



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

**DATE:** February 18, 2019

**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 *JB for MH*  
Real Estate Management Division

**CONTACT PERSON:** **Paul Sladek, Manager**

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

**ACTION REQUESTED:** Approval of Special Warranty Deed from Kerina, Inc. to Orange County, Special Warranty Deed, Utility Easement, Drainage Easement, Slope Easement, Pedestrian and Landscape Easement, Transit, Pedestrian and Utility Easement, and Temporary Construction Easement from Kerina Wildwood, LLC to Orange County, and Slope Easement, Pedestrian and Landscape Easement, Transit, Pedestrian and Utility Easement, Temporary Drainage Easement, and Temporary Construction Easement from Kerina Village, LLC to Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Palm Parkway Connector  
  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road improvements as a requirement of a road network agreement.

**ITEMS:** Special Warranty Deed (Parcel 108)  
Cost: Donation  
Size: 6.392 acres  
  
Special Warranty Deed (Parcel 101)  
Cost: Donation  
Size: 4,714 square feet

Utility Easement (Parcel 801)

Cost: Donation

Size: 2,381 square feet

Drainage Easement (Parcel 802D)

Cost: Donation

Size: 5.691 acres

Slope Easement (Parcel 802B)

Cost: Donation

Size: 1.190 acres

Pedestrian and Landscape Easement (Parcel 802C)

Cost: Donation

Size: 1.164 acres

Transit, Pedestrian and Utility Easement (Parcel 802A)

Cost: Donation

Size: 39,029 square feet

Temporary Construction Easement (Parcels 701, 702A & 702B)

Cost: Donation

Total size: 15,075 square feet

Term: Seven years, or until completion of construction

Slope Easement (Parcel 807B)

Cost: Donation

Size: 1.243 acres

Pedestrian and Landscape Easement (Parcel 807C)

Cost: Donation

Size: 1.245 acres

Transit, Pedestrian and Utility Easement (Parcel 807A)

Cost: Donation

Size: 40,597 square feet

Temporary Drainage Easement (Parcel 707C)

Cost: Donation

Size: 29,620 square feet

Term: Until the underlying lands are platted

Temporary Construction Easement (Parcels 707A and 707B)  
Cost: Donation  
Total size: 19,478 square feet  
Term: Seven years, or until completion of construction

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division  
Transportation Planning Division

**REMARKS:** These conveyances are requirements of the Palm Parkway to Apopka-Vineland Connector Road Agreement approved by the Board on December 6, 2005, as amended and supplemented.

Approval of this item is contingent upon approval of all other Palm Parkway Connector agenda items being processed concurrently by the Real Estate Management Division and upon approval of Petition to Vacate No. 15-12-026 which is being processed concurrently by the Public Works Department.

Grantors to pay all closing costs and prorated taxes.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by **[clicking here](#)**.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: 15-24-28-5844-00-071  
PROJECT: PALM PARKWAY CONNECTOR

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**SPECIAL WARRANTY DEED**  
(Parcel 108)

**THIS SPECIAL WARRANTY DEED** is made and executed as of the 11<sup>th</sup> day of December, 2018, by **KERINA, INC.**, a Delaware corporation, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 (hereinafter referred to as the "**Grantor**"), to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 (hereinafter referred to as the "**Grantee**").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida, more particularly described as follows (hereinafter referred to as the "**Subject Property**"):

**See Exhibit "A" attached hereto and made a part hereof.**

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

**TO HAVE AND TO HOLD** the Subject Property in fee simple forever.

**AND** the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

**THE** conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2018 and thereafter, and covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

“Grantor”

KERINA, INC., a Delaware corporation

By: *Miranda Fitzgerald*

Print name: Miranda F. Fitzgerald

Title: Vice President

Witness 1 sign: *KS*

Witness 1 print name: Kathryn Smith

Witness 2 sign: *Cristina Ruiz*

Witness 2 print name: Cristina Ruiz

[corporate seal]

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of December, 2018, by Miranda F. Fitzgerald, as Vice President of KERINA, INC., a Delaware corporation, on behalf of said corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

*KS*  
Notary Public Signature

Kathryn Smith  
Typed or Printed Notary Name

Notary Public – State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**  
**to Special Warranty Deed**

**Legal Description**  
*(Parcel 108)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 108**

ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 108

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 320.44 feet along said East right of way line for a POINT OF BEGINNING, said Point of Beginning being a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida; thence departing said East right of way line run along said Southerly line with the following seven (7) courses: South 45°19'49" East, a distance of 20.29 feet; thence North 89°40'11" East, a distance of 548.84 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 397.89 feet to the point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°27'13", a distance of 493.48 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence leaving said Southerly line run South 00°10'40" West, a distance of 97.26 feet along said East line to the Southeast corner of the Northwest quarter of the Northeast quarter; thence leaving said East line run North 89°18'29" West, a distance of 37.62 feet along the South line of said Northwest quarter of the Northeast quarter to the Easterly most corner of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida, said Easterly most corner being a point on a non-tangent curve concave Northeasterly, having a radius of 766.00 feet and a chord bearing of North 63°18'28" West; thence run Northwesterly along the arc of said curve and the Northerly line of said parcel of land, through a central angle of 40°10'16", a distance of 537.06 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet along said Northerly line to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve and said Northerly line through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 89°40'11" West, a distance of 987.13 feet along said Northerly line; thence South 44°40'11" West, a distance of 35.00 feet along said Northerly line to the aforesaid East right of way line of Apopka Vineland Road; thence leaving said Northerly line run North 00°01'47" West, a distance of 151.10 feet along said East right of way line to the POINT OF BEGINNING.

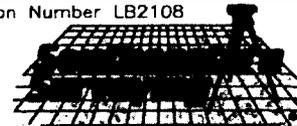
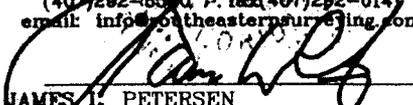
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 6.392 acres, more or less.

**SURVEYORS REPORT**

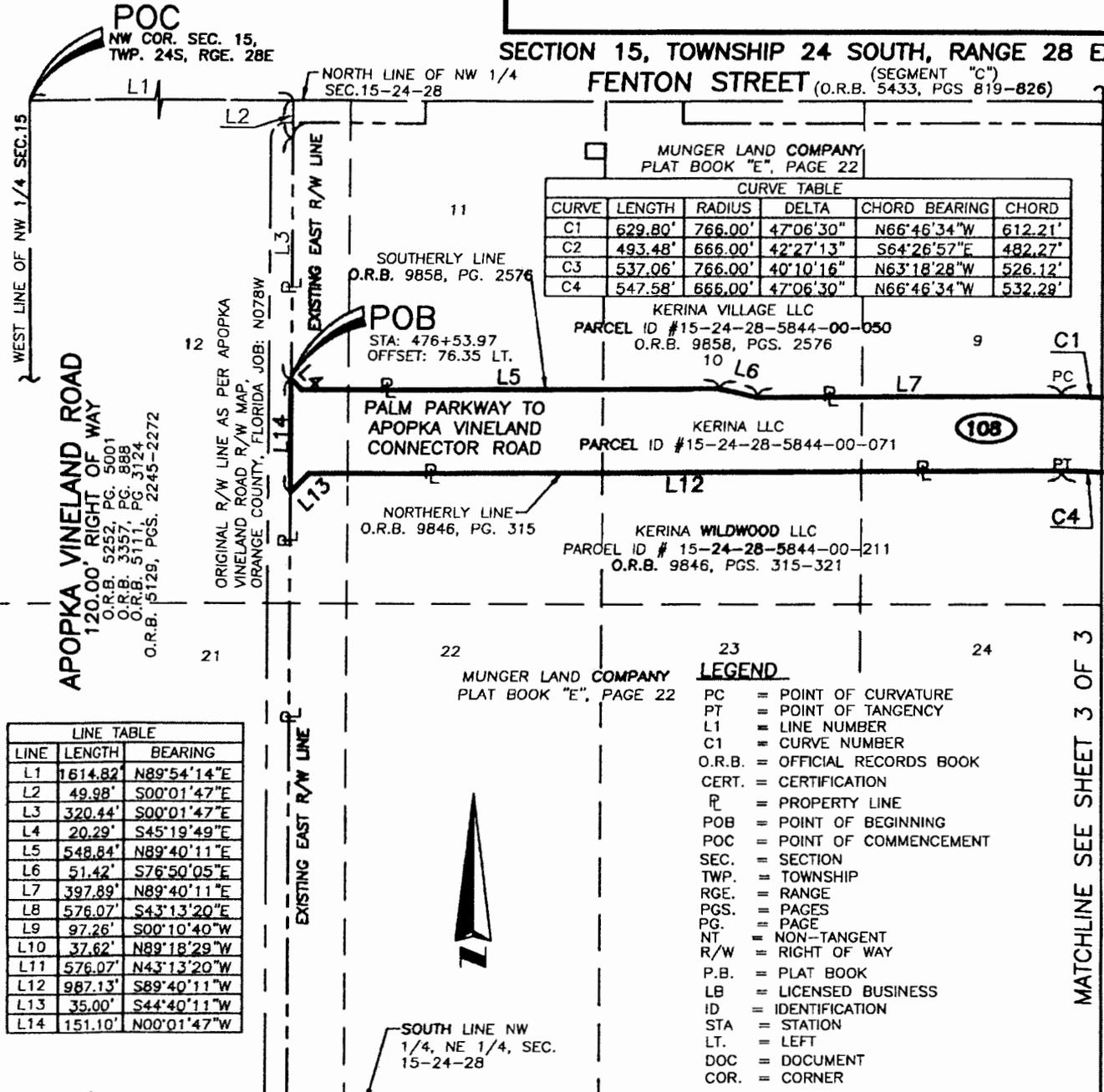
- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(423), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2 & 3

Revision: 06/17-5/18	Address Comments-Revised description S.S.
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

<p align="center"><b>DESCRIPTION</b></p> <p align="center">FOR</p> 	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599048  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8800 A. Fax (407)292-0141 email: info@theeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 108

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS 819-826)



MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	866.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	866.00'	47°06'30"	N66°46'34"W	532.29'

APOPKA VINELAND ROAD  
120.00' RIGHT OF WAY  
O.R.B. 5252, PG. 5001  
O.R.B. 3357, PG. 888  
O.R.B. 5111, PG. 3124  
O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA  
VINELAND ROAD R/W MAP,  
ORANGE COUNTY, FLORIDA JOB: N078W

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

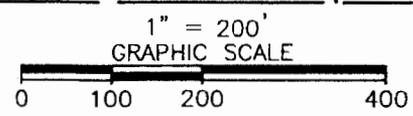
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576

KERINA LLC  
PARCEL ID #15-24-28-5844-00-071

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - P = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



**THIS IS NOT A SURVEY.**

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 3 OF 3
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599048  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 3  
See Sheet 1 for Description

Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 12/2014	Orange County comments CBvG

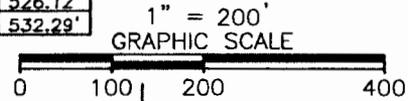
MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 108

FENTON STREET  
 (SEGMENT "C")  
 (O.R. 5433, PAGES 819-826)

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 NORTH LINE OF NE 1/4 SEC. 15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
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LINE TABLE		
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L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

MATCHLINE SEE SHEET 2 OF 3

WEST LINE, NE 1/4, SEC. 15-24-28

GRANBY STREET  
 60' RIGHT OF WAY  
 O.R.B. 715, PG. 549

EAST LINE NW 1/4, NE 1/4, SEC. 15-24-28  
 SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC# 20160672962

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576

NORTHERLY LINE  
 O.R.B. 9846, PG. 315

SE COR.  
 NW 1/4, NE 1/4  
 SEC. 15-24-28

EASTERLY MOST  
 COR. OF  
 O.R.B. 9846, PG. 315

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

PULTE HOME CORP  
 PARCEL ID # 15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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- SEE SHEET 2 OF 3 FOR LEGEND
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

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Drawing No: 51599048  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-130

**This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).**

**SPECIAL WARRANTY DEED**  
*(Parcel 101)*

**THIS SPECIAL WARRANTY DEED** is made and executed as of the 4<sup>TH</sup> day of January, 2019, by **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 (hereinafter referred to as the "**Grantor**"), to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393 (hereinafter referred to as the "**Grantee**").

**W I T N E S S E T H:**

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**THE** conveyance made herein, however, is expressly made **SUBJECT TO** ad valorem real property taxes and assessments for the year 2018 and thereafter, and covenants, conditions, easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

“Grantor”

KERINA WILDWOOD, LLC, a Florida limited liability company

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

Witness 1 sign: Cristina Ruiz

Witness 1 print name: Cristina Ruiz

Witness 2 sign: KS

Witness 2 print name: Kathryn Smith

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019, by Kathleen Keller, as Manager of Kerina Wildwood, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Special Warranty Deed**

**Legal Description**

*(Parcel 101)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 101  
 ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 101

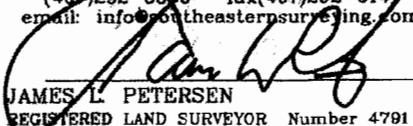
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Containing 4714 square feet more or less.

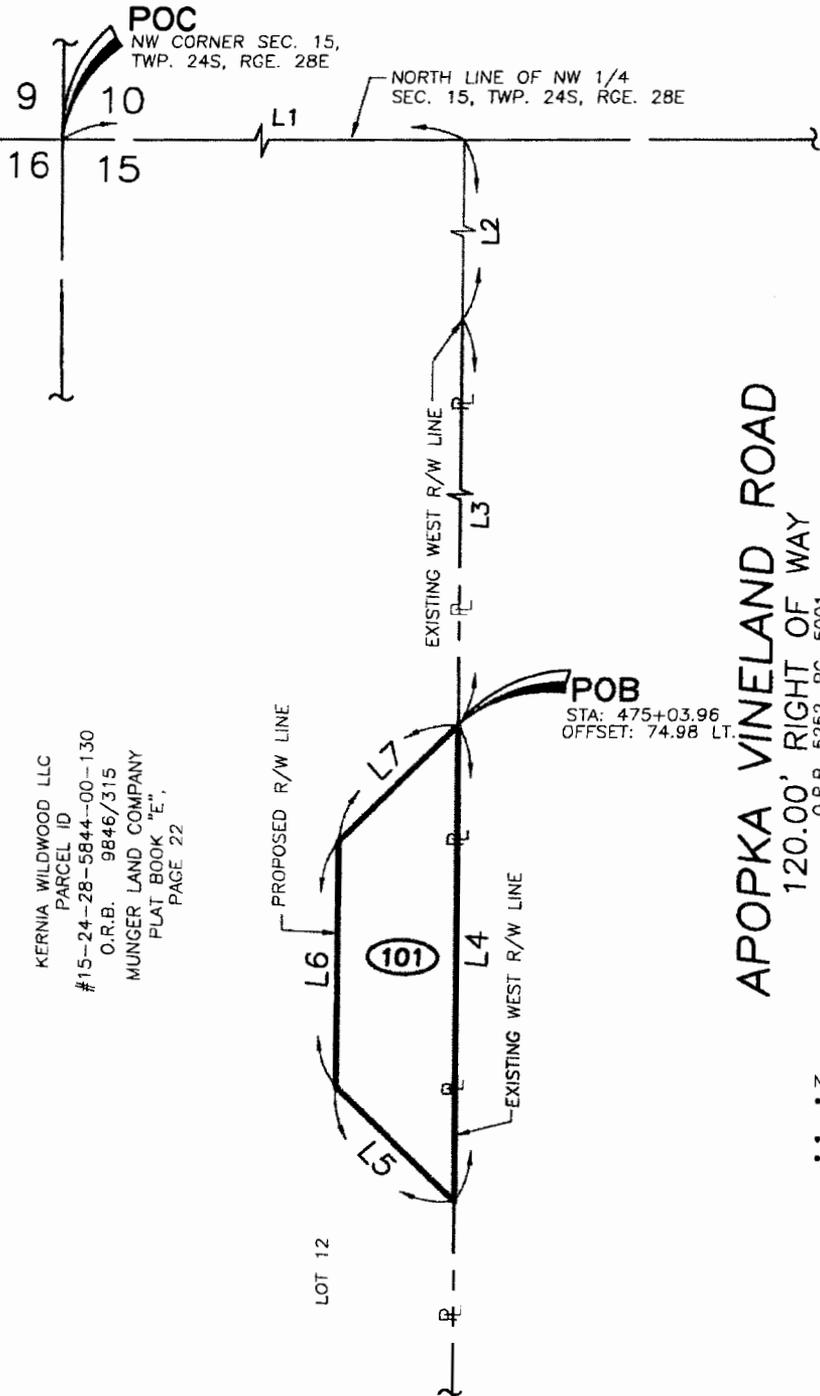
**SURVEYORS REPORT**

1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
2. I have reviewed the First American title search report #2037-3170(349-423), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
 Not valid without sheet 2

		Revision: 01/2015	Orange County comments CBvG
Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599104	
	Job Number: <b>51599</b>	Scale: <b>1" = 60'</b>	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8500 fax(407)292-014 email: info@seasurveysurveying.com
	<b>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</b> <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		
		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	

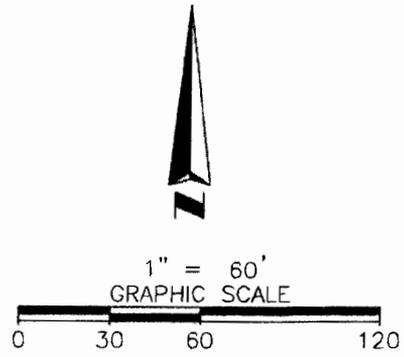
SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 101

