62'

N56°35'51"E  
59.12'

MATCHLINE  
SEE SHEET 3 FOR  
CONTINUATION

POINT OF BEGINNING

N89°49'17"E  
38.83'

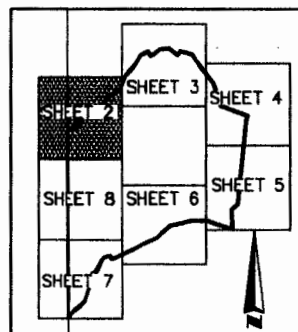
NOT PLATTED

WEST LINE OF THE NORTHWEST 1/4  
OF SECTION 6-24-27;  
EAST LINE OF THE NORTHEAST 1/4  
OF SECTION 1-24-27

N00°10'43"W 985.15'

SECTION 6-24-27  
ORANGE COUNTY, FLORIDA

MATCHLINE  
SEE SHEET 8 FOR  
CONTINUATION



KEY MAP

SCALE: 1" = 1000'

## SURVEYOR'S NOTES:

SOD-W3 (2)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 12-21-16

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

FIELD BY: N/A



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&  
COMPANY

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# SKETCH OF DESCRIPTION

SHEET 3 OF 8 SKETCH

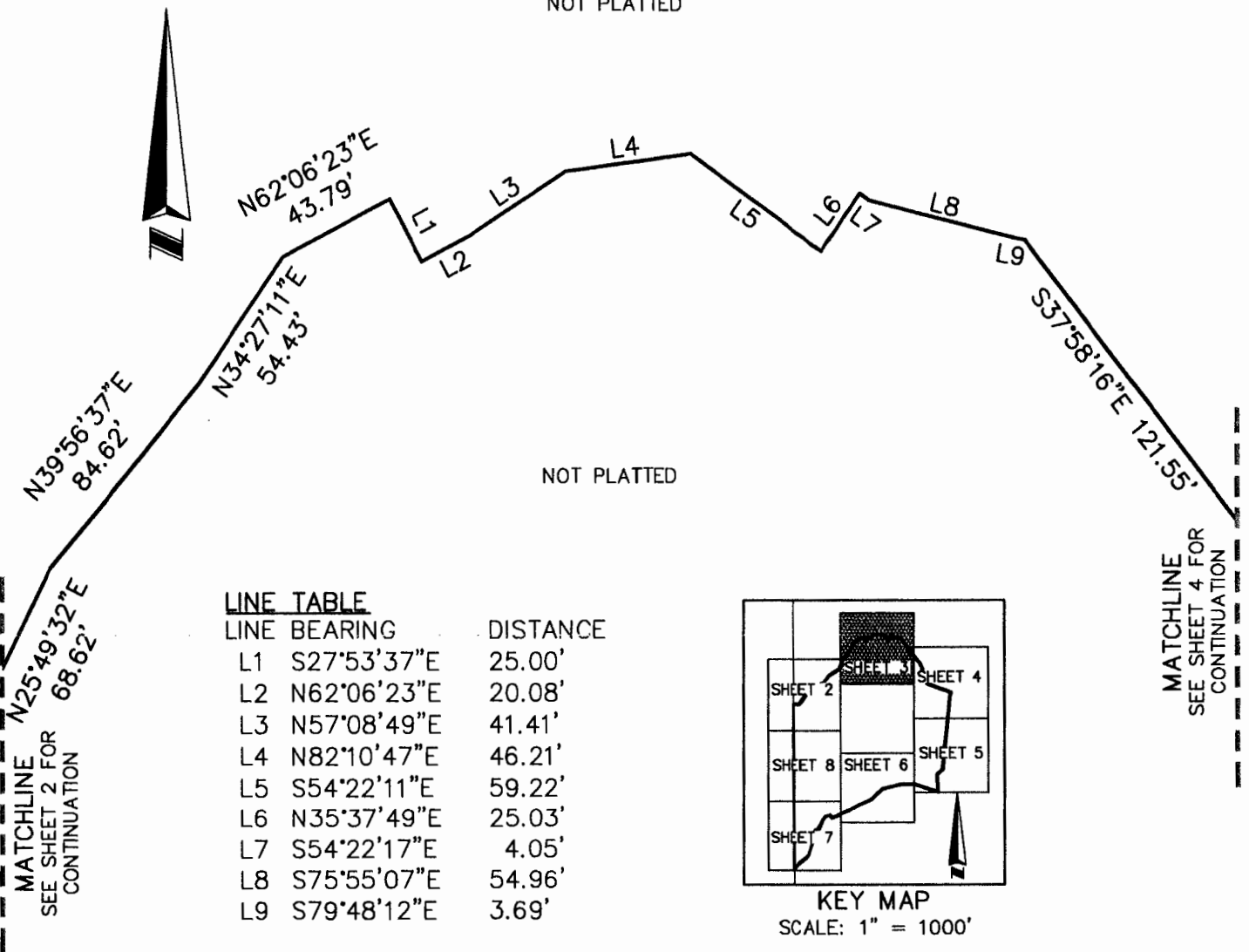
SEE SHEET 1 OF 8 FOR DESCRIPTION

SEE SHEET 2, 4-8 OF 8 FOR SKETCH CONTINUATION

## EXHIBIT "A"

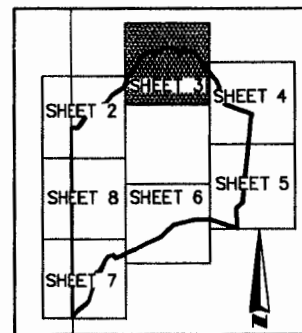
NOT PLATTED

NOT PLATTED



### LINE TABLE

LINE	BEARING	DISTANCE
L1	S27°53'37"E	25.00'
L2	N62°06'23"E	20.08'
L3	N57°08'49"E	41.41'
L4	N82°10'47"E	46.21'
L5	S54°22'11"E	59.22'
L6	N35°37'49"E	25.03'
L7	S54°22'17"E	4.05'
L8	S75°55'07"E	54.96'
L9	S79°48'12"E	3.69'



KEY MAP

SCALE: 1" = 1000'



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

### SURVEYOR'S NOTES:

SOD-W3 (3)

THIS IS NOT A SURVEY.

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THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 12-21-16

