





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 15

DATE: November 13, 2018

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

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Mary Tiffault, Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF A SIDEWALK EASEMENT FROM
NADG/BLACKFIN PARTNERS (LAKE NONA) LP TO ORANGE
COUNTY AND SUBORDINATION OF ENCUMBRANCES TO
PROPERTY RIGHTS TO ORANGE COUNTY FROM TD BANK, N.A.
AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Shoppes at Nona Place Permit No. 17-E-042

District 4

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

ITEMS: Sidewalk Easement
Cost: Donation
Total size: 2,519 square feet

Subordination of Encumbrances to Property Rights to Orange County

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 04 2018

THIS IS A DONATION

Project: Shoppes at Nona Place Permit No. 17-E-042

SIDEWALK EASEMENT

THIS INDENTURE, made this 1ST day of October, 2018, between NADG/Blackfin Partners (Lake Nona) LP, a Delaware limited partnership, whose address is 400 Clematis Street, Suite 201, West Palm Beach, FL 33401, 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 \$10.00 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 sidewalk purposes with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a paved sidewalk upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

portions of

30-24-31-8610-01-000

30-24-31-8610-02-000

30-24-31-8610-03-000

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

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees and other obstructions that may interfere with normal usage or maintenance of the paved sidewalk and easement. The GRANTOR, successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any fence, wall, or other structure on the herein granted right of way.

Project: Shoppes at Nona Place Permit No. 17-E-042

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

Signed, sealed and delivered in the presence of:

NADG/Blackfin Partners (Lake Nona) LP,
a Delaware limited partnership

[Signature]
Signature of Witness

David Ahers
Printed Name

BY: NADG (Lake Nona) GP LLC,
a Delaware limited liability company,
General Partner

BY: [Signature]
Jeffrey W. Preston, its Manager

[Signature]
Signature of Witness

Connor Barry
Printed Name

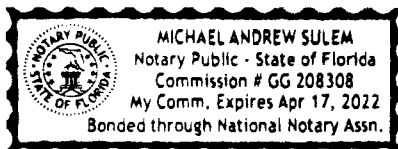
(Signature of TWO witnesses required by Florida
law)

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 1st of October, 2018,
by Jeffrey W. Preston as Manager of NADG (Lake Nona) GP LLC, a Delaware limited liability company,
as General Partner of NADG/Blackfin Partners (Lake Nona) LP, a Delaware limited partnership on behalf
of the limited partnership. She/He is personally known to me or has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature



Michael Sulem
Printed Notary Name

Notary Public in and for
the County and State aforesaid

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

My Commission Expires: 4/17/22

EXHIBIT "A"