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



KERNIA WILDWOOD LLC  
 PARCEL ID  
 #15-24-28-5844-00-130  
 O.R.B. 9846/315  
 MUNGER LAND COMPANY  
 PLAT BOOK "E",  
 PAGE 22

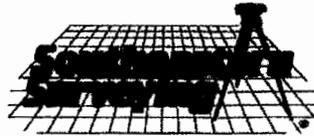
APOPKA VINELAND ROAD  
 120.00' RIGHT OF WAY  
 O.R.B. 5252, PG. 5001  
 O.R.B. 3357, PG. 888  
 O.R.B. 5111, PG. 3124  
 O.R.B. 5129, PGS. 2245-2272



LINE TABLE		
LINE	LENGTH	BEARING
L1	1464.82'	N89°54'14"E
L2	50.02'	S00°01'47"E
L3	322.38'	S00°01'47"E
L4	160.37'	S00°01'47"E
L5	55.04'	N44°59'18"W
L6	82.64'	N00°06'23"E
L7	54.78'	N44°54'40"E

- LEGEND**
- P = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - O.R.B. = OFFICIAL RECORDS BOOK
  - R/W = RIGHT OF WAY
  - ID = IDENTIFICATION
  - L1 = LINE TABLE
  - PG. = PAGE
  - CERT. = CERTIFICATION
  - LB = LICENSED BUSINESS
  - STA = STATION
  - LT. = LEFT

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1 OF 2
  - SEE SHEET 5 OF RIGHT OF WAY MAPS



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599104  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 01/2015	Orange County comments	CBvG
		Revision: 12/2014	Orange County comments	CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-130

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**UTILITY EASEMENT**  
(Parcel 801)

**THIS INDENTURE**, made this 4<sup>th</sup> day of January, 2019, between **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, **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 TEN DOLLARS (\$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 a perpetual, non-exclusive easement for utility purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, utilities and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** 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 appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the utilities and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the utilities and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

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

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA WILDWOOD, LLC, a Florida limited liability company

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

Witness 1 sign: Cristina Ruiz

Witness 1 print name: Cristina Ruiz

Witness 2 sign: KS

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 4<sup>th</sup> day of January, 2019, before me personally appeared Kathleen Keller, as Manager of **KERINA WILDWOOD, LLC**, a Florida limited liability company, to me known to be, or who produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized, and that the official seal of said company is duly affixed thereto, and the said conveyance is the act and deed of said company. She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Schedule "A"**

**to Utility Easement**

Legal Description of the Easement Area  
(Parcel 801)

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 801**  
 ESTATE: Perpetual Easement  
 PURPOSE: Utility Easement

PARCEL 801

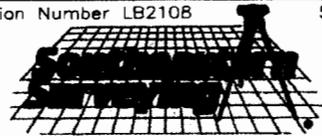
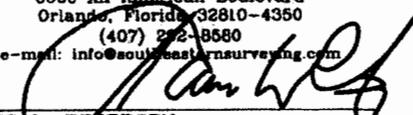
A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1464.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 50.02 feet to the West right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 482.75 feet along said West right of way line; thence departing said West right of way line, North 44°59'18" West, a distance of 28.65 feet to the POINT OF BEGINNING; thence South 89°40'11" West, a distance of 38.69 feet; thence North 00°06'23" East, a distance of 108.88 feet; thence North 89°41'43" East, a distance of 27.46 feet; thence South 44°54'40" West, a distance of 10.59 feet; thence South 00°06'23" West, a distance of 82.64 feet; thence South 44°59'18" East, a distance of 26.39 feet to the POINT OF BEGINNING.

Containing 2381 square feet, more or less.

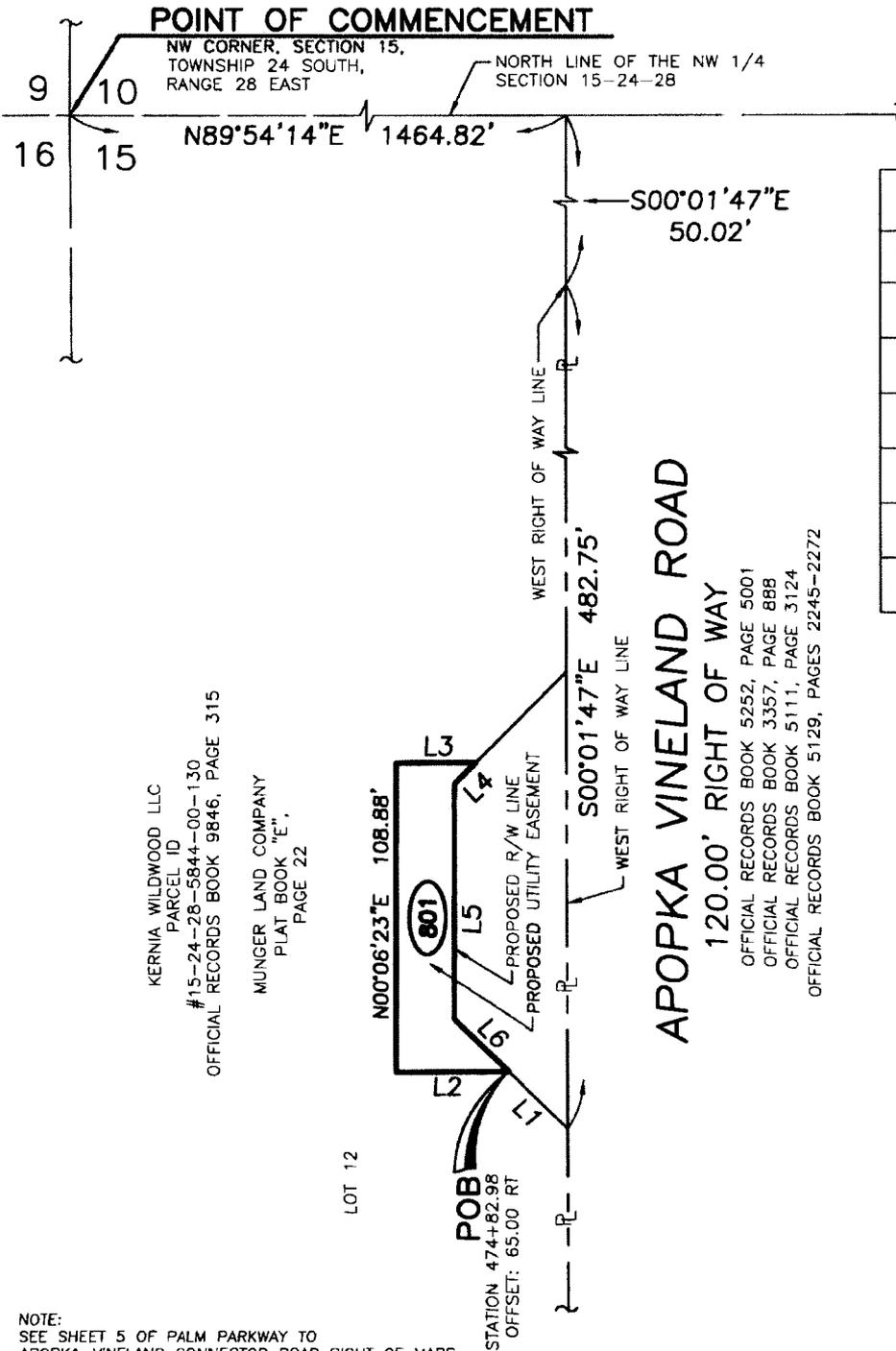
**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

<b>Sketch &amp; Description</b>	Date: 05/11/2017 S.S.	Certification Number LB210B 51599139
	Job Number: 51599	Scale: 1" = 60'
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED: 05/30/2018	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	
		 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 272-8580 e-mail: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 801

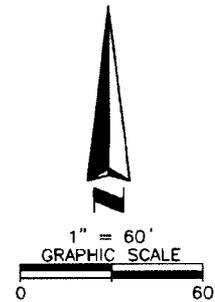
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°59'18"W	28.65'
L2	S89°40'11"W	38.69'
L3	N89°41'43"E	27.46'
L4	S44°54'40"W	10.59'
L5	S00°06'23"W	82.64'
L6	S44°59'18"E	26.39'

**LEGEND**

- = PROPERTY LINE
- = POINT OF BEGINNING
- = LINE TABLE
- = LICENSED BUSINESS
- = RIGHT
- = STATION
- = IDENTIFICATION
- = DOCUMENT

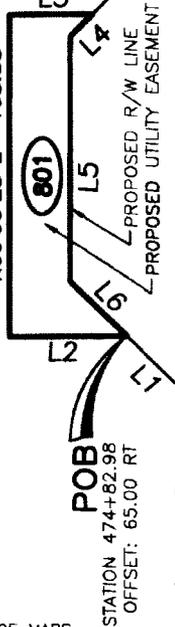


KERNIA WILDWOOD LLC  
 PARCEL ID  
 #15-24-28-5844-00-130  
 OFFICIAL RECORDS BOOK 9846, PAGE 315

MUNGER LAND COMPANY  
 PLAT BOOK "E",  
 PAGE 22

LOT 12

N00°06'23"E 108.88'



WEST RIGHT OF WAY LINE  
 482.75'  
 APOPKA VINELAND ROAD  
 120.00' RIGHT OF WAY

OFFICIAL RECORDS BOOK 5252, PAGE 5001  
 OFFICIAL RECORDS BOOK 3357, PAGE 888  
 OFFICIAL RECORDS BOOK 5111, PAGE 3124  
 OFFICIAL RECORDS BOOK 5129, PAGES 2245-2272

NOTE:  
 SEE SHEET 5 OF PALM PARKWAY TO  
 APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599139  
 Job No. 51599  
 Date: 05/11/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

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

SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-211

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**DRAINAGE EASEMENT**  
*(Parcel 802D)*

**THIS DRAINAGE EASEMENT** is made and entered this 4<sup>th</sup> day of January, 2019, by **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose post office address is Box 1393, Orlando, Florida 32802-1393 ("**Grantee**").

**WITNESSETH:**

**THAT GRANTOR**, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to Grantee and its assigns, a nonexclusive easement for drainage purposes (the "**Drainage Easement**"), with full authority to enter upon, construct and maintain, as Grantee and its assigns may deem necessary, a drainage ditch, pipe, or facility (the "**Drainage Facilities**") over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A"** (the "**Easement Area**")

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

Grantee 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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantor, its heirs, 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 drainage ditch, pipe, or facility.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA WILDWOOD, LLC, a Florida limited liability company

Witness 1 sign: Cristina Ruiz

By: Kathleen Keller

Witness 1 print name: Cristina Ruiz

Print name: Kathleen Keller

Witness 2 sign: KS

Title: Manager

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019, by Kathleen Keller, as Manager of Kerina Wildwood, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**Exhibit "A"**

**to Drainage Easement**

**Legal Description of Easement Area**

*(Parcels 802D)*

*[See attached Sketch and Legal Descriptions]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 802D**

ESTATE: Perpetual Easement  
 PURPOSE: Drainage Easement

PARCEL 802D

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plot Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

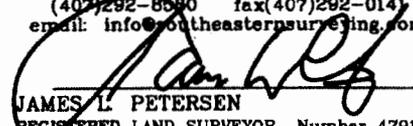
Commence at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°20'41" West, a distance of 1343.30 feet along the West line of said Northeast quarter of Section 15; thence departing said West line, South 89°18'29" East, a distance of 305.49 feet for a POINT OF BEGINNING, said Point of Beginning being the Southwest corner of the East 25.00 feet of Lot 25 as shown on MUNGER LAND COMPANY as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence North 00°18'02" East, a distance of 25.00 feet along the West line of said East 25.00 feet to a point on a line parallel with and 25.00 feet North of, when measured perpendicular to the South line of said Lot 25; thence South 89°18'29" East, a distance of 152.71 feet along said parallel line; thence departing said parallel line South 00°41'31" West, a distance of 5.00 feet; thence South 89°18'29" East, a distance of 148.96 feet; thence North 56°22'01" West, a distance of 22.36 feet; thence North 32°23'39" East, a distance of 20.00 feet; thence South 56°22'01" East, a distance of 34.59 feet; thence North 56°42'56" East, a distance of 8.80 feet; thence North 08°23'53" West, a distance of 61.07 feet; thence North 13°08'34" East, a distance of 32.13 feet; thence North 00°27'47" East, a distance of 63.60 feet; thence North 12°02'14" East, a distance of 58.78 feet; thence North 33°51'55" West; a distance of 4.52 feet to the point of curvature of a non-tangent curve concave Southeasterly, having a radius of 44.00 feet, a central angle of 130°29'06" and a chord bearing of North 71°31'49" East; thence run Northeasterly a distance of 100.21 feet to a point on a line parallel with and 35.00 feet Southwesterly of, when measured perpendicular to, the Northerly boundary of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence along said parallel line South 43°13'20" East, a distance of 19.63 feet; thence leaving said parallel line North 24°00'52" East, a distance of 37.96 feet to a point on the aforesaid Northerly line; thence along said Northerly line South 43°13'20" East, a distance of 91.90 feet; thence departing said Northerly line South 46°46'40" West, a distance of 35.00 feet; thence South 43°13'20" East, a distance of 2.81 feet to the point of curvature of a tangent curve concave Northeasterly, having a radius of 801.00 feet; thence Southeasterly along the arc of said curve through a central angle of 14°15'21", a distance of 199.30 feet to a point of curvature of a reverse curve concave Westerly, having a radius of 44.00 feet; thence Southerly along the arc of said curve through a central angle 148°09'46", a distance of 113.78 feet to a point on the South line Lot 27 as shown on the aforesaid MUNGER LAND COMPANY; thence North 89°18'29" West, a distance of 586.57 feet along said South line of Lots 27 and 26 to the Southwest corner of said Lot 26; thence departing said South line South 00°18'02" West, a distance of 1047.39 feet along the East line of Lots 40 and 57 as shown on said MUNGER LAND COMPANY; thence departing said East line South 53°00'17" West, a distance of 190.08 feet to the point of curvature of a curve concave Northeasterly, having a radius of 40.00 feet; thence Northwesterly along the arc of said curve through a central angle of 127°20'08", a distance of 88.90 feet to a point on the West line of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence North 00°20'25" East, a distance of 773.90 feet along said West line; thence departing said West line South 88°46'50" East, a distance of 24.36 feet; thence North 82°51'10" East, a distance of 25.33 feet; thence South 89°38'32" East, a distance of 140.45 feet to a point on the aforesaid West line of the East 25.00 feet of Lot 40; thence North 00°18'02" East, a distance of 354.23 feet to the POINT OF BEGINNING.

Containing 5.691 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the West line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°20'41" West.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.
- Not valid without sheets 2-5

Revision: 06/2017	Address Comments	Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ	Revision: 02/2015	Orange County comments CBvG
Revision: 04/21/2015	Engineering revision CBvG	Revision: 12/2014	Orange County comments CBvG

	<b>DESCRIPTION</b> Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 . 51599055  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8890 fax(407)292-0141 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b> Scale: <b>1" = 100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 5 SEE SHEETS 2-5 FOR SKETCH		

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802D

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

POC  
NW COR. NE 1/4  
SEC. 15, TWP. 24S,  
RGE. 28E

NORTH LINE OF NE 1/4 SEC.15-24-28

PALM PARKWAY TO  
APOPKA VINELAND  
CONNECTOR ROAD

1" = 100'  
GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	1343.30'	S00°20'41"W
L2	305.49'	S89°18'29"E
L3	25.00'	N00°18'02"E
L4	152.71'	S89°18'29"E
L5	5.00'	S00°41'31"W
L6	148.96'	S89°18'29"E
L7	22.36'	N56°22'01"W
L8	20.00'	N32°23'39"E
L9	34.59'	S56°22'01"E
L10	8.80'	N56°42'56"E
L11	61.07'	N08°23'53"W
L12	32.13'	N13°08'34"E
L13	63.60'	N00°27'47"E
L14	58.78'	N12°02'14"E
L15	4.52'	N33°51'55"W
L16	19.63'	S43°13'20"E
L17	37.96'	N24°00'52"E
L18	91.90'	S43°13'20"E
L19	35.00'	S46°46'40"W
L20	2.81'	S43°13'20"E
L21	586.57'	N89°18'29"W
L22	1047.39'	S00°18'02"W
L23	190.08'	S53°00'17"W
L24	773.90'	N00°20'25"E
L25	24.36'	S88°46'50"E
L26	25.33'	N82°51'10"E
L27	140.45'	S89°38'32"E
L28	354.23'	N00°18'02"E

LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT
- BLDG. = BUILDING
- ID = IDENTIFICATION
- PRC = POINT OF REVERSE CURVE
- COR. = CORNER

PROPOSED 35.0'  
PERPETUAL EASEMENT

NORTHERLY LINE  
O.R.B. 9846, PG 315

LOT 26

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

WEST LINE OF NE 1/4  
SECTION 15-24-28

MATCHLINE SEE SHEET 3 OF 5

POB  
LOT 25 SW COR.  
EAST 25.00'  
LOT 25  
STA: 496+45.42  
OFFSET: 574.05 RT.