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

FIELD BY: N/A

# SKETCH OF DESCRIPTION

SHEET 4 OF 8 SKETCH

SEE SHEET 1 OF 8 FOR DESCRIPTION

SEE SHEET 2-3 AND 5-8 OF 8 FOR SKETCH CONTINUATION

EXHIBIT "A"

S40°49'19"E  
65.00'

MATCHLINE  
SEE SHEET 3 FOR  
CONTINUATION

S21°39'16"E 92.82'

S12°55'08"E  
31.02'

S69°44'07"E 151.32'

## LINE TABLE

LINE BEARING

L10 S17°19'11"W

DISTANCE

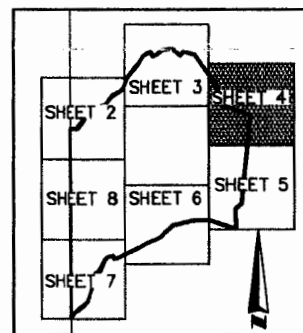
25.07'

NOT PLATTED

NOT PLATTED

MATCHLINE  
SEE SHEET 5 FOR  
CONTINUATION

L10  
S05°37'05"W 150.46'



## KEY MAP

SCALE: 1" = 1000'



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

## SURVEYOR'S NOTES:

SOD-W3 (4)

THIS IS NOT A SURVEY.

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THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 12-21-16

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

FIELD BY: N/A

# SKETCH OF DESCRIPTION

SHEET 5 OF 8 SKETCH

SEE SHEET 1 OF 8 FOR DESCRIPTION

SEE SHEET 2-4 AND 6-8 OF 8 FOR SKETCH CONTINUATION

EXHIBIT "A"

MAPSHEET SYMBOLS

MATCHLINE  
SEE SHEET 4 FOR  
CONTINUATION

S05°37'05"W  
150.46'

S06°24'25"W 182.90'

S05°28'05"W 96.24'

S50°46'13"W  
42.83'

S03°13'16"E  
103.43'

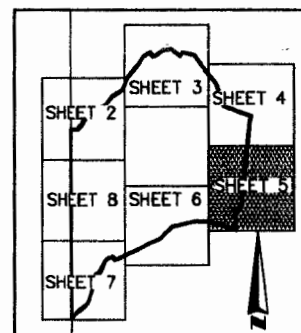
MATCHLINE  
SEE SHEET 6 FOR  
CONTINUATION

S89°58'07"W  
81.91'

N72°22'59"W 147.56'

NOT PLATTED

NOT PLATTED



KEY MAP

SCALE: 1" = 1000'



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

## SURVEYOR'S NOTES:

SOD-W3 (5)

THIS IS NOT A SURVEY.