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°46'07" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 30, A DISTANCE OF 36.57 FEET TO THE INTERSECTION OF SAID NORTHERLY BOUNDARY LINE AND THE (OLD) WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 (ALSO KNOWN AS NARCOOSSEE ROAD); THENCE CONTINUE SOUTH 89°46'07" WEST, A DISTANCE OF 65.44 FEET TO A POINT LYING ON THE NEW WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 9838, PAGE 9080 AND OFFICIAL RECORDS BOOK 9838, PAGE 9088 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN SOUTH 00°19'52" WEST, A DISTANCE OF 30.75 FEET; THENCE RUN NORTH 89°46'07" EAST, A DISTANCE OF 20.00 FEET TO THE WEST LINE OF PARCEL 808 PER OFFICIAL RECORDS BOOK 9838, PAGE 9080 AND OFFICIAL RECORDS BOOK 9838, PAGE 9076 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°19'52" WEST ALONG SAID WEST LINE A DISTANCE OF 188.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°19'52" WEST ALONG SAID WEST LINE A DISTANCE OF 128.28 FEET; THENCE DEPARTING AFORESAID WEST LINE RUN NORTH 89°40'08" WEST, A DISTANCE OF 12.75 FEET; THENCE RUN NORTH 00°19'52" EAST, A DISTANCE OF 71.13 FEET; THENCE RUN NORTH 13°20'33" EAST, A DISTANCE OF 56.61 FEET TO THE AFORESAID WEST LINE AND THE POINT OF BEGINNING. ENCOMPASSING 1,258 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R31E - RANGE 31 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PCP - CURVATURE	RAD - RADIAL
BLDG - BUILDING	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PERM - PERMANENT CONTROL POINT	REC - RECOVERED
BM - BENCH MARK	D/U - DRAINAGE AND UTILITY	L - ARC LENGTH	PG - PAGE	REV - REVISION
(C) - CALCULATED	ELEV - ELEVATION	LB# - LICENSED BUSINESS NUMBER	PGS - PAGES	RP - RADIUS POINT
C - CHORD	EDP - EDGE OF PAVEMENT	(M) - MEASURED	PI - POINT OF INTERSECTION	R/W - RIGHT-OF-WAY
CS - CHORD BEARING	ESMT - EASEMENT	N & D - NAIL AND DISK	POB - POINT OF BEGINNING	SEC 30 - SECTION 30
COR # - CERTIFIED CORNER	ESMT - EASEMENT	NR - NON-RADIAL	POC - POINT OF COMMENCEMENT	SQ - SQUARE
RECORD NUMBER	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NSI - NO SURVEYOR IDENTIFICATION	POL - POINT ON LINE	SQ FT - SQUARE FEET
C/L - CENTERLINE	FF - FINISH FLOOR	NT - NON-TANGENT	PRC - POINT OF REVERSE CURVATURE	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FND - FOUND	ORB - OFFICIAL RECORDS BOOK	PRM - PERMANENT REFERENCE MONUMENT	T24S - TOWNSHIP 24 SOUTH
CONC - CONCRETE	FPAL - FLORIDA POWER AND LIGHT	(P) - PLAT	PT - POINT OF TANGENCY	(TYP) - TYPICAL
COR - CORNER	(G) - GRID (STATE PLANE)	PB - PLAT BOOK	FEC - FLORIDA EAST COAST RAILWAY	UE - UTILITY EASEMENT
		FS - FLORIDA STATUTE		W/ - WITH

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM AS BEING N 00°20'20" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 18, 2018. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By:

Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Drawn by: PJK

Date: 6/18/18

Job No. B17201

Scale: N/A

File: B17201_N 8W EASE.DWG

cph

www.cphcorp.com

Prepared By:
CPH, Inc.

Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600828
Landscape Lic. No. LC0000298

NADG/BLACKFIN PARTNERS (LAKE NONA), LP

13000 NARCOOSSEE ROAD
SECTION 30-TOWNSHIP 24 SOUTH-RANGE 31 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 2

© 2018

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Sketch and Description:

THIS IS NOT A SURVEY

PARCEL ID #19-24-31-0000-00-017
OWNER: LAKE NONA LAND CO LLC
ADDRESS: NARCOOSSEE RD

WETLAND PARCEL NO. 2
ORB 10723, PG 6734

LAKE NONA HIGH SCHOOL

PARCEL ID
#19-24-31-0000-00-006
OWNER: SCHOOL BOARD OF
ORANGE COUNTY FLORIDA
ADDRESS: 12500 NARCOOSSEE RD

INTERSECTION OF THE NORTHERLY
BOUNDARY LINE OF SEC 30, T24S, R31E
&
(OLD) WESTERLY R/W LINE OF
STATE ROAD 15
(NARCOOSSEE ROAD)

POC
NE COR OF
SEC 30, T24S, R31E
CCR# 101829

S 89°46'07" W 65.44'
S 89°46'07" W 36.57'
SOUTHERLY LINE OF
SEC 19, T24S, R31E

NORTHERLY BOUNDARY LINE OF
SEC 30, T24S, R31E

NEW WESTERLY R/W LINE OF
NARCOOSSEE ROAD
ORB 9838, PG 9080
& ORB 9838, PG 9088

(OLD) WESTERLY R/W LINE OF
STATE ROAD 15

W LINE OF PARCEL 806 PER
ORB 9838, PG 9080
ORB 9838, PG 9076
PERPETUAL EASEMENT
S/W, UTILITY & DRAINAGE
EASEMENT

PARCEL ID #30-24-31-0000-00-002
OWNER: NADG/BLACKFIN PARTNERS
(LAKE NONA) LP
ADDRESS: 13000 NARCOOSSEE RD

POB
N 13°20'33" E
56.61'