SOUTH LINE  
LOT 25

SOUTH LINE LOT 26 & 27

SW COR.  
LOT 26

BVC PARTNERS I LLC  
PARCEL ID  
#15-24-28-7774-00-010  
RUBY LAKE  
PLAT BOOK 67, PAGE 42

LOT 40

WEST LINE, LOT 40  
EAST 25.00', LOT 40

802D

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
HILTON RESORTS CORP.  
PARCEL ID # 15-24-28-7744-01-000  
R L VACATION SUITES  
PHASE 1, O.R.B. 9129, PG. 1091 BLDG. 1  
O.R.B. 8508, PG. 745  
LOT 39

MATCHLINE SEE SHEET 4 OF 5

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.21'	44.00'	130°29'06"	N71°31'49"E	79.91'
C2	199.30'	801.00'	14°15'21"	S50°21'00"E	198.78'
C3	113.78'	44.00'	148°09'46"	S16°36'23"W	84.62'
C4	88.90'	40.00'	127°20'08"	N63°19'39"W	71.70'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3-5 OF 5
  - SEE SHEETS 9-10 & 20-22 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING  
& MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599055  
Job No: 51599  
Date: June 23, 2014 CBVg  
SHEET 2 OF 5  
See Sheet 1 for Description



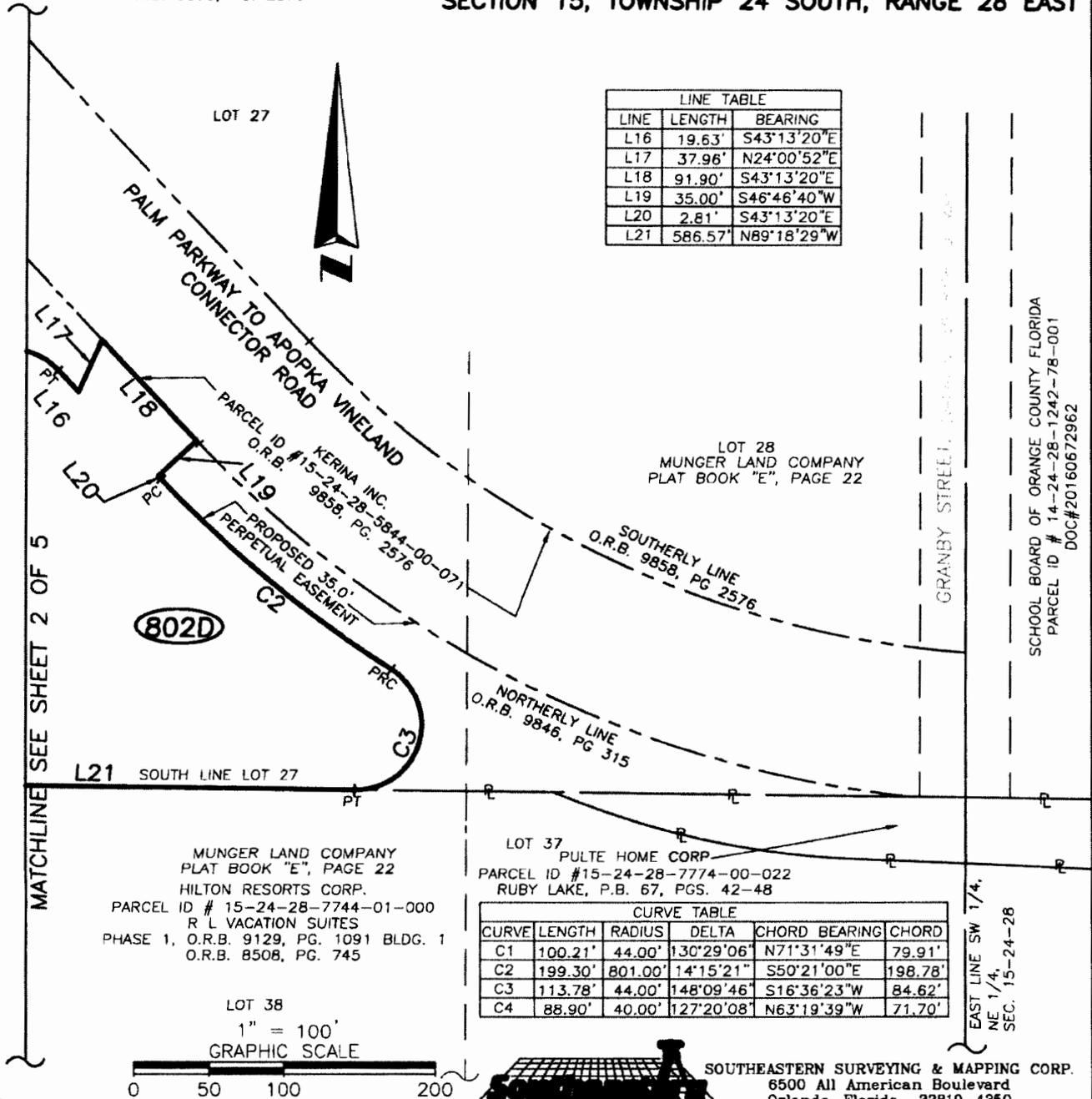
THIS IS NOT A SURVEY.

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 04/21/2015	Engineering revision CBVg
Revision: 02/2015	Orange County comments CBVg
Revision: 12/2014	Orange County comments CBVg

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802D

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



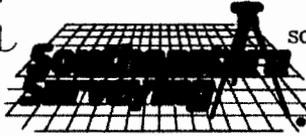
LINE	LENGTH	BEARING
L16	19.63'	S43°13'20"E
L17	37.96'	N24°00'52"E
L18	91.90'	S43°13'20"E
L19	35.00'	S46°46'40"W
L20	2.81'	S43°13'20"E
L21	586.57'	N89°18'29"W

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.21'	44.00'	130°29'06"	N71°31'49"E	79.91'
C2	199.30'	801.00'	14°15'21"	S50°21'00"E	198.78'
C3	113.78'	44.00'	148°09'46"	S16°36'23"W	84.62'
C4	88.90'	40.00'	127°20'08"	N63°19'39"W	71.70'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1-2 & 4-5 OF 5.
  - SEE SHEET 2 OF 5 FOR LEGEND.
  - SEE SHEETS 9-10 & 20-22 OF RIGHT OF WAY MAPS.

Drawing No: 51599055  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 5  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

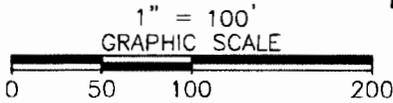
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 04/21/2015	Engineering revision CBvG
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

GRANBY STREET  
 SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

EAST LINE SW 1/4,  
 NE 1/4,  
 SEC. 15-24-28

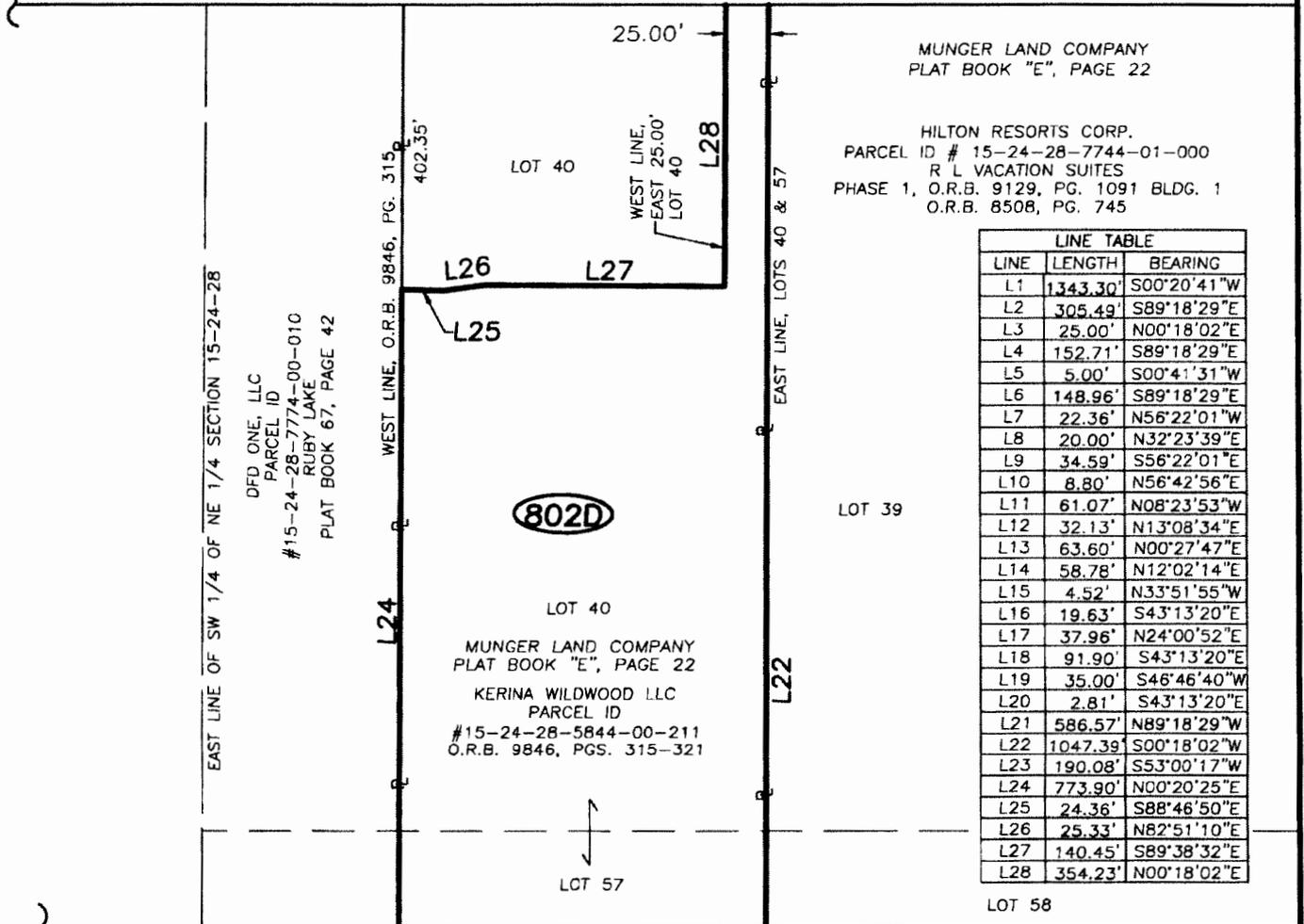
SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802D

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.21'	44.00'	130°29'06"	N71°31'49"E	79.91'
C2	199.30'	801.00'	14°15'21"	S50°21'00"E	198.78'
C3	113.78'	44.00'	148°09'46"	S16°36'23"W	84.62'
C4	88.90'	40.00'	127°20'08"	N63°19'39"W	71.70'

MATCHLINE SEE SHEET 2 OF 5



MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

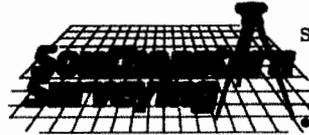
HILTON RESORTS CORP.  
PARCEL ID # 15-24-28-7744-01-000  
R L VACATION SUITES  
PHASE 1, O.R.B. 9129, PG. 1091 BLDG. 1  
O.R.B. 8508, PG. 745

LINE TABLE		
LINE	LENGTH	BEARING
L1	1343.30'	S00°20'41"W
L2	305.49'	S89°18'29"E
L3	25.00'	N00°18'02"E
L4	152.71'	S89°18'29"E
L5	5.00'	S00°41'31"W
L6	148.96'	S89°18'29"E
L7	22.36'	N56°22'01"W
L8	20.00'	N32°23'39"E
L9	34.59'	S56°22'01"E
L10	8.80'	N56°42'56"E
L11	61.07'	N08°23'53"W
L12	32.13'	N13°08'34"E
L13	63.60'	N00°27'47"E
L14	58.78'	N12°02'14"E
L15	4.52'	N33°51'55"W
L16	19.63'	S43°13'20"E
L17	37.96'	N24°00'52"E
L18	91.90'	S43°13'20"E
L19	35.00'	S46°46'40"W
L20	2.81'	S43°13'20"E
L21	586.57'	N89°18'29"W
L22	1047.39'	S00°18'02"W
L23	190.08'	S53°00'17"W
L24	773.90'	N00°20'25"E
L25	24.36'	S88°46'50"E
L26	25.33'	N82°51'10"E
L27	140.45'	S89°38'32"E
L28	354.23'	N00°18'02"E

MATCHLINE SEE SHEET 5 OF 5

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-3 & 5 OF 5.
- SEE SHEET 2 OF 5 FOR LEGEND.
- SEE SHEETS 9-10 & 20-22 OF RIGHT OF WAY MAPS.



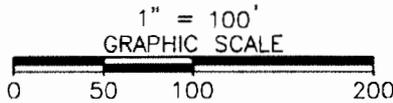
SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599055  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 4 OF 5  
See Sheet 1 for Description

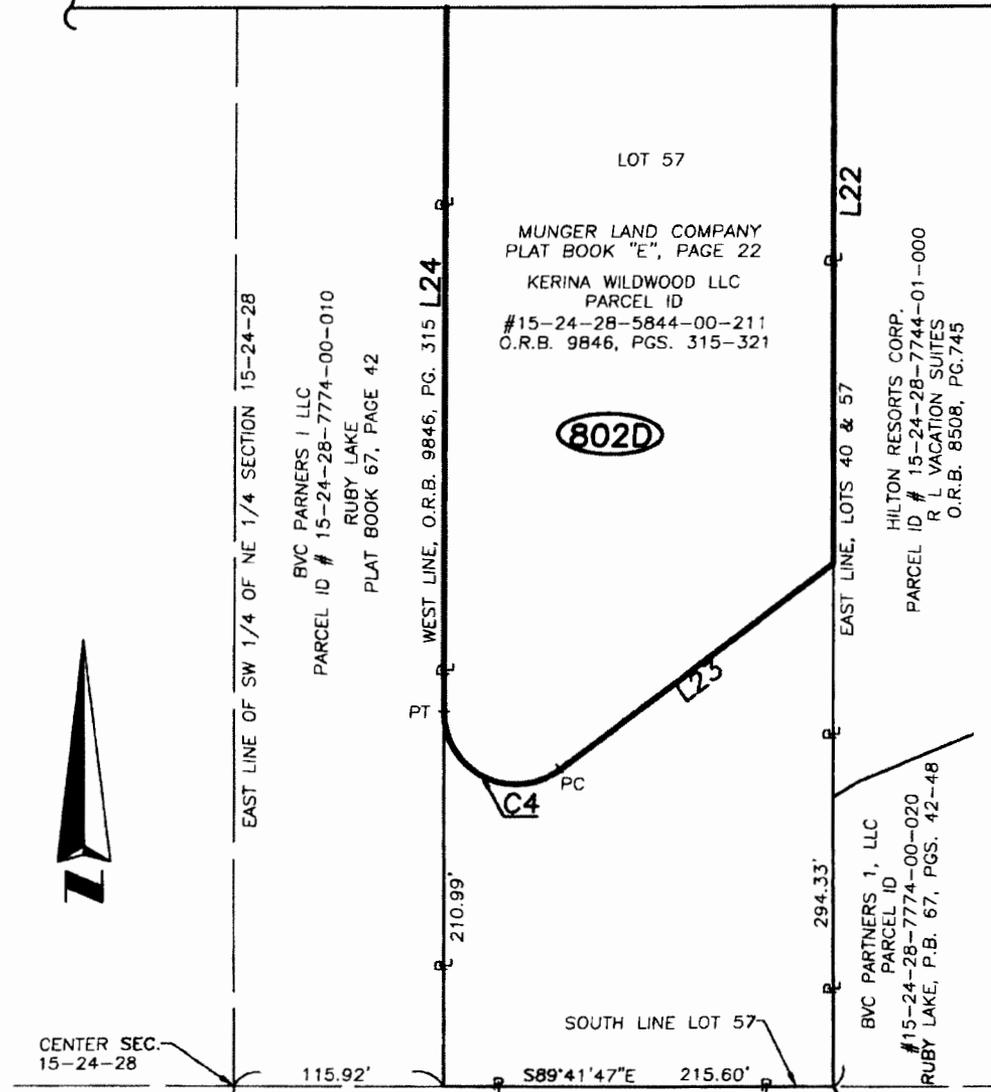
**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 04/21/2015	Engineering revision CBvG
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SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802D



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 MATCHLINE SEE SHEET 4 OF 5



LINE TABLE		
LINE	LENGTH	BEARING
L1	1343.30'	S00°20'41"W
L2	305.49'	S89°18'29"E
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L5	5.00'	S00°41'31"W
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L11	61.07'	N08°23'53"W
L12	32.13'	N13°08'34"E
L13	63.60'	N00°27'47"E
L14	58.78'	N12°02'14"E
L15	4.52'	N33°51'55"W
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L18	91.90'	S43°13'20"E
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L22	1047.39'	S00°18'02"W
L23	190.08'	S53°00'17"W
L24	773.90'	N00°20'25"E
L25	24.36'	S88°46'50"E
L26	25.33'	N82°51'10"E
L27	140.45'	S89°38'32"E
L28	354.23'	N00°18'02"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	100.21'	44.00'	130°29'06"	N71°31'49"E	79.91'
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- NOTE:
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  - SEE SHEET 2 OF 5 FOR LEGEND.
  - SEE SHEETS 9-10 & 20-22 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
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 email: info@southeasternsurveying.com

Drawing No: 51599055  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 5 OF 5  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 04/21/2015	Engineering revision CBvG
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

---

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of Parcel 15-24-28-5844-00-211

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**SLOPE EASEMENT**  
*(Parcel 802B)*

**THIS SLOPE EASEMENT AGREEMENT** (this "**Agreement**") is made and entered this 4<sup>th</sup> day of January, 2019, by and between **KERINA WILDWOOD, LLC.**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**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**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

**Section 2.** Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the

Easement Area for the purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

**Section 3.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

**Section 4.** The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining property owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

**Section 5.** The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

**Section 6.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

**Section 7.** With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

**Section 8.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA WILDWOOD, LLC, a Florida limited liability company

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

Witness 1 sign: Cristina Ruiz

Witness 1 print name: Cristina Ruiz

Witness 2 sign: KS

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

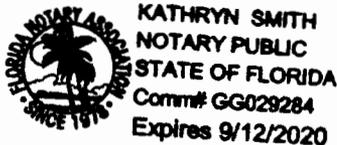
STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2018, by Kathleen Keller, as Manager of **KERINA WILDWOOD, LLC**, a Florida limited liability company, on behalf of said company. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

to Slope Easement

Legal Description of Easement Area  
*(Parcel 802B)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 802B**  
 ESTATE: Perpetual Easement  
 PURPOSE: 20' Slope Easement

PARCEL 802B

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

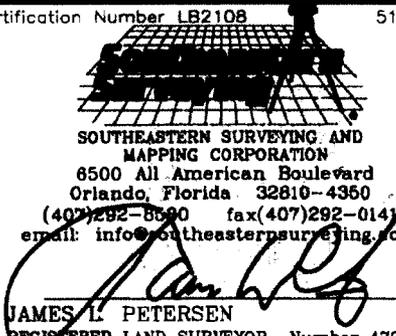
Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 471.54 feet along said East right of way line; thence departing said East right of way line, North 44°40'11" East, a distance of 6.72 feet for a POINT OF BEGINNING; thence continue North 44°40'11" East, a distance of 28.28 feet; thence North 89°40'11" East, a distance of 987.13 feet to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 40°10'16", a distance of 537.06 feet to a point on the South line of Lot 28 as shown on MUNGER LAND COMPANY as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence North 89°18'29" West, a distance of 114.12 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 786.00 feet and a chord bearing of North 59°09'21" West; thence run Northwesterly along the arc of said curve, through a central angle of 31°52'03", a distance of 437.17 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to the point of a curve concave Southwesterly, having a radius of 646.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 531.14 feet to the point of tangency; thence South 89°40'11" West, a distance of 1007.13 feet to the POINT OF BEGINNING.