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THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 12-21-16

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

FIELD BY: N/A

# SKETCH OF DESCRIPTION

SHEET 6 OF 8 SKETCH

SEE SHEET 1 OF 8 FOR DESCRIPTION

SEE SHEET 2-5 AND 7-8 OF 8 FOR SKETCH CONTINUATION

## EXHIBIT "A"

NOT PLATTED



MATCHLINE  
SEE SHEET 5 FOR  
CONTINUATION

MATCHLINE  
SEE SHEET 7 FOR  
CONTINUATION

S66°16'21"W  
115.13'

S62°25'52"W  
75.82'

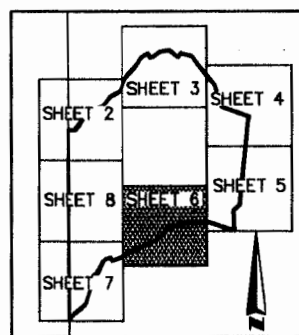
S64°04'29"W  
79.29'

S46°27'22"W 94.73'

NOT PLATTED

S77°03'26"W 117.83'

S89°58'07"W  
81.91'



KEY MAP

SCALE: 1" = 1000'



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

### SURVEYOR'S NOTES:

SOD-W3 (6)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

DATE: 12-21-16

SCALE: 1" = 60'

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

# SKETCH OF DESCRIPTION

SHEET 7 OF 8 SKETCH

SEE SHEET 1 OF 8 FOR DESCRIPTION

SEE SHEET 2-6 AND 8 OF 8 FOR SKETCH CONTINUATION

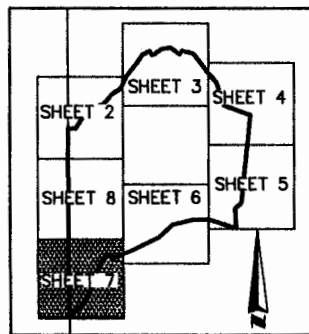
EXHIBIT "A"

MATCHLINE  
SEE SHEET 8 FOR  
CONTINUATION



SECTION 1-24-26  
LAKE COUNTY, FLORIDA

NOT PLATTED



KEY MAP

SCALE: 1" = 1000'

N00°10'43"W 985.15'

WEST LINE OF THE NORTHWEST 1/4  
OF SECTION 6-24-27;  
EAST LINE OF THE NORTHEAST 1/4  
OF SECTION 1-24-27

SECTION 6-24-27  
ORANGE COUNTY, FLORIDA

NOT PLATTED

S21°29'50"W 117.72'

S46°04'53"W 119.75'

NOT PLATTED

## LINE TABLE

LINE	BEARING	DISTANCE
L11	N23°13'23"W	17.86'
L12	S76°47'23"W	35.50'
L13	S40°13'16"W	23.66'
L14	S24°56'10"W	46.76'
L15	S22°22'04"W	18.15'
L16	S65°05'44"W	14.74'
L17	S22°22'04"W	15.76'
L18	S00°10'43"E	26.51'

MATCHLINE  
SEE SHEET 6 FOR  
CONTINUATION

S66°16'21"W  
115.13'

NOT PLATTED

## SURVEYOR'S NOTES:

SOD-W3 (7)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 12-21-16

DRAWN BY: DH

SCALE: 1" = 60'

CHECKED BY: MR

FIELD BY: N/A



ALLEN  
& COMPANY

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



SHEET 8 OF 8 SKETCH

SEE SHEET 1 OF 8 FOR DESCRIPTION

SEE SHEET 2-7 OF 8 FOR SKETCH CONTINUATION

ENCLOSURE "A"

MATCHLINE  
SEE SHEET 2 FOR  
CONTINUATION



NOT PLATTED

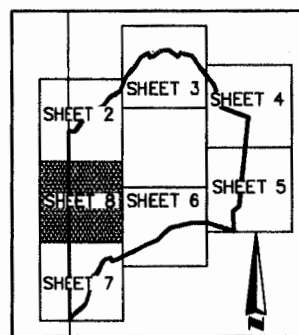
SECTION 1-24-26  
LAKE COUNTY, FLORIDA

**MATCHLINE**  
SEE SHEET 7 FOR  
CONTINUATION

WEST LINE OF THE NORTHWEST 1/4  
OF SECTION 6-24-27;  
EAST LINE OF THE NORTHEAST 1/4  
OF SECTION 1-24-26

N00°10'43"W 985.15'

NOT PLATTED



## KEY MAP

SCALE: 1" = 1000'



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

**SURVEYOR'S NOTES:**

THIS IS NOT A SURVEY.

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THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 12-21-16

DRAWN BY: \_\_\_\_\_ DH

SCALE:  $1" = 60'$

CHECKED BY: \_\_\_\_\_ MR

FIELD BY: N/A

SOD--W3 (8)

# LEGAL DESCRIPTION

SHEET 1 OF 2 DESCRIPTION  
SEE SHEET 2 OF 2 FOR SKETCH

## EXHIBIT "A"

A TRACT OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE N89°22'12"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1240.13 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°37'48"E A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD YMCA ROAD AS RECORDED IN DEED BOOK 623, PAGE 348 OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE N89°22'12"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 250.70 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN S01°22'57"W A DISTANCE OF 49.93 FEET; THENCE S66°32'26"W A DISTANCE OF 128.18 FEET; THENCE N23°04'22"W A DISTANCE OF 43.74 FEET; THENCE S83°32'44"W A DISTANCE OF 48.59 FEET; THENCE N46°21'15"W A DISTANCE OF 91.87 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 15,292.79 SQUARE FEET (0.35 ACRES), MORE OR LESS.