N 00°19'52" E
71.13'

ENCOMPASSING
1,258 SQ FT

N 89°40'08" W
12.75'

PARCEL 806 PER
ORB 9838, PG 9080
ORB 9838, PG 9076
PERPETUAL EASEMENT
S/W, UTILITY & DRAINAGE
EASEMENT

SLOPE EASEMENT PER
ORB 9838, PG 9085

NARCOOSSEE ROAD
(RIGHT-OF-WAY WIDTH VARIES PER
MAINTENANCE MAP SECTION
75080, DATED 6/4/79)

N 00°20'20" E (BB)



Graphic Scale in Feet

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Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
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NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2

Date: 6/18/18 Job No. B17201

Drawn by: PJK Scale: 1" = 100' File: B17201_N SW EASE.DWG

cph
www.cphcorp.com

Prepared By:
CPH, Inc.

Licenses:
Eng. C.O.A. No. 3216
Survey L.B. No. 7143
Arch. Lic. No. AA2800928
Landscape Lic. No. LC0000298

NADG/BLACKFIN PARTNERS (LAKE NONA), LP
13000 NARCOOSSEE ROAD
SECTION 30-TOWNSHIP 24 SOUTH-RANGE 31 EAST
ORANGE COUNTY, FLORIDA

Sheet
2
2 of 2

SKETCH AND DESCRIPTION

© 2018

EXHIBIT "A"

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(BS) - BEARING BASIS	DEPT - DEPARTMENT	IRAO - IRON REBAR & CAP	PCP - PERMANENT CONTROL POINT	REC - RECOVERED
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COR - CORNER	(Q) - GRID (STATE PLANE)	PS - PLAT BOOK	PRM - PERMANENT REFERENCE MONUMENT	W/ - WITH
		FS - FLORIDA STATUTE	PRM - PERMANENT REFERENCE MONUMENT	

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For the Firm By:

Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 8233

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2

Date: 6/19/18

Job No. B17201

Drawn by: PJK

Scale: N/A

File: B17201_2 SW BASE.DWG

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Prepared By:
CPH, Inc.

Licensee:
Eng. C.O.A. No. 3216
Survey L.E. No. 7143
Arch. Lic. No. AA2800926
Landscape Lic. No. LD0000298

NADG/BLACKFIN PARTNERS (LAKE NONA), LP
13000 NARCOOSSEE ROAD
SECTION 30-TOWNSHIP 24 SOUTH-RANGE 31 EAST
ORANGE COUNTY, FLORIDA