Containing 1.190 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 01/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

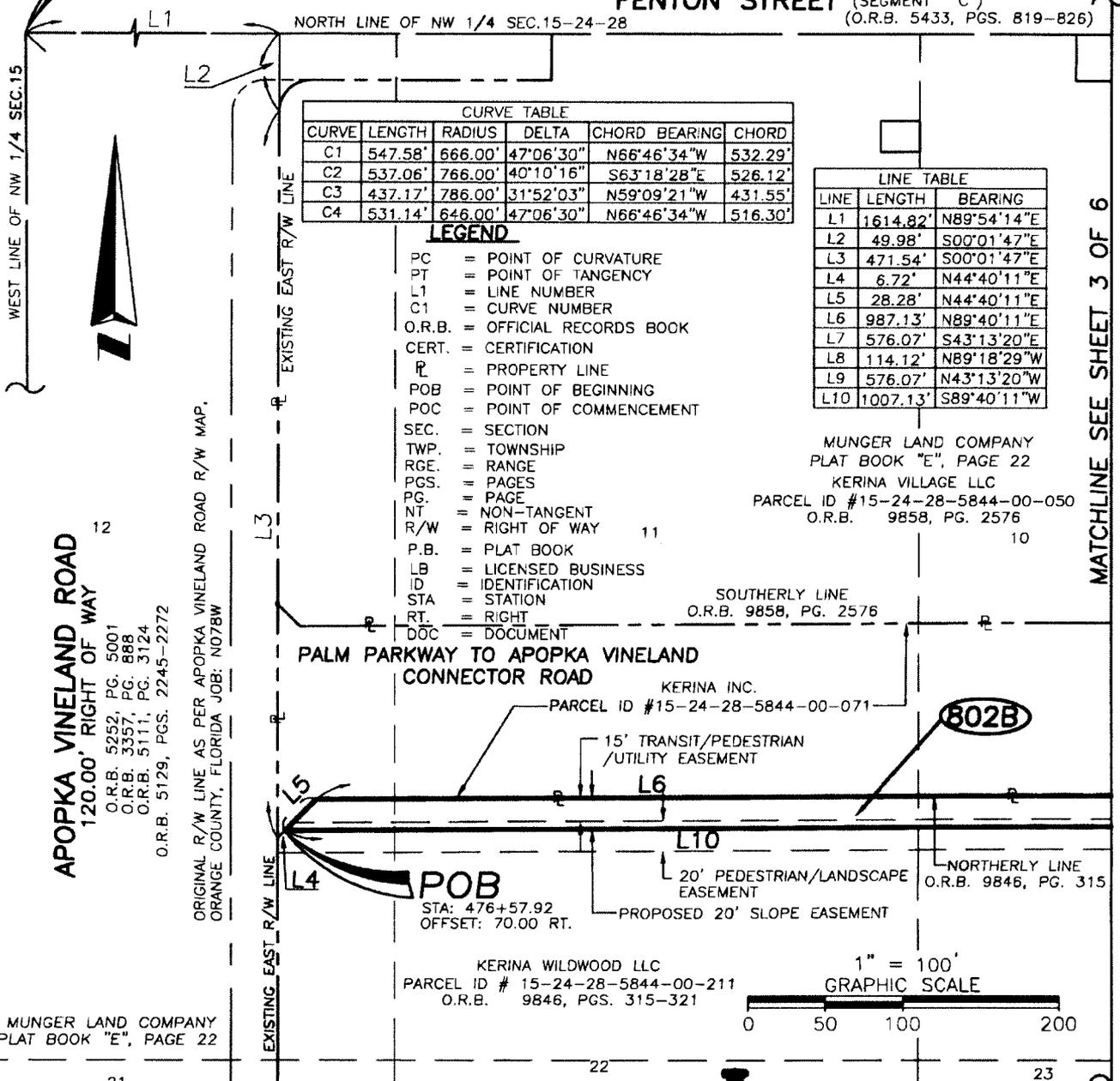
Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments CBvG
<b>DESCRIPTION</b>		Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599053
		Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
		SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8800 fax(407)292-0141 email: info@seasurveys.com <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

POC  
 NW CORNER SEC. 15,  
 TWP. 24S, RGE. 28E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
C3	437.17'	786.00'	31°52'03"	N59°09'21"W	431.55'
C4	531.14'	646.00'	47°06'30"	N66°46'34"W	516.30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
L4	6.72'	N44°40'11"E
L5	28.28'	N44°40'11"E
L6	987.13'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	114.12'	N89°18'29"W
L9	576.07'	N43°13'20"W
L10	1007.13'	S89°40'11"W

LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- PL = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22  
 KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD

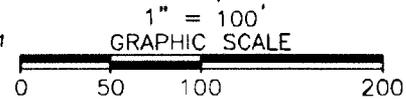
KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT

802B

20' PEDESTRIAN/LANDSCAPE  
 EASEMENT  
 PROPOSED 20' SLOPE EASEMENT

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321



MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1 & 3-6 OF 6
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599053  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

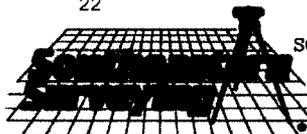
Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NW CORNER OF NE 1/4  
SEC.15-24-28

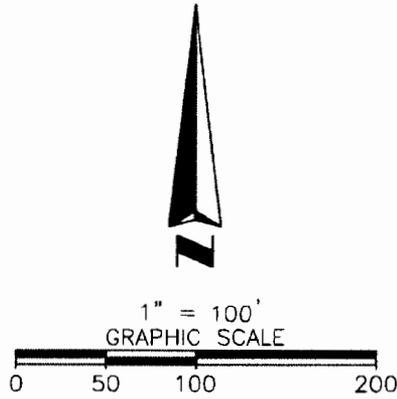
NORTH LINE OF NW 1/4 SEC.15-24-28

NORTH LINE OF NE 1/4  
SEC.15-24-28

MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
L4	6.72'	N44°40'11"E
L5	28.28'	N44°40'11"E
L6	987.13'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	114.12'	N89°18'29"W
L9	576.07'	N43°13'20"W
L10	1007.13'	S89°40'11"W



MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
SOUTHERLY LINE  
O.R.B. 9858, PG. 2576

PALM PARKWAY TO APOPKA VINELAND  
CONNECTOR ROAD

KERINA INC.  
PARCEL ID #15-24-28-5844-00-071

NORTHERLY LINE  
O.R.B. 9846, PG. 315

15' TRANSIT/PEDESTRIAN/UTILITY EASEMENT  
PROPOSED 20' SLOPE EASEMENT

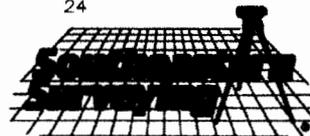
**802B**

20' PEDESTRIAN/LANDSCAPE  
EASEMENT

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. # 9846, PGS. 315-321

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°08'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
C3	437.17'	786.00'	31°52'03"	N59°09'21"W	431.55'
C4	531.14'	646.00'	47°06'30"	N66°46'34"W	516.30'

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22



SOUTHEASTERN SURVEYING & MAPPING CORP.  
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Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1-2 & 4-6 OF 6
  - SEE SHEET 2 OF 6 FOR LEGEND.
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599053  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 3 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch REJ

Revision: 01/2015

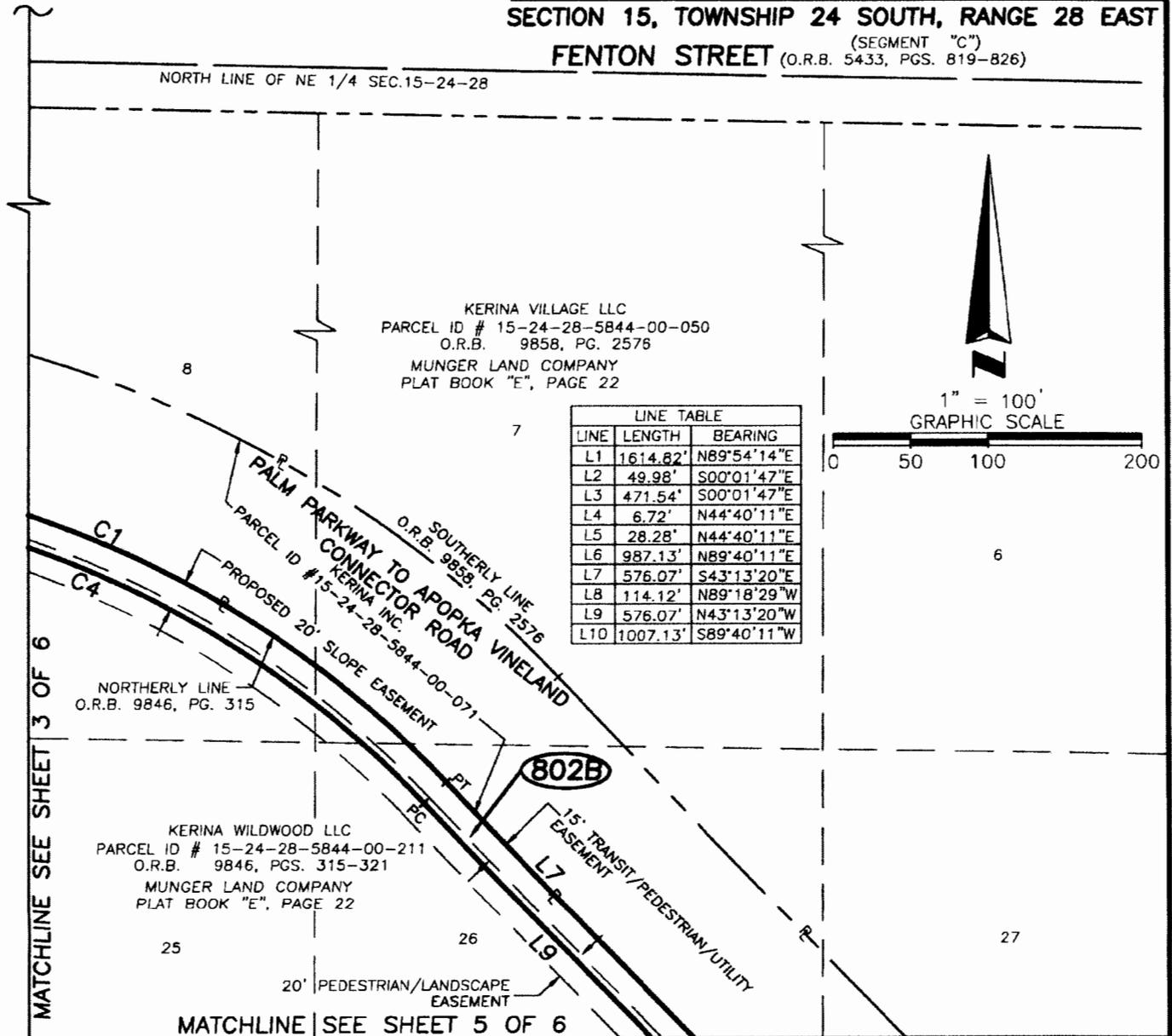
Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)



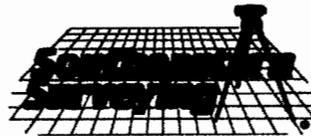
LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
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CURVE TABLE					
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  - SEE SHEET 2 OF 6 FOR LEGEND.
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599053  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 4 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



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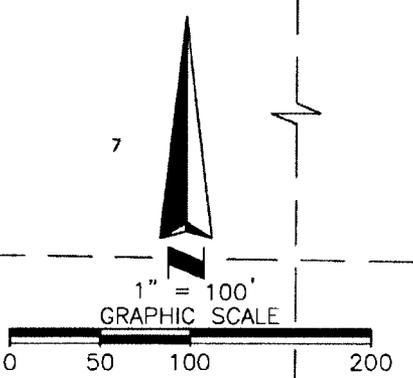
Revision	Date	Comments
Revision: 06/2017		Address Comments
Revision: 09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016		Revised Sketch REJ
Revision: 01/2015		Orange County comments CBvG
Revision: 12/2014		Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

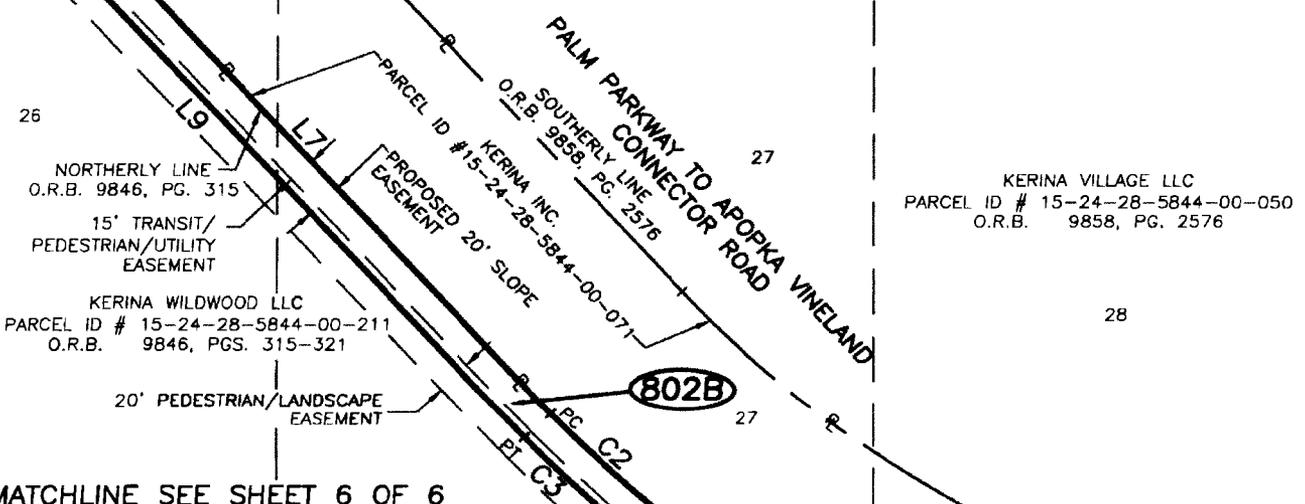
FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)



LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
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KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 4 OF 6



MATCHLINE SEE SHEET 6 OF 6

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
C3	437.17'	786.00'	31°52'03"	N59°09'21"W	431.55'
C4	531.14'	646.00'	47°06'30"	N66°46'34"W	516.30'

NOTE:

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- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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Drawing No: 51599053  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 5 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