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

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 24-27 BEING A BEARING OF N89°22'12"E.

JOB NO. 20150070

DATE: 11-15-16

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

SOD-W7 (1)

FOR THE LICENSED BUSINESS # 8723 BY:

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

# SKETCH OF DESCRIPTION

SHEET 2 OF 2 SKETCH

SEE SHEET 1 OF 2 FOR DESCRIPTION

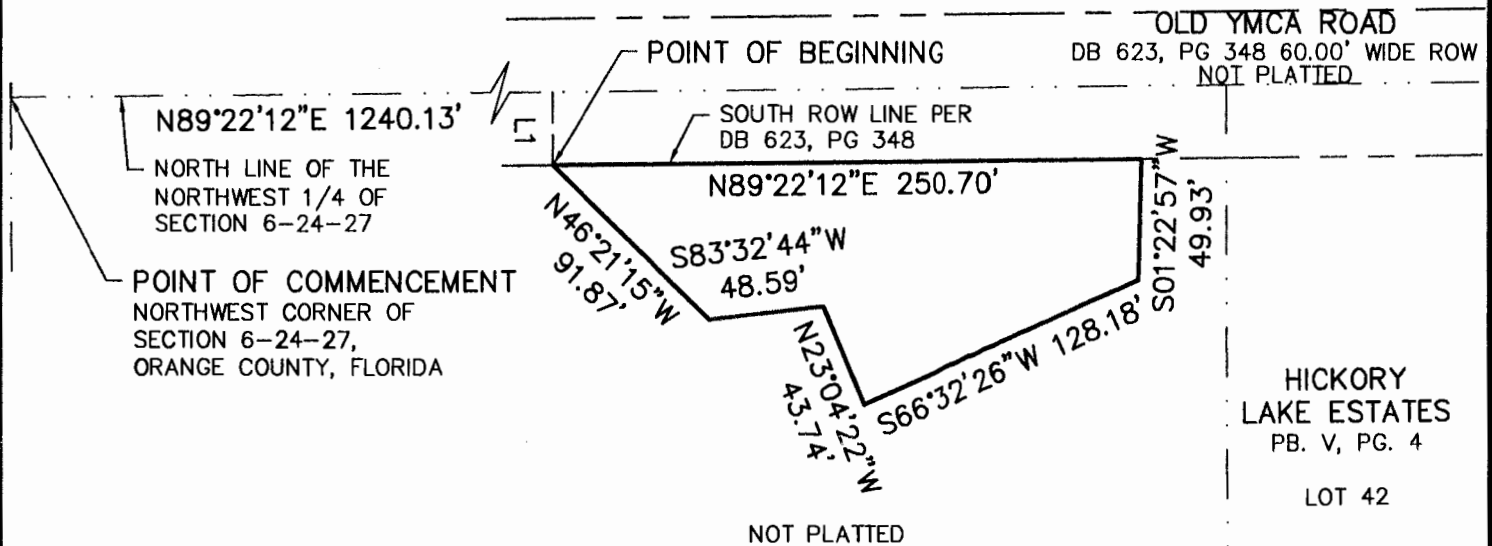
## EXHIBIT "A"

### LEGEND

DB DEED BOOK  
PB PLAT BOOK  
PG PAGE OR PAGES  
ROW RIGHT-OF-WAY

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°37'48"E	30.00'



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

### SURVEYOR'S NOTES:

SOD-W7 (2)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF S00°10'43"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 11-15-16

DRAWN BY: DH

SCALE: 1" = 80'

CHECKED BY: MR

FIELD BY: N/A

# LEGAL DESCRIPTION

SHEET 1 OF 2 DESCRIPTION  
SEE SHEET 2 OF 2 FOR SKETCH

## EXHIBIT "A"

A TRACT OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE N89°22'12"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1527.33 FEET TO THE WEST LINE OF LOT 42, HICKORY LAKE ESTATES, PLAT BOOK. V, PAGE 4, AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID NORTH LINE RUN S00°07'49"E ALONG SAID WEST LINE OF LOT 42, A DISTANCE OF 119.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°07'49"E ALONG SAID WEST LINE OF LOT 42, A DISTANCE OF 324.93 FEET; THENCE DEPARTING SAID WEST LINE OF LOT 42 RUN N24°13'51"W A DISTANCE OF 173.54 FEET; THENCE N00°12'23"W A DISTANCE OF 75.79 FEET; THENCE N14°46'53"E A DISTANCE OF 48.66 FEET; THENCE N53°04'31"E A DISTANCE OF 72.98 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 15,306.50 SQUARE FEET (0.35 ACRES), MORE OR LESS.