Sheet

1

1 of 2

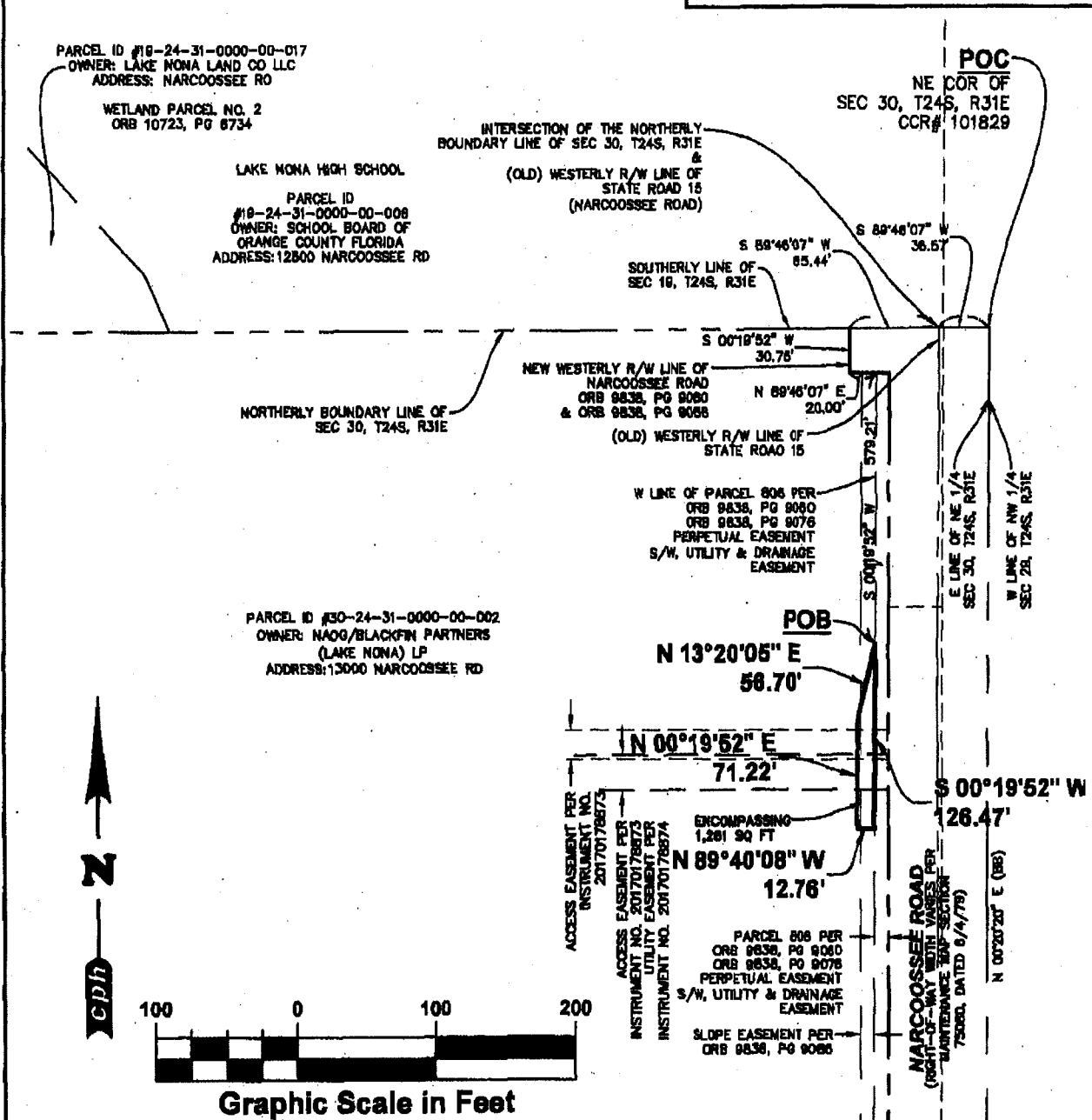
SKETCH AND DESCRIPTION

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500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

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SHEETS 1 AND 2 OF 2.

Date: 6/19/18

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Drawn by: PJK

Scale: 1" = 100'

File: B17201_0 SW NABE.DWG

cph
www.ophecorp.com

Prepared By:

CPH, Inc.

Licenses:

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Survey L.S. No. 7143

Arch. Lic. No. AA260026

Landscape Lic. No. LC000298

NADG/BLACKFIN PARTNERS (LAKE NONA), LP

13000 NARCOOSSEE ROAD

SECTION 30-TOWNSHIP 24 SOUTH-RANGE 31 EAST

ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

2

2 of 2

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500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.8841

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 04 2018

Project: Shoppes at Nona Place Permit No. 17-E-042

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

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

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrances held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as they have been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Encumbrances:

TD Bank, N.A.