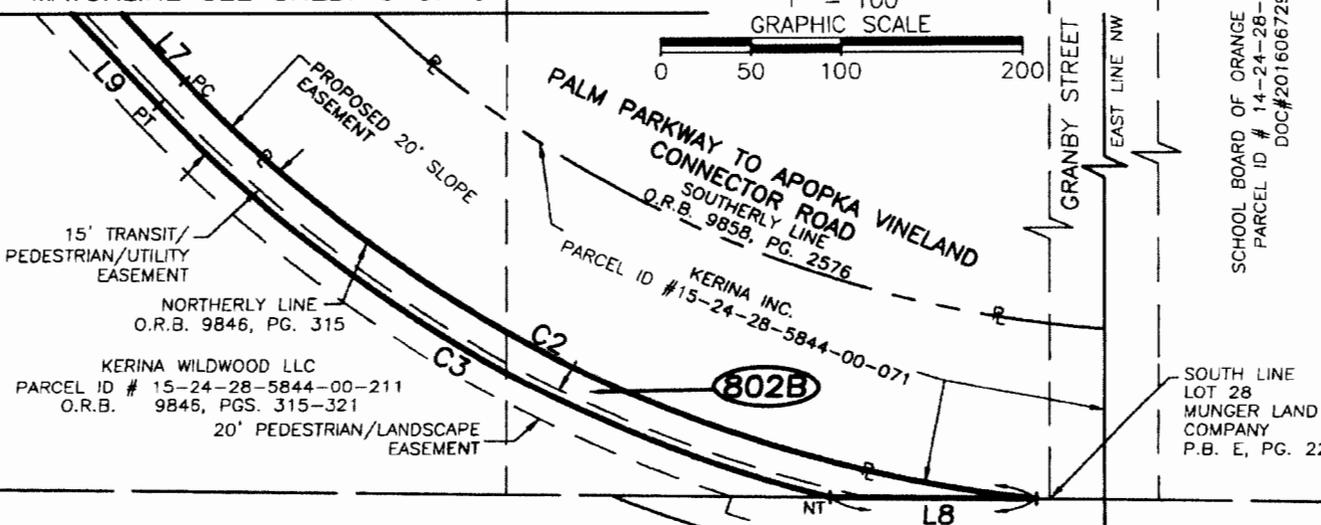
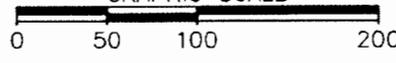
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
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KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6

1" = 100'  
 GRAPHIC SCALE



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
C3	437.17'	786.00'	31°52'03"	N59°09'21"W	431.55'
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  - SEE SHEET 2 OF 6 FOR LEGEND.
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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 email: info@southeasternsurveying.com

Drawing No: 51599053  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 6 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017 Address Comments

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 01/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

SOUTH LINE  
 LOT 28  
 MUNGER LAND COMPANY  
 P.B. E, PG. 22

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "B"**

to Slope Easement (*Parcel 802B*)

Legal Description of Benefited Property  
(*Parcel 108*)

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 108**

ESTATE: Fee Simple  
PURPOSE: Road Right of Way

PARCEL 108

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 320.44 feet along said East right of way line for a POINT OF BEGINNING, said Point of Beginning being a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida; thence departing said East right of way line run along said Southerly line with the following seven (7) courses: South 45°19'49" East, a distance of 20.29 feet; thence North 89°40'11" East, a distance of 548.84 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 397.89 feet to the point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°27'13", a distance of 493.48 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence leaving said Southerly line run South 00°10'40" West, a distance of 97.26 feet along said East line to the Southeast corner of the Northwest quarter of the Northeast quarter; thence leaving said East line run North 89°18'29" West, a distance of 37.62 feet along the South line of said Northwest quarter of the Northeast quarter to the Easterly most corner of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida, said Easterly most corner being a point on a non-tangent curve concave Northeasterly, having a radius of 766.00 feet and a chord bearing of North 63°18'28" West; thence run Northwesterly along the arc of said curve and the Northerly line of said parcel of land, through a central angle of 40°10'16", a distance of 537.06 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet along said Northerly line to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve and said Northerly line through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 89°40'11" West, a distance of 987.13 feet along said Northerly line; thence South 44°40'11" West, a distance of 35.00 feet along said Northerly line to the aforesaid East right of way line of Apopka Vineland Road; thence leaving said Northerly line run North 00°01'47" West, a distance of 151.10 feet along said East right of way line to the POINT OF BEGINNING.

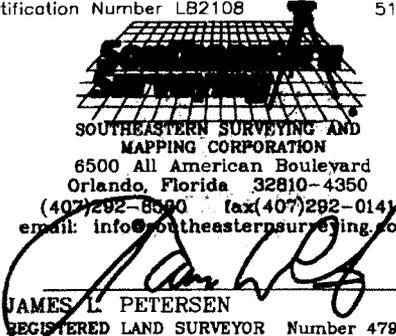
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 6.392 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(423), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2 & 3

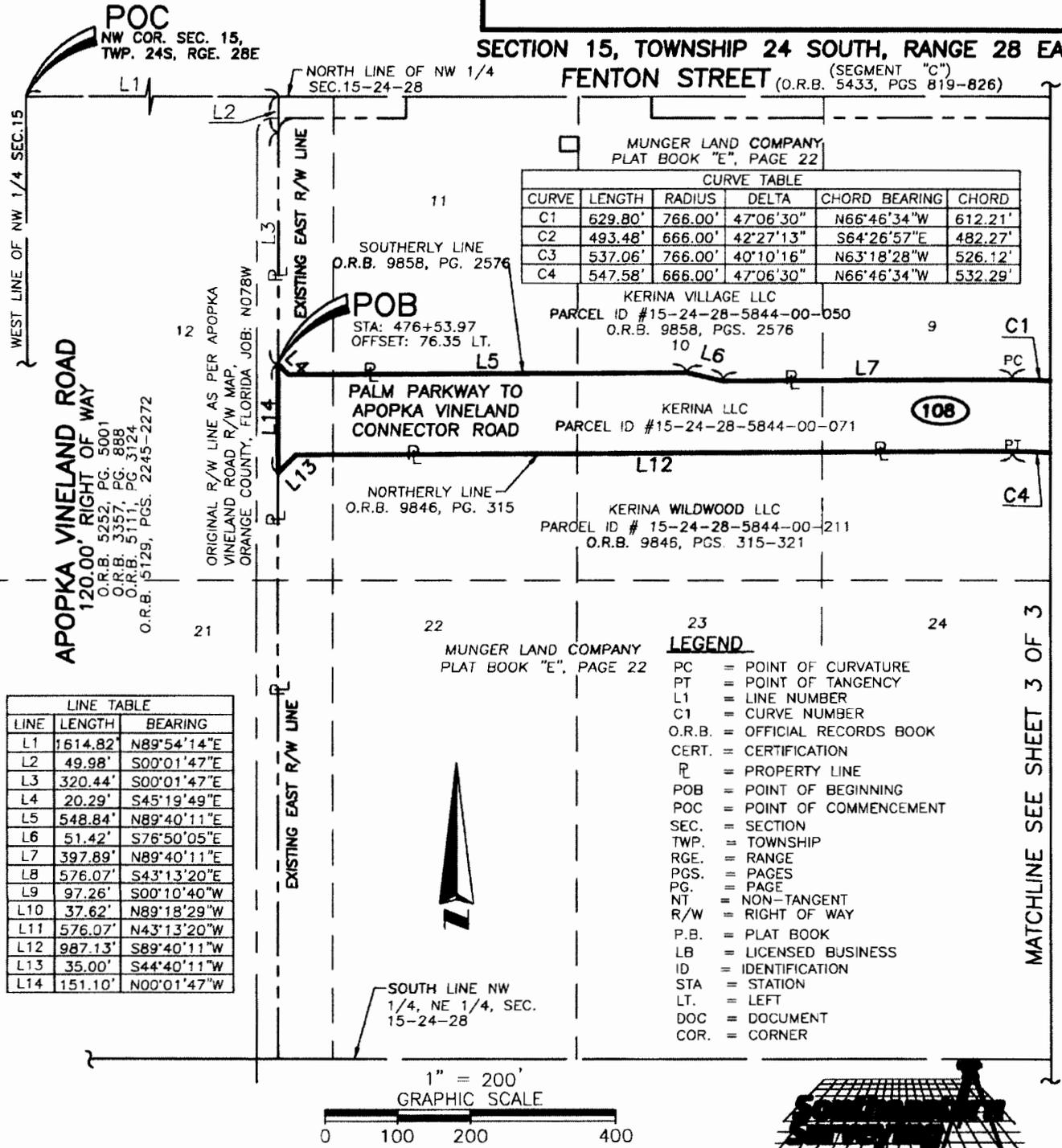
Revision: 06/17-5/18	Address Comments- Revised description S.S.
Revision: 8/16-4/17	Revised Description REJ- Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

<b>DESCRIPTION</b>  <b>FOR</b> 	Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599048
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

  
**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8500 fax (407)292-0141  
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SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 108

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS 819-826)



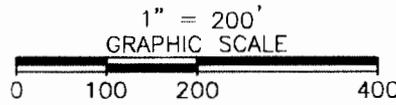
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'

LINE TABLE

LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

- LEGEND
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  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
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  - P = PROPERTY LINE
  - POB = POINT OF BEGINNING
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  - R/W = RIGHT OF WAY
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  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



**THIS IS NOT A SURVEY.**

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  - NOT VALID WITHOUT SHEETS 1 & 3 OF 3
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

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Drawing No: 51599048  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 3  
See Sheet 1 for Description

Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 12/2014	Orange County comments CBvG

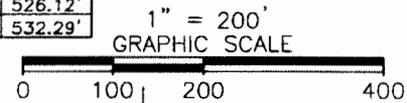
MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 108

FENTON STREET  
(SEGMENT "C")  
(O.R. 5433, PAGES 819-826)

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
NORTH LINE OF NE 1/4 SEC. 15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'



LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

MATCHLINE SEE SHEET 2 OF 3

WEST LINE, NE 1/4, SEC. 15-24-28

GRANBY STREET  
60' RIGHT OF WAY  
O.R.B. 715, PG. 549

EAST LINE NW 1/4, NE 1/4, SEC. 15-24-28  
SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
PARCEL ID # 14-24-28-1242-78-001  
DOC#20160672962

KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

SOUTHERLY LINE  
O.R.B. 9858, PG. 2576

NORTHERLY LINE  
O.R.B. 9846, PG. 315

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

SE COR.  
NW 1/4, NE 1/4  
SEC. 15-24-28  
EASTERLY MOST  
COR. OF  
O.R.B. 9846, PG. 315

PULTE HOME CORP  
PARCEL ID #15-24-28-7774-00-022  
RUBY LAKE, P.B. 67, PGS. 42-48

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 2 OF 3
  - SEE SHEET 2 OF 3 FOR LEGEND
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599048  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 3 OF 3  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBvG

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-211

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**PEDESTRIAN AND LANDSCAPE EASEMENT**  
*(Parcel 802C)*

**THIS INDENTURE**, made and executed this 4<sup>th</sup> day of January, 2019, by **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, **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, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

**TO HAVE AND TO HOLD** said easement unto said GRANTEE and its successors and 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 easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities,

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

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

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA WILDWOOD, LLC, a Florida limited liability company

Witness 1 sign: Cristina Ruiz

By: Kathleen Keller

Witness 1 print name: Cristina Ruiz

Print name: Kathleen Keller

Witness 2 sign: KS

Title: Manager

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019 by Kathleen Keller, as Manager of **KERINA WILDWOOD, LLC**, a Florida limited liability company, on behalf of said company. She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name \_\_\_\_\_  
Notary Public – State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**Schedule "A"**

**to Pedestrian and Landscape Easement**

**Legal Description of the Easement Area**

*(Parcel 802C)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 802C**

ESTATE: Perpetual Easement  
 PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 802C

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 471.54 feet along said East right of way line for a POINT OF BEGINNING; said Point of Beginning being to a point on the Northerly line of that certain parcel of land as described and recarded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence departing said East right of way line along said Northerly line run North 44°40'11" East, a distance of 13.79 feet; thence North 89°40'11" East, a distance of 1002.13 feet to the point of curvature of a curve concave Southwesterly, having a radius of 651.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 535.25 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 781.00 feet; thence Southeasterly along the arc of said curve through a central angle of 33°23'44", a distance of 455.22 feet to a point on the South line of Lot 28 as shown on MUNGER LAND COMPANY as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence North 89°18'29" West, a distance of 75.57 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 801.00 feet and a chord bearing of North 57°16'47" West; thence run Northwesterly along the arc of said curve, through a central angle of 28°06'54", a distance of 393.05 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to the point of a curve concave Southwesterly, having a radius of 631.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 518.81 feet to the point of tangency; thence South 89°40'11" West, a distance of 1011.93 feet to a point on the aforesaid East right of way line of Apopka Vineland Road; thence North 00°01'47" West, a distance of 10.25 feet along said East right of way line for a POINT OF BEGINNING

Containing 1.164 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
 Not valid without sheets 2-6

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 01/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017

Address Comments

**DESCRIPTION**



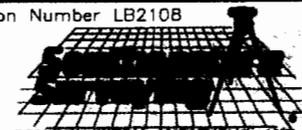
Date: **June 23, 2014 CBvG**

Job Number: **51599** Scale: **1" = 100'**

Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that  
**THIS IS NOT A SURVEY.**

SHEET 1 OF 6  
 SEE SHEETS 2-6 FOR SKETCH

Certification Number LB2108 51599054

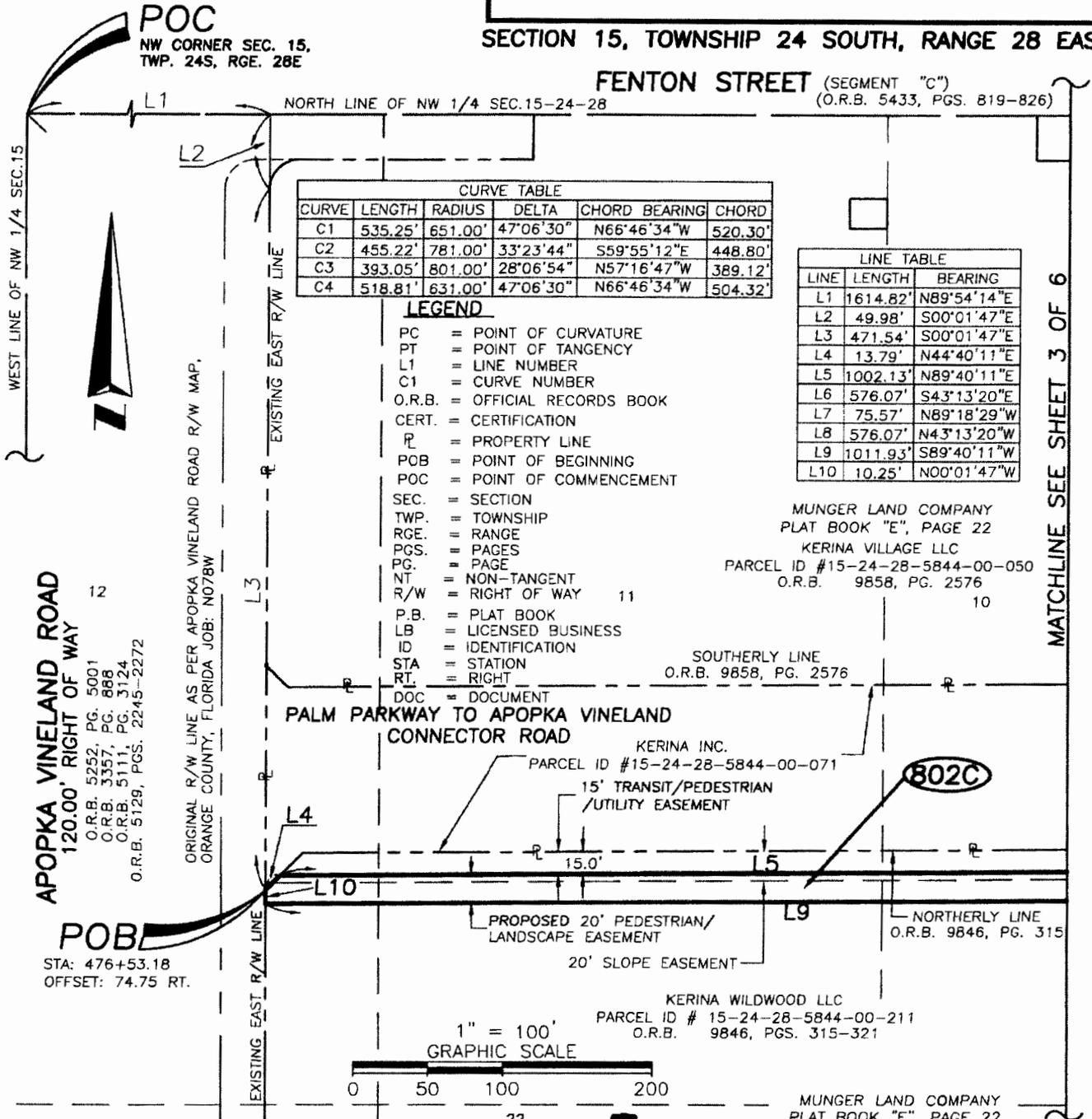


**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida, 32810-4350  
 (407)292-8680 fax (407)292-0141  
 email: info@southeasternsurveying.com

**JAMES L. PETERSEN**  
 REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	535.25'	651.00'	47°06'30"	N66°46'34"W	520.30'
C2	455.22'	781.00'	33°23'44"	S59°55'12"E	448.80'
C3	393.05'	801.00'	28°06'54"	N57°16'47"W	389.12'
C4	518.81'	631.00'	47°06'30"	N66°46'34"W	504.32'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
L4	13.79'	N44°40'11"E
L5	1002.13'	N89°40'11"E
L6	576.07'	S43°13'20"E
L7	75.57'	N89°18'29"W
L8	576.07'	N43°13'20"W
L9	1011.93'	S89°40'11"W
L10	10.25'	N00°01'47"W

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY 11
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - RT. = RIGHT
  - DOC = DOCUMENT

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
10

SOUTHERLY LINE  
O.R.B. 9858, PG. 2576

PALM PARKWAY TO APOPKA VINELAND  
CONNECTOR ROAD  
KERINA INC.  
PARCEL ID #15-24-28-5844-00-071  
15' TRANSIT/PEDESTRIAN  
/UTILITY EASEMENT

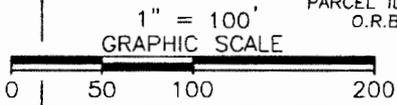
802C

PROPOSED 20' PEDESTRIAN/  
LANDSCAPE EASEMENT  
20' SLOPE EASEMENT

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

NORTHERLY LINE  
O.R.B. 9846, PG. 315



APOPKA VINELAND ROAD  
120.00' RIGHT OF WAY  
O.R.B. 5252, PG. 5001  
O.R.B. 3357, PG. 888  
O.R.B. 5111, PG. 3124  
O.R.B. 5129, PGS. 2245-2272

POB  
STA: 476+53.18  
OFFSET: 74.75 RT.