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THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF N89°22'12"E.

JOB NO. 20150070

DATE: 11-15-16

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

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

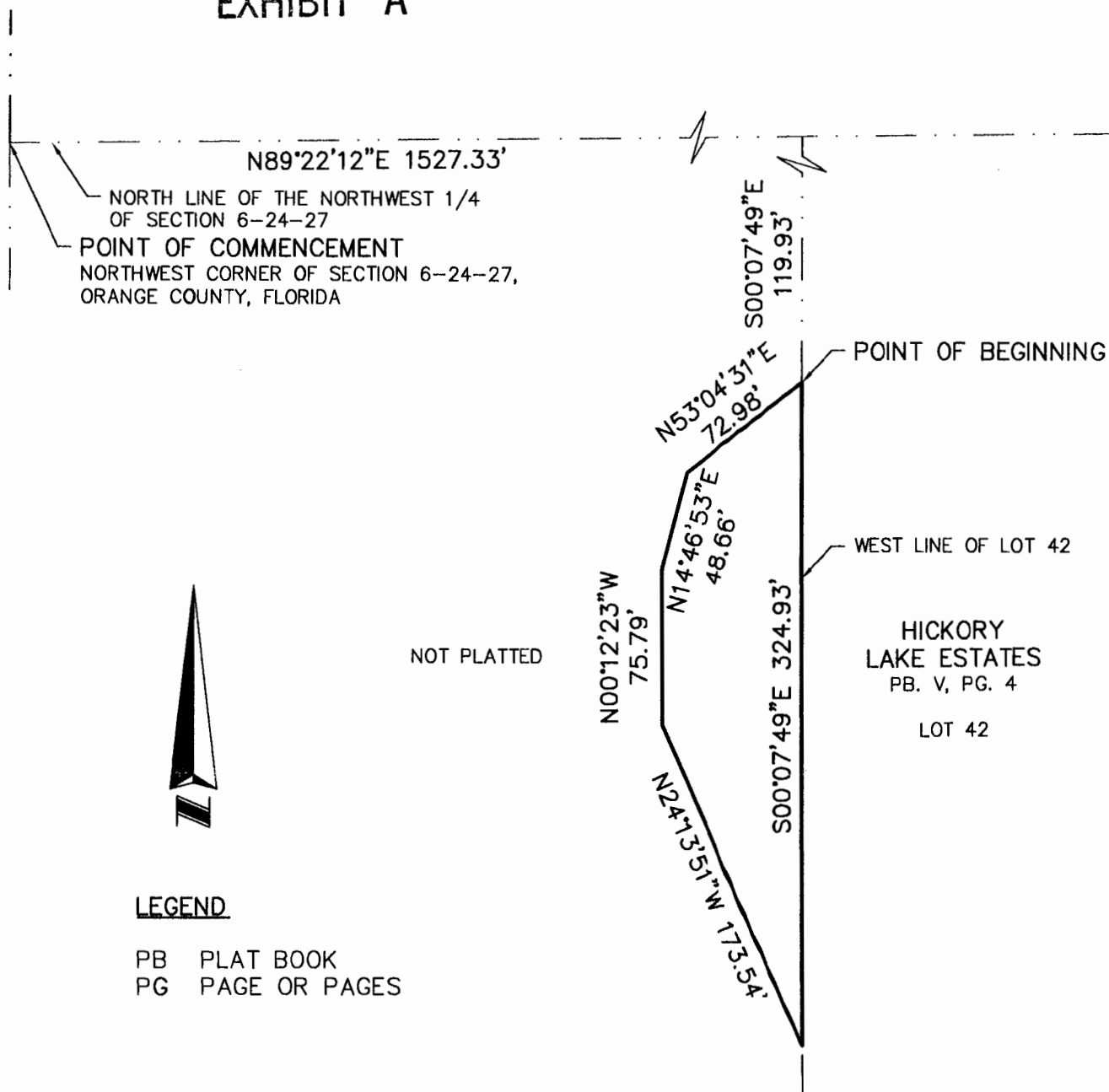
SOD-WB (1)

# SKETCH OF DESCRIPTION

SHEET 2 OF 2 SKETCH

SEE SHEET 1 OF 2 FOR DESCRIPTION

## EXHIBIT "A"



### LEGEND

PB PLAT BOOK  
PG PAGE OR PAGES

### SURVEYOR'S NOTES:

SOD-W8 (2)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF N89°22'12"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 11-15-16