FROM: NADG/Blackfin Partners (Lake Nona) LP

Mortgage and Security Agreement filed October 6, 2017

Recorded as Document No. 20170547005

Assignment of Leases and Rents filed October 6, 2017

Recorded as Document No. 20170547006

UCC Financing Statement filed October 6, 2017

Recorded as Document No. 20170547007

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 sidewalk purposes only, and that nothing herein contained shall in any way

Project: Nona Sidewalk/Shoppes at Nona Place Permit No. 17-E-042

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 sidewalk 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.

5th IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument day of October, A.D. 2018.

Signed, sealed, and delivered
in the presence of:

Witness

Danielle Linton

Printed Name

Paulette Fuller

Witness

Paulette Fuller

Printed Name

TD Bank, N.A. a national banking association

BY:

Sean C. Dunne

Printed Name

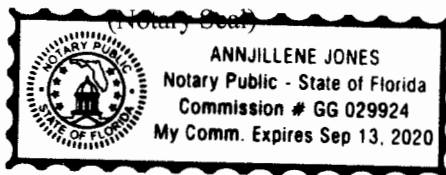
Title

Vice President

(Signature of TWO Witnesses required
by Florida law)

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 5 of October, 2018, by Sean Dunne, as VP of TD Bank, N.A. a national banking association on behalf of the bank. She/ He ☒ is personally known to me or ☐ has produced _____ as identification.



Notary Signature

Printed Notary Name

This instrument prepared by:
Peter Stanley, 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

EXHIBIT "A"

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°48'07" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 30, A DISTANCE OF 38.57 FEET TO THE INTERSECTION OF SAID NORTHERLY BOUNDARY LINE AND THE (OLD) WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 (ALSO KNOWN AS NARCOOSSEE ROAD); THENCE CONTINUE SOUTH 89°48'07" WEST, A DISTANCE OF 85.44 FEET TO A POINT LYING ON THE NEW WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 9838, PAGE 9060 AND OFFICIAL RECORDS BOOK 9838, PAGE 9068 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN SOUTH 00°19'52" WEST, A DISTANCE OF 30.75 FEET; THENCE RUN NORTH 89°48'07" EAST, A DISTANCE OF 20.00 FEET TO THE WEST LINE OF PARCEL 806 PER OFFICIAL RECORDS BOOK 9838, PAGE 9060 AND OFFICIAL RECORDS BOOK 9838, PAGE 9076 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°19'52" WEST ALONG SAID WEST LINE A DISTANCE OF 186.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°19'52" WEST ALONG SAID WEST LINE A DISTANCE OF 126.28 FEET; THENCE DEPARTING AFORESAID WEST LINE RUN NORTH 89°40'08" WEST, A DISTANCE OF 12.75 FEET; THENCE RUN NORTH 00°19'52" EAST, A DISTANCE OF 71.13 FEET; THENCE RUN NORTH 13°20'33" EAST, A DISTANCE OF 56.61 FEET TO THE AFORESAID WEST LINE AND THE POINT OF BEGINNING. ENCOMPASSING 1,258 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	(D) - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R31E - RANGE 31 EAST
APPROX - APPROXIMATE	(DE) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND CURVATURE	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PCP - PERMANENT CONTROL POINT	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PG - PAGE	REC - RECOVERED
BDDG - BUILDING	D/U - DRAINAGE AND UTILITY EASEMENT	L - ARC LENGTH	PGS - PAGES	REV - REVISION
BM - BENCH MARK	ELEV - ELEVATION	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
(C) - CALCULATED	EOP - EDGE OF PAVEMENT	(M) - MEASURED	POB - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
C - CHORD	ESMT - EASEMENT	N & D - NAIL AND DISK	POC - POINT OF COMMENCEMENT	SEC 30 - SECTION 30
CB - CHORD BEARING	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NR - NON-RADIAL	POL - POINT ON LINE	SQ - SQUARE
COR # - CERTIFIED CORNER RECORD NUMBER	FF - FINISH FLOOR	NT - NON-TANGENT	PRC - POINT OF REVERSE CURVATURE	SQ FT - SQUARE FEET
C/L - CENTERLINE	FND - FOUND	OR - OFFICIAL RECORDS BOOK	PRM - PERMANENT REFERENCE MONUMENT	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	PT - POINT OF TANGENCY	T24S - TOWNSHIP 24 SOUTH
CONC - CONCRETE	(G) - GRID (STATE PLANE)	FS - FLORIDA STATUTE	UE - UTILITY EASEMENT	(TYP) - TYPICAL
COR - CORNER			W/ - WITH	