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599054  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 01/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017

Address Comments

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

NW CORNER OF NE 1/4  
 SEC. 15-24-28

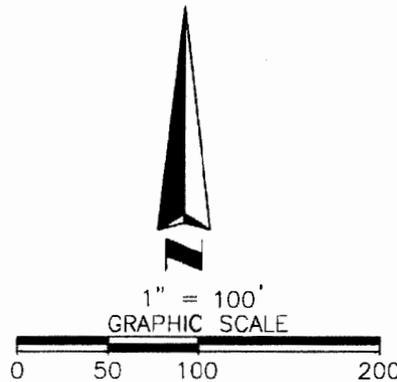
NORTH LINE OF NW 1/4 SEC. 15-24-28

NORTH LINE OF NE 1/4  
 SEC. 15-24-28

MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
L4	13.79'	N44°40'11"E
L5	1002.13'	N89°40'11"E
L6	576.07'	S43°13'20"E
L7	75.57'	N89°18'29"W
L8	576.07'	N43°13'20"W
L9	1011.93'	S89°40'11"W
L10	10.25'	N00°01'47"W



MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22  
 KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576

PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD

KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT

802C

PROPOSED 20' PEDESTRIAN/  
 LANDSCAPE EASEMENT

20' SLOPE EASEMENT

KERINA WILDWOOD  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

NORTHERLY LINE  
 O.R.B. 9846, PG. 315

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	535.25'	651.00'	47°06'30"	N66°46'34"W	520.30'	
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C3	393.05'	801.00'	28°06'54"	N57°16'47"W	389.12'	
C4	518.81'	631.00'	47°06'30"	N66°46'34"W	504.32'	

NOTE:

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- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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Drawing No: 51599054  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 6  
 See Sheet 1 for Description

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Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

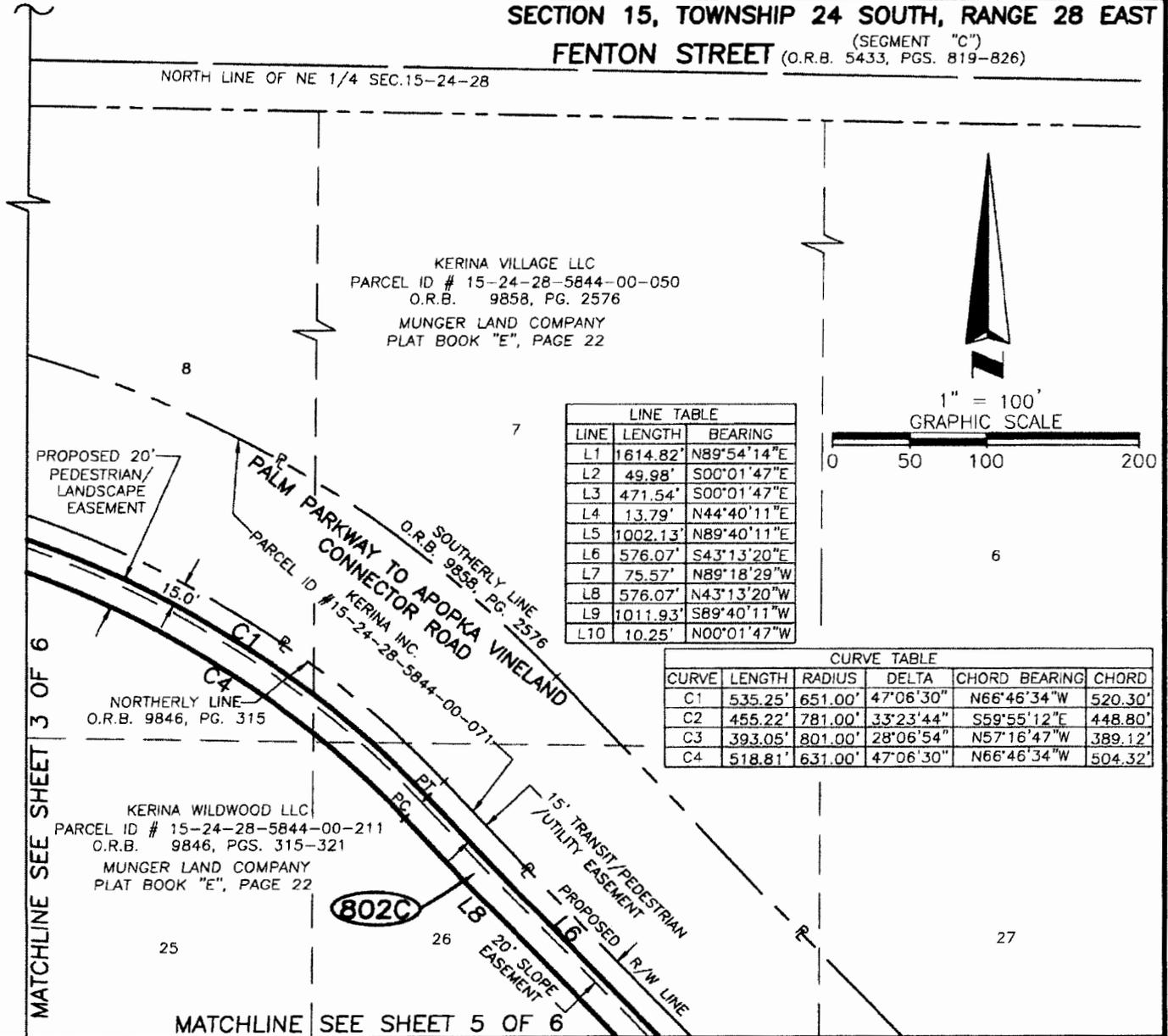
Revision: 12/2014

Orange County comments

CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)



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- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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 email: info@southeasternsurveying.com

Drawing No: 51599054  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 4 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

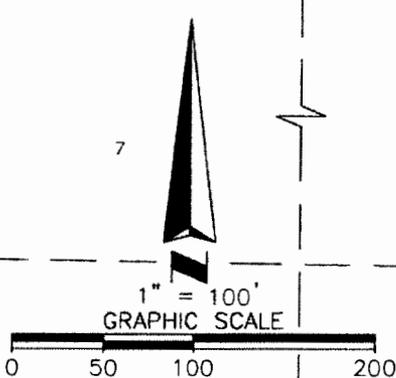
CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

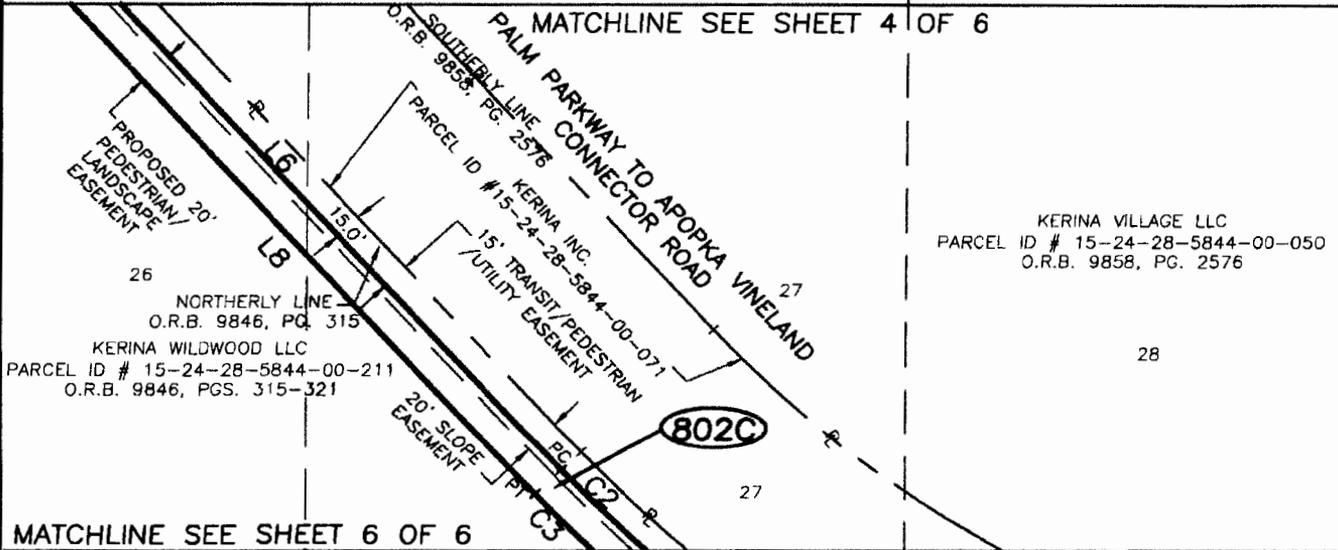
FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)



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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 4 OF 6

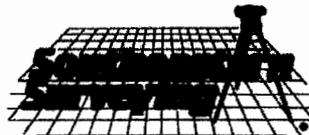


MATCHLINE SEE SHEET 6 OF 6

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	535.25'	651.00'	47°06'30"	N66°46'34"W	520.30'
C2	455.22'	781.00'	33°23'44"	S59°55'12"E	448.80'
C3	393.05'	801.00'	28°06'54"	N57°16'47"W	389.12'
C4	518.81'	631.00'	47°06'30"	N66°46'34"W	504.32'

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-3 & 5-6 OF 6
- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
8500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599054  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 5 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 802C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

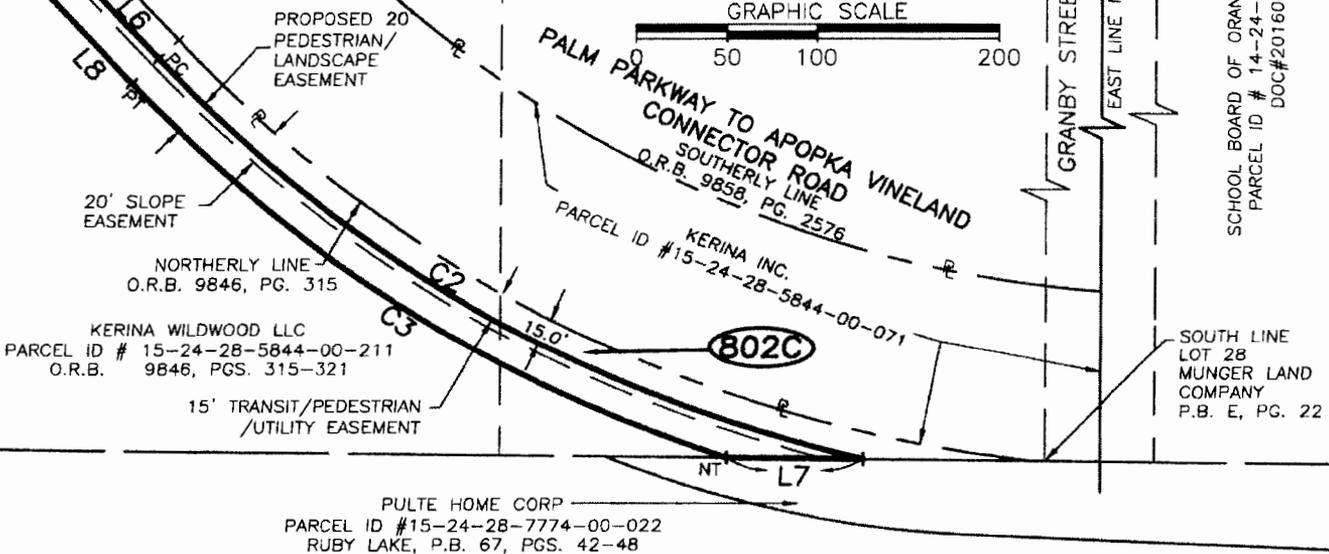
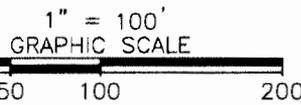
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C4	518.81'	631.00'	47°06'30"	N66°46'34"W	504.32'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
L4	13.79'	N44°40'11"E
L5	1002.13'	N89°40'11"E
L6	576.07'	S43°13'20"E
L7	75.57'	N89°18'29"W
L8	576.07'	N43°13'20"W
L9	1011.93'	S89°40'11"W
L10	10.25'	N00°01'47"W

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6



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- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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Drawing No: 51599054  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 6 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:  
James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-211

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**TRANSIT, PEDESTRIAN AND UTILITY EASEMENT**

*(Parcel 802A)*

**THIS INDENTURE**, made this 4<sup>th</sup> day of January, 2019, between **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, **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 TEN DOLLARS (\$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 a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** 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 roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

PROJECT: PALM PARKWAY CONNECTOR

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

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA WILDWOOD, LLC, a Florida limited liability company

Witness 1 sign: Cristina Ruiz

Witness 1 print name: Cristina Ruiz

Witness 2 sign: KS

Witness 2 print name: Kathryn Smith

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 4<sup>th</sup> day of January, 2019, before me personally appeared Kathleen Keller, as Manager of **KERINA WILDWOOD, LLC**, a Florida limited liability company, to me known to be, or who produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized, and that the official seal of said company is duly affixed thereto, and the said conveyance is the act and deed of said company. She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Schedule "A"**

**to Transit, Pedestrian and Utility Easement**

Legal Description of the Easement Area  
*(Parcel 802A)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 802A**

ESTATE: Perpetual Easement  
 PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 802A

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

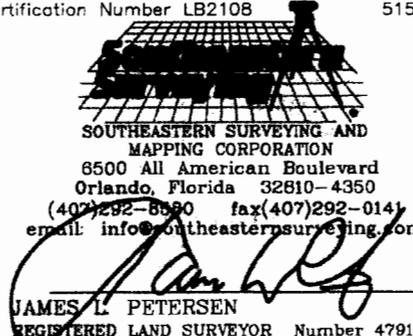
Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 471.54 feet along said East right of way line to a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence departing said East right of way line run along said Northerly boundary with the following six (6) courses: North 44°40'11" East, a distance of 13.79 feet for a POINT OF BEGINNING; thence continue North 44°40'11" East, a distance of 21.21 feet; thence North 89°40'11" East, a distance of 987.13 feet to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 40°10'16", a distance of 537.06 feet to a point on the South line of Lot 28 as shown on MUNGER LAND COMPANY as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence leaving said Northerly line, run North 89°18'29" West, a distance of 92.63 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 781.00 feet and a chord bearing of North 59°55'12" West; thence run Northwesterly along the arc of said curve, through a central angle of 33°23'44", a distance of 455.22 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to the point of a curve concave Southwesterly, having a radius of 651.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 535.25 feet to the point of tangency; thence South 89°40'11" West, a distance of 1002.13 feet to the POINT OF BEGINNING.

Containing 0.896 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Sketch REJ
Revision: 01/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017	Address Comments	Date: <b>June 23, 2014</b> CBvG	Certification Number LB2108 51599052
		Job Number: <b>51599</b>	 <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION                  8500 All American Boulevard                  Orlando, Florida 32810-4350                  (407)292-8880 fax(407)292-0141                  email: info@southeasternsurveying.com</p>
		Scale: <b>1" = 100'</b>	
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
		SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH	

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

POC  
NW CORNER SEC. 15,  
TWP. 24S, RGE. 28E

WEST LINE OF NW 1/4 SEC.15



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
C3	455.22'	781.00'	33°23'44"	N59°55'12"W	448.80'
C4	535.25'	651.00'	47°06'30"	N66°46'34"W	520.30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
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L6	987.13'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	92.63'	N89°18'29"W
L9	576.07'	N43°13'20"W
L10	1002.13'	S89°40'11"W

LEGEND

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- P = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576

APOPKA VINELAND ROAD  
120.00' RIGHT OF WAY  
O.R.B. 5252, PG. 5001  
O.R.B. 3357, PG. 888  
O.R.B. 5111, PG. 3124  
O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
ORANGE COUNTY, FLORIDA JOB: N078W

PALM PARKWAY TO  
APOPKA-VINELAND  
CONNECTOR ROAD

KERINA INC.  
PARCEL ID #15-24-28-5844-00-071

PROPOSED 15' TRANSIT/PEDESTRIAN  
/UTILITY EASEMENT

POB  
STA: 476+62.92  
OFFSET: 65.00 RT.