DRAWN BY: DH

SCALE: 1" = 80'

CHECKED BY: MR

FIELD BY: N/A



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

# LEGAL DESCRIPTION

SHEET 1 OF 5 DESCRIPTION

SEE SHEET 2-5 OF 5 FOR SKETCH

SEE SHEET 5 OF 5 FOR LEGEND

## EXHIBIT "A"

A TRACT OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, INCLUDING A PORTION OF LOT 42, HICKORY LAKE ESTATES, PLAT BOOK V, PAGE 4 AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE N89°22'12"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1953.63 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°37'48"E A DISTANCE OF 628.68 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKE HICKORY NUT DRIVE AS RECORDED IN THE PLAT OF HICKORY LAKE ESTATES, PLAT BOOK V, PAGE 4 OF THE PUBLIC RECORDS OF SAID COUNTY ALSO BEING THE EAST LINE OF LOT 42 OF SAID PLAT SAID POINT ALSO BEING THE POINT OF BEGINNING, LYING ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 946.11 FEET, WITH A CHORD BEARING OF S03°14'40"W, AND A CHORD DISTANCE OF 160.60 FEET; THENCE RUN SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE, THE EAST LINE OF SAID LOT 42, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°44'15" FOR AN ARC DISTANCE OF 160.79 FEET TO THE POINT OF TANGENCY; THENCE S01°37'28"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND SAID EAST LINE AND ALONG THE WEST LINE OF LOT 1 OF SAID PLAT, A DISTANCE OF 1111.46 FEET; THENCE DEPARTING SAID WEST LINE OF LOT 1 AND THE EAST LINE OF LOT 42 RUN S77°58'24"W A DISTANCE OF 57.65 FEET; THENCE N15°43'00"W A DISTANCE OF 12.08 FEET; THENCE N83°27'16"W A DISTANCE OF 904.13 FEET; THENCE N06°32'44"E A DISTANCE OF 414.84 FEET; THENCE N88°22'32"E A DISTANCE OF 708.44 FEET; THENCE N01°37'28"W A DISTANCE OF 109.95 FEET; THENCE S38°02'24"E A DISTANCE OF 141.66 FEET; THENCE N51°57'36"E A DISTANCE OF 20.00 FEET; THENCE N38°02'24"W A DISTANCE OF 13.45 FEET; THENCE N30°43'17"W A DISTANCE OF 150.33 FEET; THENCE N88°22'32"E A DISTANCE OF 86.98 FEET; THENCE N01°37'28"W A DISTANCE OF 150.00 FEET; THENCE N09°14'10"W A DISTANCE OF 40.79 FEET; THENCE N01°38'48"E A DISTANCE OF 81.57 FEET; THENCE N01°25'11"W A DISTANCE OF 76.20 FEET; THENCE N62°17'48"W A DISTANCE OF 221.84 FEET; THENCE N70°15'45"W A DISTANCE OF 81.07 FEET; THENCE N33°36'53"W A DISTANCE OF 77.50 FEET; THENCE N12°58'41"E A DISTANCE OF 85.97 FEET; THENCE N00°37'48"W A DISTANCE OF 0.04 FEET; THENCE N60°19'28"E A DISTANCE OF 58.35 FEET; THENCE N76°05'57"E A DISTANCE OF 58.51 FEET; THENCE S55°41'20"E A DISTANCE OF 76.60 FEET; THENCE S52°43'44"E A DISTANCE OF 66.58 FEET; THENCE N80°36'13"E A DISTANCE OF 39.46 FEET; THENCE N68°41'50"E A DISTANCE OF 73.15 FEET; THENCE S56°32'56"E A DISTANCE OF 64.80 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 580,380.17 SQUARE FEET (13.32 ACRES), MORE OR LESS.



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### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF N89°22'12"E.

JOB NO. 20150070

DATE: 12-21-16

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

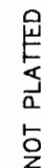
CHECKED BY: MR

SOD-W9 (1)

FOR THE LICENSED BUSINESS # 6723 BY:

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

EXHIBIT "A"



**MATCHLINE**  
SEE SHEET 3 FOR  
CONTINUATION

# SKETCH OF DESCRIPTION

SHEET 3 OF 5 SKETCH

SEE SHEET 1 OF 5 FOR DESCRIPTION

SEE SHEET 2, 4-5 OF 5 FOR SKETCH CONTINUATION

SEE SHEET 5 OF 5 FOR LEGEND

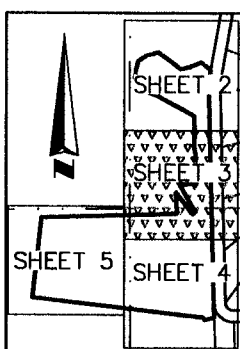
## LINE TABLE

LINE	BEARING	DISTANCE
L3	N51°57'36"E	20.00'
L4	N38°02'24"W	13.45'