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM AS BEING N 00°20'20" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 18, 2018. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By:

Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landsc. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2

Drawn by: PJK

Date: 6/18/18

Job No. B17201

Scale: N/A

File: B17201_N 9W EASE.DWG

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www.cphcorp.com

Prepared By:

CPH, Inc.

Licenses:

Eng. C.O.A. No. 3215

Survey L.B. No. 7143

Arch. Lic. No. AA2600928

Landsc. Lic. No. LC0000298

NADG/BLACKFIN PARTNERS (LAKE NONA), LP

13000 NARCOOSSEE ROAD

SECTION 30-TOWNSHIP 24 SOUTH-RANGE 31 EAST

ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 2

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500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Sketch and Description:

THIS IS NOT A SURVEY

PARCEL ID #19-24-31-0000-00-017
OWNER: LAKE NONA LAND CO LLC
ADDRESS: NARCOOSSEE RD

WETLAND PARCEL NO. 2
ORB 10723, PG 6734

LAKE NONA HIGH SCHOOL

PARCEL ID
#19-24-31-0000-00-006
OWNER: SCHOOL BOARD OF
ORANGE COUNTY FLORIDA
ADDRESS: 12500 NARCOOSSEE RD

INTERSECTION OF THE NORTHERLY
BOUNDARY LINE OF SEC 30, T24S, R31E
&
(OLD) WESTERLY R/W LINE OF
STATE ROAD 15
(NARCOOSSEE ROAD)

POC
NE COR OF
SEC 30, T24S, R31E
CCR# 101829

S 89°46'07" W 65.44'
S 89°46'07" W 36.57'
SOUTHERLY LINE OF
SEC 19, T24S, R31E

NORTHERLY BOUNDARY LINE OF
SEC 30, T24S, R31E

NEW WESTERLY R/W LINE OF
NARCOOSSEE ROAD
ORB 9838, PG 9080
& ORB 9838, PG 9088

(OLD) WESTERLY R/W LINE OF
STATE ROAD 15

W LINE OF PARCEL 808 PER
ORB 9838, PG 9060
ORB 9838, PG 9078
PERPETUAL EASEMENT
S/W, UTILITY & DRAINAGE
EASEMENT

PARCEL ID #30-24-31-0000-00-002
OWNER: NADG/BLACKFIN PARTNERS
(LAKE NONA) LP
ADDRESS: 13000 NARCOOSSEE RD

POB
N 13°20'33" E
56.61'

N 00°19'52" E
71.13'

ENCOMPASSING
1,258 SQ FT

N 89°40'08" W
12.75'

PARCEL 808 PER
ORB 9838, PG 9060
ORB 9838, PG 9078
PERPETUAL EASEMENT
S/W, UTILITY & DRAINAGE
EASEMENT

SLOPE EASEMENT PER
ORB 9838, PG 9085

NARCOOSSEE ROAD
(RIGHT-OF-WAY WIDTH VARIES PER
MAINTENANCE MAP SECTION
75080, DATED 6/4/78)

N 00°20'20" E (BB)



Graphic Scale in Feet

TITLE BLOCK ABBREVIATIONS
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Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
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NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2

Date: 6/18/18

Job No. B17201

Drawn by: PJK

Scale: 1" = 100'

File: B17201_N 8W EASE.DWG

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www.cphcorp.com

Prepared By:
CPH, Inc.

Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC0000298

NADG/BLACKFIN PARTNERS (LAKE NONA), LP
13000 NARCOOSSEE ROAD
SECTION 30-TOWNSHIP 24 SOUTH-RANGE 31 EAST
ORANGE COUNTY, FLORIDA

Sheet

2

2 of 2

SKETCH AND DESCRIPTION

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EXHIBIT "A"

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°46'07" WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID SECTION 30, A DISTANCE OF 36.57 FEET TO THE INTERSECTION OF SAID NORTHERLY BOUNDARY LINE AND THE (OLD) WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 15 (ALSO KNOWN AS NARCOOSSEE ROAD); THENCE CONTINUE SOUTH 89°46'07" WEST, A DISTANCE OF 85.44 FEET TO A POINT LYING ON THE NEW WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 9838, PAGE 9080 AND OFFICIAL RECORDS BOOK 9838, PAGE 9088 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN SOUTH 00°19'52" WEST, A DISTANCE OF 30.75 FEET; THENCE RUN NORTH 89°46'07" EAST, A DISTANCE OF 20.00 FEET TO THE WEST LINE OF PARCEL 808 PER OFFICIAL RECORDS BOOK 9838, PAGE 9080 AND OFFICIAL RECORDS BOOK 9838, PAGE 9076 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°19'52" WEST ALONG SAID WEST LINE A DISTANCE OF 579.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°19'52" WEST ALONG SAID WEST LINE A DISTANCE OF 126.47 FEET; THENCE DEPARTING AFORESAID WEST LINE RUN NORTH 89°40'08" WEST, A DISTANCE OF 12.76 FEET; THENCE RUN NORTH 00°19'52" EAST, A DISTANCE OF 71.22 FEET; THENCE RUN NORTH 13°20'05" EAST, A DISTANCE OF 56.70 FEET TO THE AFORESAID WEST LINE AND THE POINT OF BEGINNING.

ENCOMPASSING 1,261 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOVT - GOVERNMENT	PC - POINT OF CURVATURE	R31E - RANGE 31 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND CURVATURE	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PERM - PERMANENT CONTROL POINT	RAD - RADIAL
(BB) - BUILDING	DEPT - DEPARTMENT	IRAC - IRON REBAR & CAP	PAGE - PAGE	REC - RECOVERED
BN - BENCH MARK	D/UT - DRAINAGE AND UTILITY EASEMENT	L - ARC LENGTH	PAGES - PAGES	REV - REVISION
(C) - CALCULATED	ELEV - ELEVATION	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
C - CHORD	EDP - EDGE OF PAVEMENT	(M) - MEASURED	POB - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
CB - CHORD BEARING	ESMT - EASEMENT	N & D - NAIL AND DISK	POC - POINT OF COMMENCEMENT	SEC 30 - SECTION 30
COR # - CERTIFIED CORNER	FOOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NK - NON-RADIAL	POL - POINT ON LINE	SQ - SQUARE
CD - CENTERLINE	FT - FISH FLOOR	NSI - NON-SURVEYOR IDENTIFICATION	PRC - POINT OF REVERSE CURVATURE	SQ FT - SQUARE FEET
CM - CONCRETE MONUMENT	FND - FOUND	OR - OFFICIAL RECORDS	PRM - PERMANENT REFERENCE MONUMENT	TB - TANGENT BEARING
CONC - CONCRETE	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	PT - POINT OF TANGENCY	T248 - TOWNSHIP 24 SOUTH
COR - CORNER	(G) - GRID (STATE PLANS)	PS - FLAT BOOK	UE - UTILITY EASEMENT	(TYP) - TYPICAL
		FS - FLORIDA STATUTE	W/ - WITH	

Surveyor's Notes:

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Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the herein-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 18, 2018. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By:

Paul J. Katrak

Paul J. Katrak
Professional Surveyor and Mapper
Florida Registration No. 6233

Eng. - ENGINEERING L.B. - LICENSED BUSINESS
C.O.A. - CERTIFICATE OF AUTHORIZATION Arch. - ARCHITECTURAL
Landsc. - LANDSCAPE N/A - NOT APPLICABLE Lic. - LICENSED
No. - NUMBER P.O. - POST OFFICE R - COPYRIGHT

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Prepared By:

CPH, Inc.