NORTHERLY LINE  
O.R.B. 9846, PG 315

20' SLOPE EASEMENT  
20' PEDESTRIAN/LANDSCAPE  
EASEMENT

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

1" = 100'  
GRAPHIC SCALE

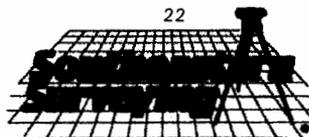
0 50 100 200

MATCHLINE SEE SHEET 3 OF 6

- NOTE:
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  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599052  
Job No: 51599  
Date: June 23, 2014 CBVG  
SHEET 2 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



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Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

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Orange County comments

CBVG

Revision: 12/2014

Orange County comments

CBVG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NW CORNER OF NE 1/4  
SEC. 15-24-28

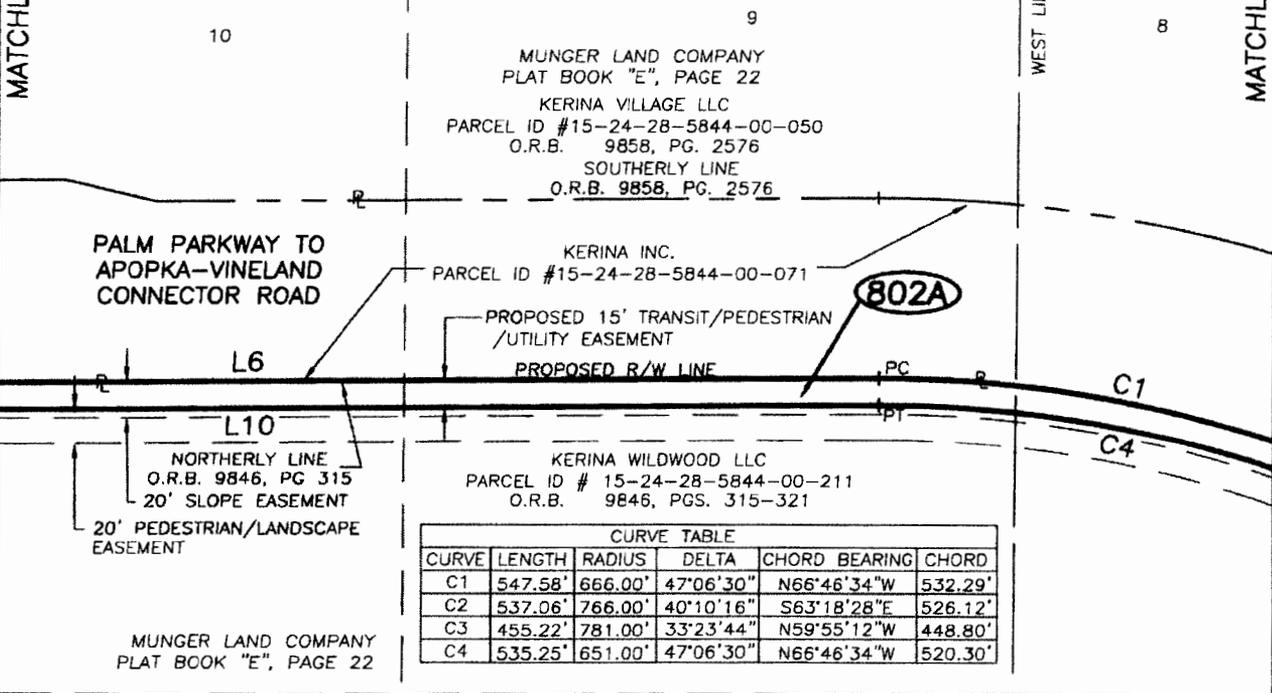
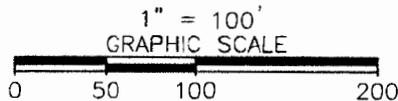
NORTH LINE OF NW 1/4 SEC. 15-24-28

NORTH LINE OF NE 1/4  
SEC. 15-24-28

MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

LINE TABLE		
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- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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SHEET 3 OF 6  
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SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
**FENTON STREET** (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

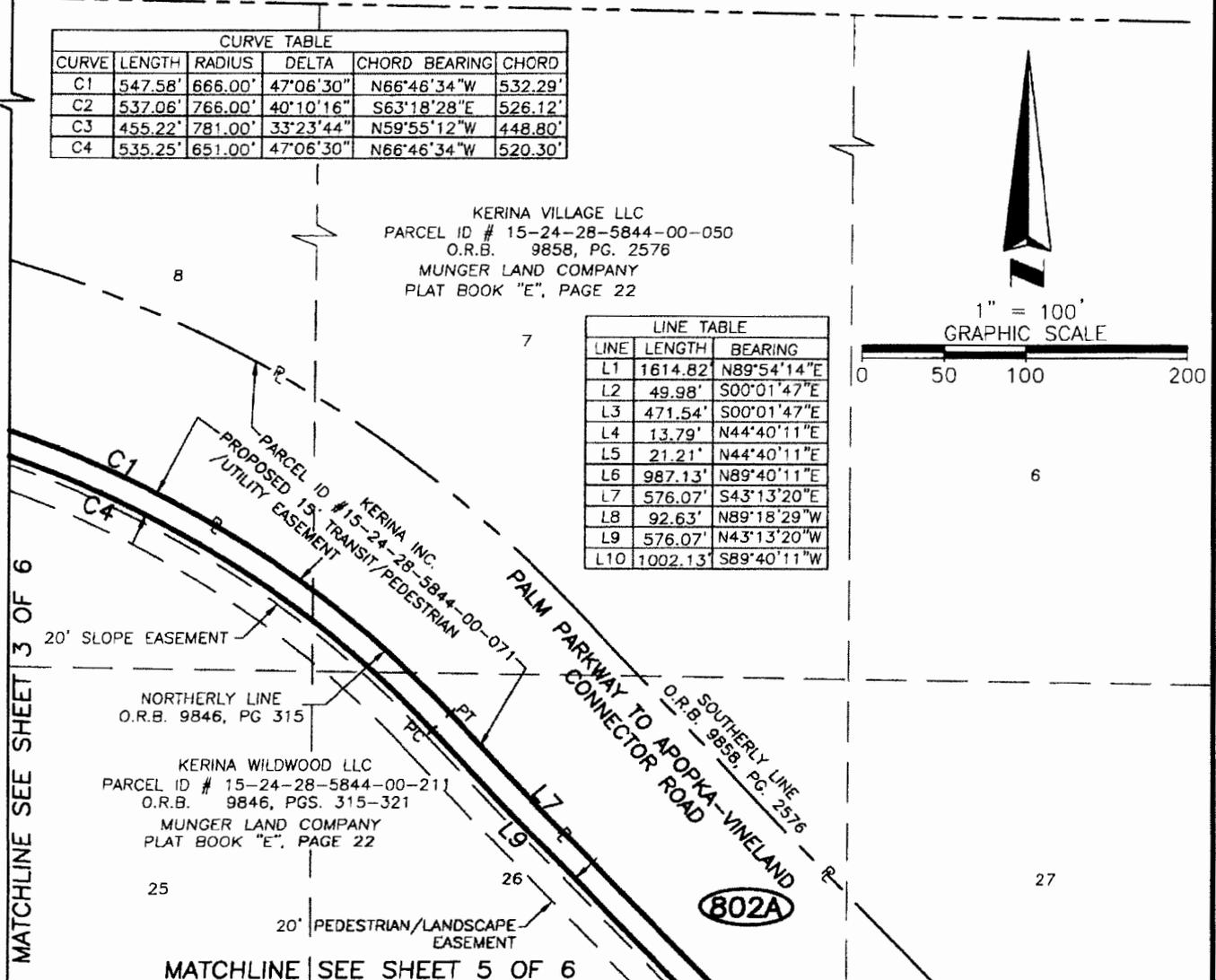
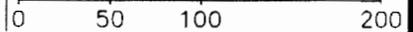
NORTH LINE OF NE 1/4 SEC.15-24-28

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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

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1" = 100'  
GRAPHIC SCALE



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Drawing No: 51599052  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 4 OF 6  
See Sheet 1 for Description

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Revision: 06/2017

Address Comments

Revision: 09/16-4/17

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Revision: 08/2016

Revised Sketch REJ

Revision: 01/2015

Orange County comments CBvG

Revision: 12/2014

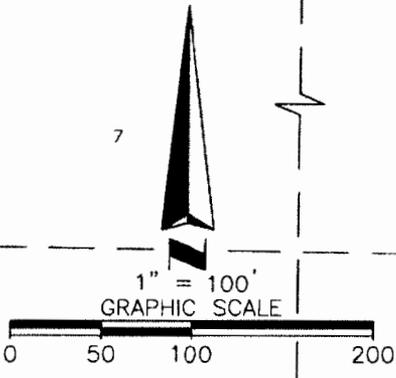
Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

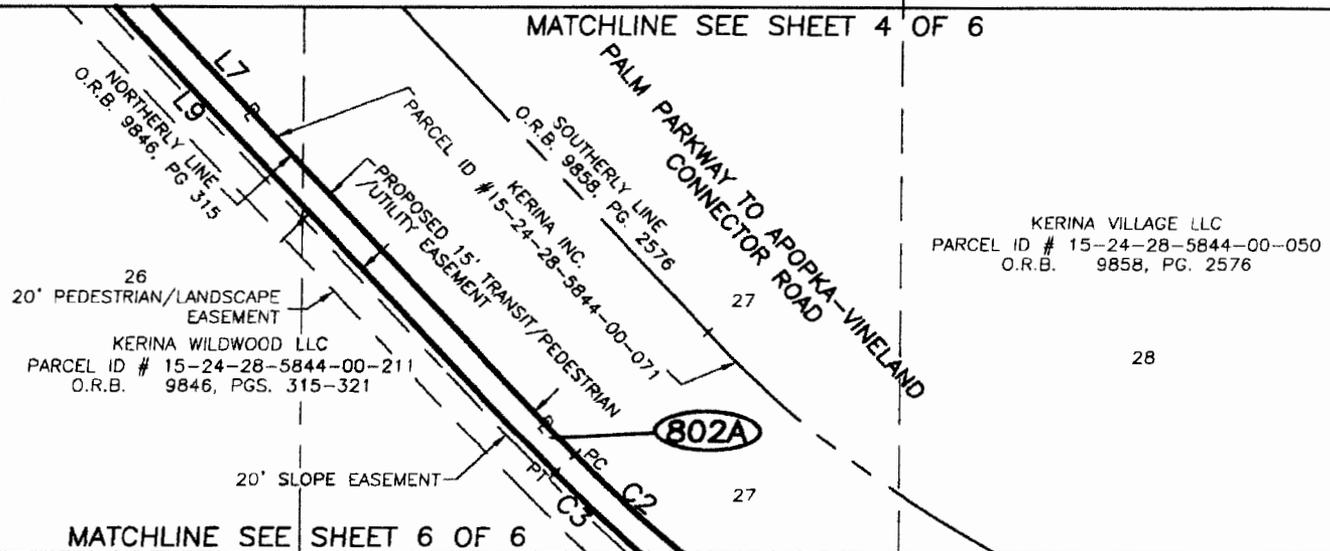
FENTON STREET (SEGMENT "C")  
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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 4 OF 6



KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576

26  
20' PEDESTRIAN/LANDSCAPE EASEMENT  
KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

20' SLOPE EASEMENT

MATCHLINE SEE SHEET 6 OF 6

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'	
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'	
C3	455.22'	781.00'	33°23'44"	N59°55'12"W	448.80'	
C4	535.25'	651.00'	47°06'30"	N66°46'34"W	520.30'	

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1-4 & 6 OF 6
  - SEE SHEET 2 OF 6 FOR LEGEND.
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599052  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 5 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch REJ

Revision: 01/2015

Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

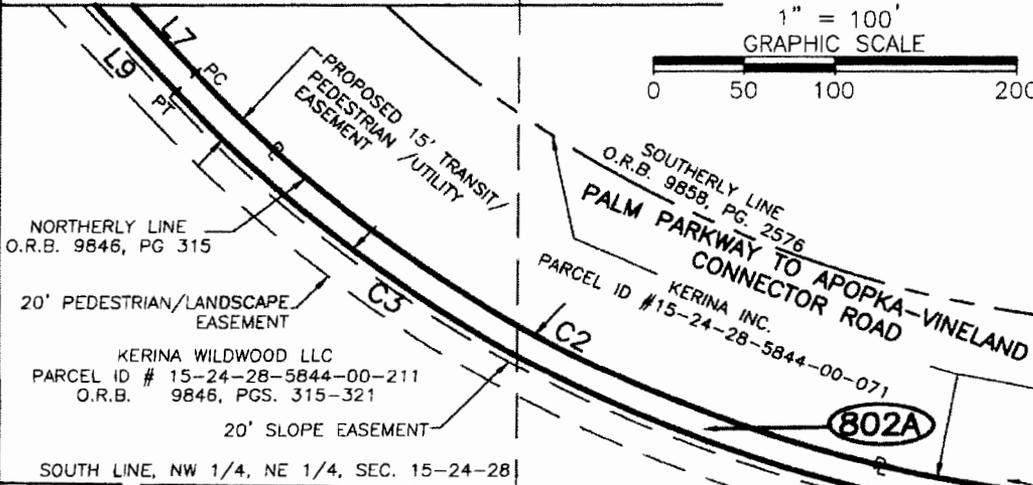
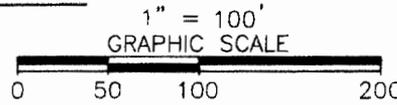
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
C3	455.22'	781.00'	33°23'44"	N59°55'12"W	448.80'
C4	535.25'	651.00'	47°06'30"	N66°46'34"W	520.30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	471.54'	S00°01'47"E
L4	13.79'	N44°40'11"E
L5	21.21'	N44°40'11"E
L6	987.13'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	92.63'	N89°18'29"W
L9	576.07'	N43°13'20"W
L10	1002.13'	S89°40'11"W

KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6



NORTHERLY LINE  
O.R.B. 9846, PG 315

20' PEDESTRIAN/LANDSCAPE  
EASEMENT

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

20' SLOPE EASEMENT

SOUTH LINE, NW 1/4, NE 1/4, SEC. 15-24-28

PULTE HOME CORP  
PARCEL ID #15-24-28-7774-00-022  
RUBY LAKE, P.B. 67, PGS. 42-48

SOUTH LINE, LOT 28  
MUNGER LAND COMPANY  
P.B. E, PG. 22



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-5 OF 6
- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599052  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 6 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Sketch

REJ

Revision: 01/2015

Orange County comments

CBvG

Revision: 12/2014

Orange County comments

CBvG

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
PARCEL ID # 14-24-28-1242-78-001  
DOC#20160672962



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-130,  
and Portion of 15-24-28-5844-00-211

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**TEMPORARY CONSTRUCTION EASEMENT**

*(Parcels 701, 702A, and 702B)*

**FOR AND IN CONSIDERATION** of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **KERINA WILDWOOD, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**Grantor**"), does hereby give, grant, bargain and release to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of lands of the Grantor being described as follows:

SEE ATTACHED **EXHIBIT "A"** (the "**Easement Area**").

and to perform such tying in, harmonizing, sloping and grading Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

**THE EASEMENT** is granted upon the condition that all sloping, grading and/or construction activities upon the above land shall not extend beyond the limits outlined, and that all grading, sloping or construction activities shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

**THIS EASEMENT** shall expire upon the completion of the construction of said project, or after seven (7) years, whichever occurs first.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, Grantor has executed this Temporary Construction Easement on the day and year first written above.

Signed, sealed and delivered in the presence of "Grantor" the following witnesses:

**KERINA WILDWOOD, LLC**, a Florida limited liability company

By: Kathleen Keller

Printed Name: Kathleen Keller

Title: Manager

Cristina Ruiz  
Witness 1 Sign

Cristina Ruiz  
Witness 1 Printed Name

Kathryn Smith  
Witness 2 Sign

KS  
Witness 2 Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019, by Kathleen Keller, as Manager of Kerina Wildwood, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me, or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

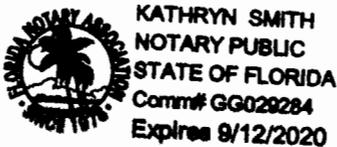
KS  
Notary Public Signature

Kathryn Smith  
Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Temporary Construction Easement**

Legal Description of the Easement Area  
*(Parcel 701, 702A, and 702B)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 701**

ESTATE: Temporary Construction Easement  
PURPOSE: Temporary Construction

PARCEL 701

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1464.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 50.02 feet to the West right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 482.75 feet along said West right of way line; thence departing said West right of way line, North 44°59'18" West, a distance of 28.65 feet; thence South 89°40'11" West, a distance of 38.69 feet to the POINT OF BEGINNING; thence South 00°06'23" West, a distance of 2.50 feet; thence South 89°40'11" West, a distance of 39.94 feet; thence North 00°19'49" West, a distance of 20.00 feet; thence North 89°40'11" East, a distance of 40.09 feet; thence South 00°06'23" West, a distance of 17.50 feet to the POINT OF BEGINNING.

Containing 800 square feet, more or less.