**MATCHLINE**  
SEE SHEET 2 FOR  
CONTINUATION

## EXHIBIT "A"

WEST LINE OF LOT 42



**KEY MAP**  
SCALE: 1" = 1000'

**HICKORY  
LAKE ESTATES**  
PB V, PG 4

LOT 42

N88°22'32"E  
86.98'

N30°43'17"W 150.33' LA  
S38°02'24"E 141.66' L3

N01°37'28"W  
109.95'

LOT 42  
N88°22'32"E 708.44'

N09°14'10"W  
40.79'

N01°38'48"E  
81.57'

LOT 42

N01°37'28"W  
150.00'

EAST LINE OF LOT 42;  
WEST ROW LINE

S01°37'28"E 1111.46'

**LAKE HICKORY NUT DRIVE**  
60.00' WIDE ROW  
PB V, PG 4

LOT 1

LOT 2

**HICKORY  
LAKE ESTATES**  
REPLAT OF LOT 36  
PB 16, PG 111

LOT 3

LOT 42

**MATCHLINE**  
SEE SHEET 4 FOR  
CONTINUATION

## SURVEYOR'S NOTES:

SOD-W9 (3)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF N89°22'12"E.

JOB NO. 20150070

CALCULATED BY: DH

DATE: 12-21-16

DRAWN BY: DH

SCALE: 1" = 80'

CHECKED BY: MR

FIELD BY: N/A



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



# SKETCH OF DESCRIPTION

SHEET 4 OF 5 SKETCH

SEE SHEET 1 OF 5 FOR DESCRIPTION

SEE SHEET 2-3 AND 5 OF 5 FOR SKETCH CONTINUATION

SEE SHEET 5 OF 5 FOR LEGEND

## EXHIBIT "A"

WEST LINE OF LOT 42

MATCHLINE  
SEE SHEET 3 FOR  
CONTINUATION

LOT 3

LOT 4

HICKORY  
LAKE ESTATES  
PB V, PG 4

LOT 35  
HICKORY  
LAKE ESTATES  
PB V, PG 4

S01°37'28"E 1111.46'

LAKE HICKORY NUT DRIVE

60.00' WIDE ROW  
PB V, PG 4

EAST LINE OF LOT 42;  
WEST ROW LINE

WEST LINE OF LOT 1

HICKORY  
LAKE ESTATES  
PB V, PG 4

LOT 42

N83°27'16"W 904.13'

L1

### LINE TABLE

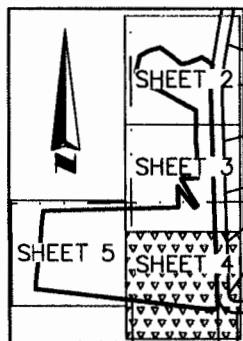
LINE BEARING	DISTANCE
L1 S77°58'24"W	57.65'
L2 N15°43'00"W	12.08'

LOT 42

LOT 1

LOT 2

HICKORY  
LAKE ESTATES  
PB V, PG 4



KEY MAP

SCALE: 1" = 1000'



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

### SURVEYOR'S NOTES:

SOD-W9 (4)

THIS IS NOT A SURVEY.

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THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF N89°22'12"E.

JOB NO. 20150070  
DATE: 12-21-16  
SCALE: 1" = 80'  
FIELD BY: N/A

CALCULATED BY: DH  
DRAWN BY: DH  
CHECKED BY: MR

# SKETCH OF DESCRIPTION

SHEET 5 OF 5 SKETCH

SEE SHEET 1 OF 5 FOR DESCRIPTION

SEE SHEET 2-4 OF 5 FOR SKETCH CONTINUATION

SEE SHEET 5 OF 5 FOR LEGEND

EXHIBIT "A"