Licensee:

Eng. C.O.A. No. 3218

Survey L.B. No. 7143

Arch. L.L. No. AA2800928

Landsc. L.L. No. LC0000268

NADQ/BLACKFIN PARTNERS (LAKE NONA), LP
13000 NARCOOSSEE ROAD
SECTION 30-TOWNSHIP 24 SOUTH-RANGE 31 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 2

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500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Date: 6/18/18

Job No. B17201

Drawn by: PJK

Scale: N/A

File: B17201_3 SW BASE.DWG

Sketch and Description:

THIS IS NOT A SURVEY

PARCEL ID #19-24-31-0000-00-017
OWNER: LAKE NONA LAND CO LLC
ADDRESS: NARCOOSSEE RD

WETLAND PARCEL NO. 2
ORB 10723, PG 6734

LAKE NONA HIGH SCHOOL

PARCEL ID
#19-24-31-0000-00-008
OWNER: SCHOOL BOARD OF
ORANGE COUNTY FLORIDA
ADDRESS: 12500 NARCOOSSEE RD

INTERSECTION OF THE NORTHERLY
BOUNDARY LINE OF SEC 30, T24S, R31E
&
(OLD) WESTERLY R/W LINE OF
STATE ROAD 15
(NARCOOSSEE ROAD)

POC
NE COR OF
SEC 30, T24S, R31E
CCR# 101829

S 89°46'07" W 36.57'
S 89°46'07" W 65.44'
SOUTHERLY LINE OF
SEC 19, T24S, R31E

NORTHERLY BOUNDARY LINE OF
SEC 30, T24S, R31E

NEW WESTERLY R/W LINE OF
NARCOOSSEE ROAD
ORB 9838, PG 9080
& ORB 9838, PG 9086

(OLD) WESTERLY R/W LINE OF
STATE ROAD 15

W LINE OF PARCEL 806 PER
ORB 9838, PG 9080
ORB 9838, PG 9076
PERPETUAL EASEMENT
S/W, UTILITY & DRAINAGE
EASEMENT

PARCEL ID #30-24-31-0000-00-002
OWNER: NADQ/BLACKFIN PARTNERS
(LAKE NONA) LP
ADDRESS: 13000 NARCOOSSEE RD

POB

N 13°20'05" E
56.70'

N 00°19'52" E
71.22'

ACCESS EASEMENT PER
INSTRUMENT NO. 20170178573

ACCESS EASEMENT PER
INSTRUMENT NO. 20170178573

UTILITY EASEMENT PER
INSTRUMENT NO. 20170178574

ENCOMPASSING
1,261 SQ FT
N 89°40'08" W
12.76'

PARCEL 806 PER
ORB 9838, PG 9080
ORB 9838, PG 9076
PERPETUAL EASEMENT
S/W, UTILITY & DRAINAGE
EASEMENT

SLOPE EASEMENT PER
ORB 9838, PG 9086

NARCOOSSEE ROAD
(RIGHT-OF-WAY WITH VARIATION
MAINTENANCE MAP SECTION
72000, DATED 6/4/79)

S 00°19'52" W
126.47'

N 00°20'20" E (BB)



Graphic Scale in Feet

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SHEETS 1 AND 2 OF 2.

Date: 6/18/18

Job No. B17201

Drawn by: PJK

Scale: 1" = 100'

File: 2017201_1_8 SW NARCO.DWG

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Prepared By:
CPH, Inc.

Licenses:
Eng. C.O.A. No. 3218
Survey L.S. No. 7143
Arch. Lic. No. AA2809826
Landsc. Lic. No. LC0080298

NADQ/BLACKFIN PARTNERS (LAKE NONA), LP
13000 NARCOOSSEE ROAD
SECTION 30-TOWNSHIP 24 SOUTH-RANGE 31 EAST
ORANGE COUNTY, FLORIDA

Sheet

2

2 of 2

SKETCH AND DESCRIPTION

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