## LEGEND

NT NON-TANGENT

PT POINT OF TANGENCY

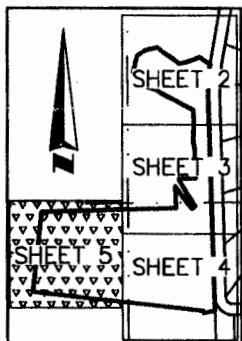
ROW RIGHT-OF-WAY

PB PLAT BOOK

PG PAGE OR PAGES

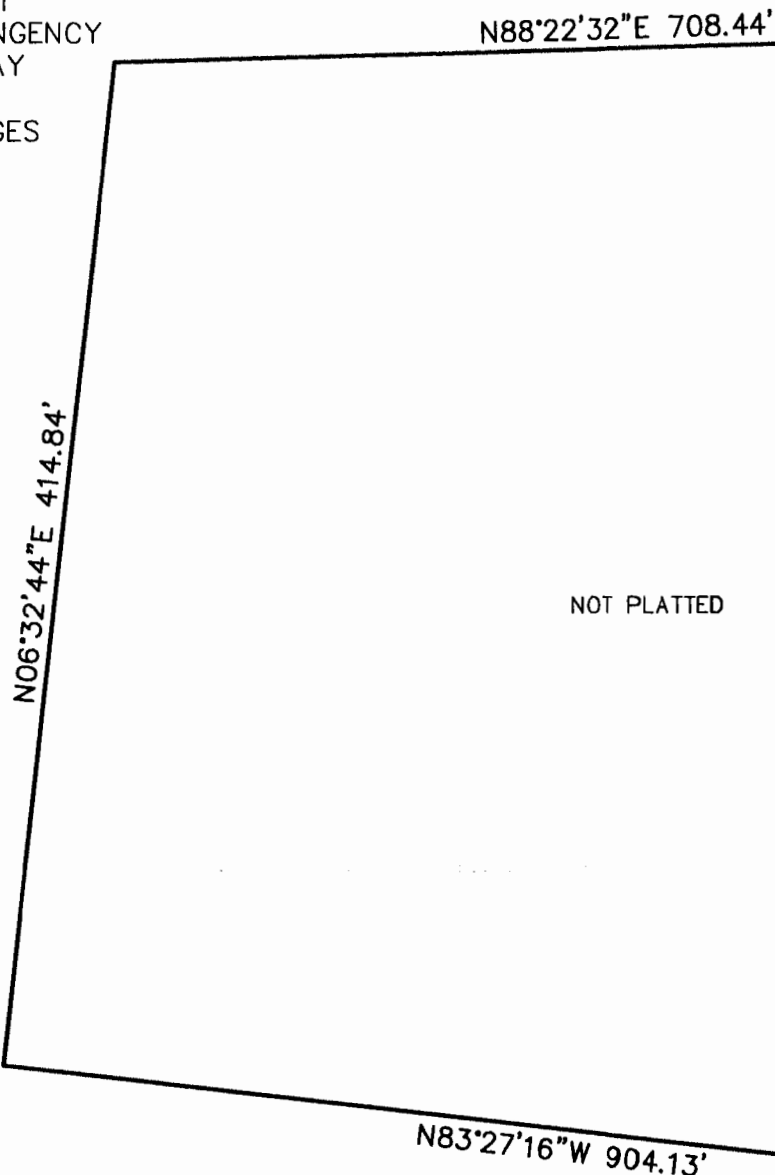


NOT PLATTED



KEY MAP

SCALE: 1" = 1000'



MATCHLINE  
SEE SHEET 3 FOR  
CONTINUATION

MATCHLINE  
SEE SHEET 4 FOR  
CONTINUATION



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

## SURVEYOR'S NOTES:

SOD-W9 (5)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6-24-27 BEING A BEARING OF N89°22'12"E.

JOB NO. 20150070

DATE: 12-21-16

SCALE: 1" = 80'

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

## Exhibit "B"

### ***Legal Description:***

#### PARCEL 1:

THAT PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE S 00°28'57" W 732.95 FEET ALONG THE WEST LINE OF SAID SECTION FOR A POINT OF BEGINNING; THENCE EAST 943.61 FEET, PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N 01°48'10" W 703.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD YMCA ROAD; THENCE EAST 60.04 FEET; THENCE S 01°48'10" E 703.29 FEET; THENCE EAST 523.29 FEET TO THE WEST LINE OF LOT 42, HICKORY LAKE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°27'47" W 1942.04 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION; THENCE N 89°36'42" W 1527.55 FEET TO THE WEST 1/4 CORNER; THENCE N 00°28'57" E 1931.69 FEET TO THE POINT OF BEGINNING.

#### PARCEL 2:

LOT 42, HICKORY LAKE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LESS THE NORTH 438.02 FEET THEREOF CONVEYED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3654, PAGE 2454, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

#### PARCEL 3:

FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN EAST ALONG NORTH LINE OF SAID SECTION 974.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 552.28 FEET TO THE NE CORNER OF NW 1/4 OF THE NW 1/4 OF SAID SECTION 6, THENCE SOUTH 00°27'47" WEST 732.95 FEET ALONG THE EAST LINE OF SAID NW 1/4 OF NW 1/4, SAID LINE ALSO BEING AT THE WEST LINE OF LOT 42, HICKORY LAKE ESTATES, PLAT BOOK "V", PAGE 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WEST 523.29 FEET; THENCE NORTH 01°48'10" WEST 739.29 FEET TO THE POINT OF BEGINNING. LESS THE NORTH 30 FEET FOR ROAD RIGHT-OF-WAY.