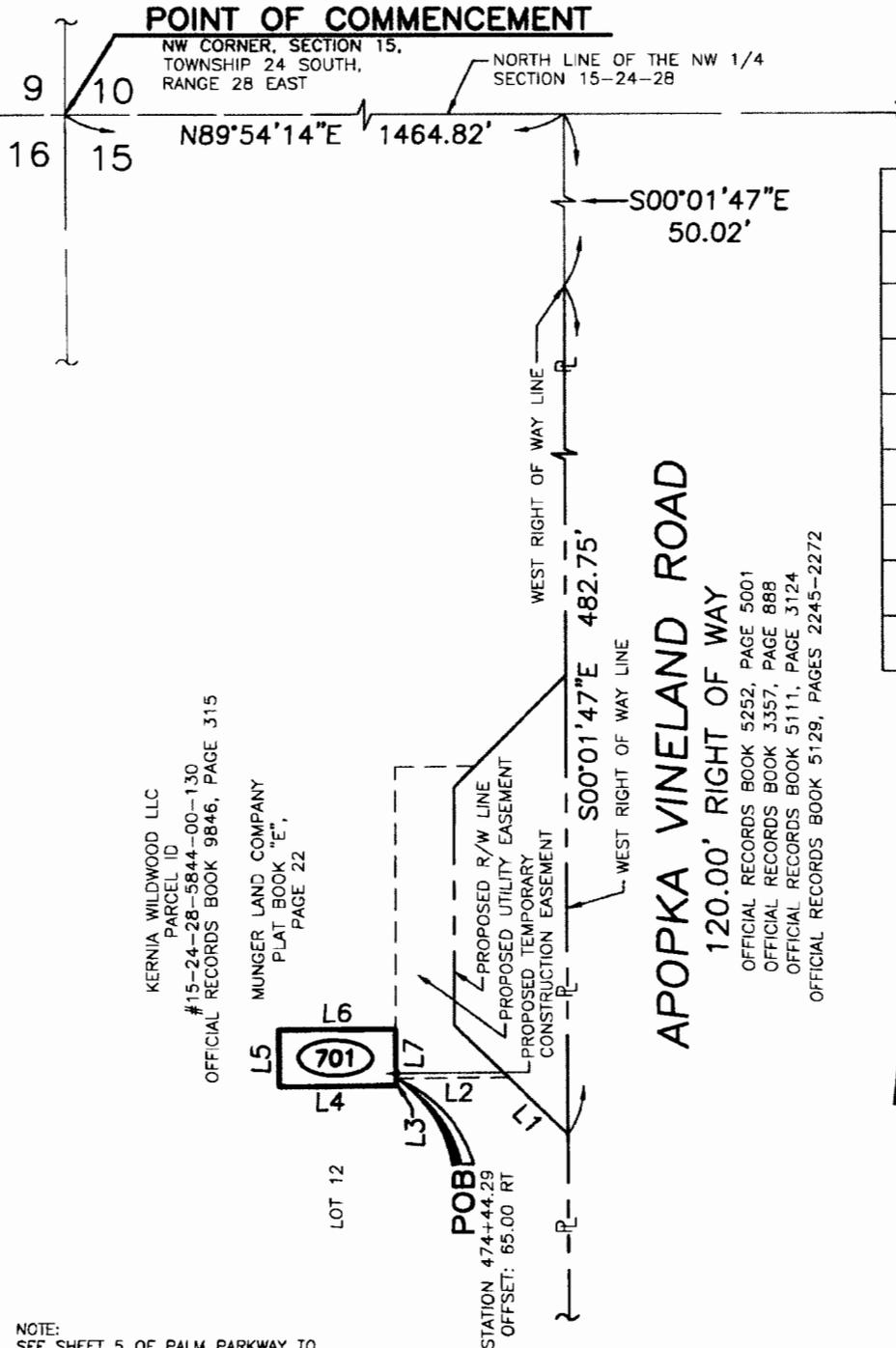
**SURVEYOR'S REPORT:**

1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

<b>Sketch &amp; Description</b>	Date: 05/11/2017 S.S.	Certification Number LB2108 51599140	
 <p>FOR <b>ORANGE COUNTY GOVERNMENT</b> FLORIDA</p>	Job Number: 51599 Scale: 1" = 60'	 <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 224-8580 e-mail: info@southeasternsurveying.com <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> REVISED: 05/30/2018		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 701

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°59'18\"W	28.65'
L2	S89°40'11\"W	38.69'
L3	S00°06'23\"W	2.50'
L4	S89°40'11\"W	39.94'
L5	N00°19'49\"W	20.00'
L6	N89°40'11\"E	40.09'
L7	S00°06'23\"W	17.50'

**LEGEND**

- $\overline{P}$  = PROPERTY LINE
- POB = POINT OF BEGINNING
- L1 = LINE TABLE
- LB = LICENSED BUSINESS
- RT = RIGHT
- STA = STATION
- ID = IDENTIFICATION

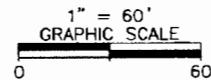
KERNIA WILDWOOD LLC  
 PARCEL ID  
 #15-24-28-5844-00-130  
 OFFICIAL RECORDS BOOK 9846, PAGE 315

MUNGER LAND COMPANY  
 PLAT BOOK "E",  
 PAGE 22

**APOPKA VINELAND ROAD**

120.00' RIGHT OF WAY

OFFICIAL RECORDS BOOK 5252, PAGE 5001  
 OFFICIAL RECORDS BOOK 3357, PAGE 888  
 OFFICIAL RECORDS BOOK 5111, PAGE 3124  
 OFFICIAL RECORDS BOOK 5129, PAGES 2245-2272



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

Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

NOTE:  
 SEE SHEET 5 OF PALM PARKWAY TO  
 APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599140  
 Job No. 51599  
 Date: 05/11/2017  
 SHEET 2 OF 2  
 See Sheet 1 for Description

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

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 702A**  
 ESTATE: Temporary Easement  
 PURPOSE: Temporary Construction

PARCEL 702A

A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 89°54'14" West, a distance of 338.12 feet along the North line of the Northwest 1/4 of said Section 15, to the Northeast corner of Lot 10, MUNGER LAND COMPANY, according to the plat thereof, as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence South 00°13'37" West, a distance of 493.71 feet along the East line of said Lot 10, to a point on the Northerly boundary of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence West along said Northerly line run South 89°40'11" West, a distance of 18.57 feet to the POINT OF BEGINNING; thence departing said line South 00°19'49" East, a distance of 40.25 feet; thence South 89°40'11" West, a distance of 82.82 feet; thence North 00°19'49" West, a distance of 40.25 feet to a point on the aforesaid Northerly boundary; thence along said Northerly boundary run North 89°40'11" East, a distance of 82.82 feet, to the POINT OF BEGINNING.

Containing 3,333 square feet, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being South 89°54'14" West.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Description	REJ
Revision: 01/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments	CBvG
<b>DESCRIPTION</b>		Date: <b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599105	
		Job Number: <b>51599</b>	Scale: <b>1" = 40'</b>	
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		
		<b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791		

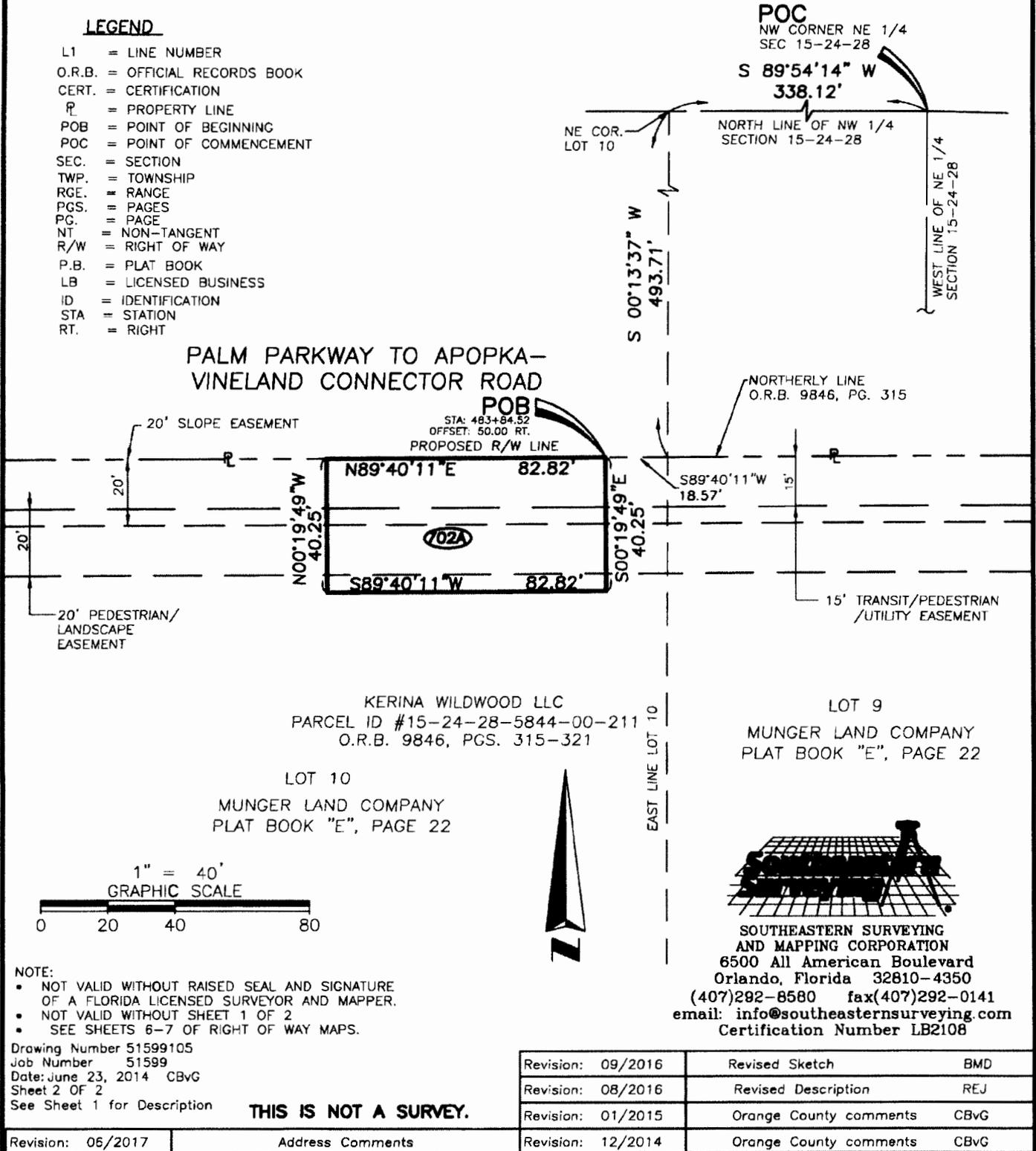
**SKETCH OF DESCRIPTION**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 702A**

**SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST**

**LEGEND**

- L1 = LINE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- ℙ = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT

**PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD**



- NOTE:**
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1 OF 2
  - SEE SHEETS 6-7 OF RIGHT OF WAY MAPS.

Drawing Number 51599105  
 Job Number 51599  
 Date: June 23, 2014 CBvG  
 Sheet 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

  
**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 email: info@southeasternsurveying.com  
 Certification Number LB2108

Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Description	REJ
Revision: 01/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

Revision: 06/2017	Address Comments
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**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 702B**

ESTATE: Temporary Easement  
PURPOSE: Temporary Construction

**PARCEL 702B**

A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

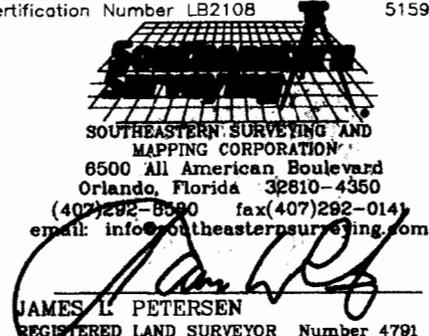
Commence at the Northwest corner of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 643.81 feet along the North line of said Northeast 1/4 of Section 15; thence departing said North line, South 01°04'57" West, a distance of 919.73 feet to the POINT OF BEGINNING; also being a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida; thence South 43°13'20" East, a distance of 112.81 feet along said Northerly line; thence departing said Northerly line, South 46°46'40" West, a distance of 92.36 feet to a point of curvature of a curve concave Northerly, having a radius of 15.00 feet and a central angle of 99°21'25"; thence Westerly along the arc of said curve a distance of 26.01 feet; thence North 33°51'55" West, a distance of 49.68 feet; thence North 17°38'52" West, a distance of 41.93 feet to a point of curvature of a curve concave Easterly, having a radius of 15.00 feet and a central angle of 64°25'32"; thence Northerly along the arc of said curve a distance of 16.87 feet; thence North 46°46'40" East, a distance of 67.45 feet to the POINT OF BEGINNING.

Containing 10,942 square feet, more or less.

**SURVEYORS REPORT**

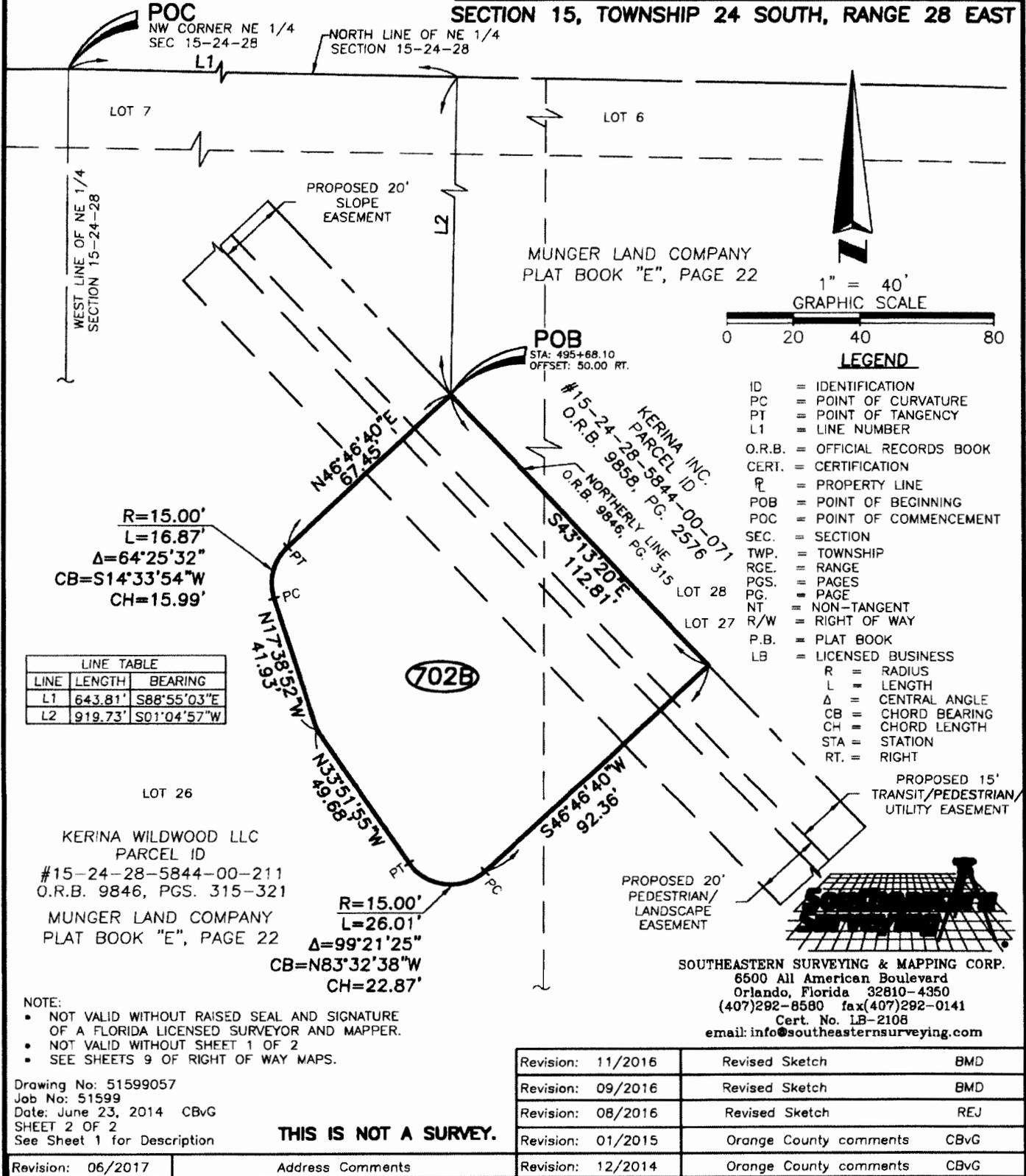
- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 11/2016	Revised Sketch	BMD
Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Sketch	REJ
Revision: 01/2015	Orange County comments	CBvG
Revision: 06/2017	Address Comments	Revision: 12/2014
		Orange County comments
		CBvG

<b>DESCRIPTION</b>		Date:	<b>June 23, 2014</b>	CBvG	Certification Number LB2108	51599057
	FOR	Job Number:	<b>51589</b>	Scale:	<b>1" = 40'</b>	 <p><b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b>  8500 All American Boulevard  Orlando, Florida 32810-4350  (407)292-8580 fax(407)292-0141  email: info@southeasternsurveying.com</p>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>					
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH					

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 702B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	643.81'	S88°55'03"E
L2	919.73'	S01°04'57"W

KERINA WILDWOOD LLC  
 PARCEL ID  
 #15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

R=15.00'  
 L=26.01'  
 Δ=99°21'25"  
 CB=N83°32'38"W  
 CH=22.87'

Revision: 06/2017

Address Comments

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**FEB 26 2019**

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: Portion of 15-24-28-5844-00-050,  
and all of 15-24-28-5844-00-071

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**SLOPE EASEMENT**  
(Parcel 807B)

**THIS SLOPE EASEMENT AGREEMENT** (this "**Agreement**") is made and entered this 4th day of January, 2019, by and between **KERINA VILLAGE, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**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**"). This Agreement is effective as of the date of execution by the last of the parties to this Agreement ("**Effective Date**").

**WITNESSETH:**

**WHEREAS**, Grantor is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**"); and

**WHEREAS**, the Grantee is the owner in fee simple of certain real property located in Orange County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Benefited Property**"); and

**WHEREAS**, Grantee has requested, and Grantor has agreed to grant and convey to Grantee, a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the specific and limited purposes hereinafter set forth.

**NOW THEREFORE**, for and in consideration of the foregoing premises, the sum of Ten and no/100 Dollars (\$10.00) paid by Grantor to the Grantee, and of other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby create, grant, convey and declare to exist the following easements and rights of use and by its acceptance hereof Grantee hereby agrees as follows:

**Section 1.** The above recitals are true and correct, form a material part of this easement and are incorporated herein by reference.

**Section 2.** Grantor hereby declares, creates, grants, conveys and imposes to Grantee a non-exclusive slope easement, not to exceed twenty (20) feet in width, over, upon and across the Easement Area for the purposes hereinafter stated (the "**Easement**"), all subject to the terms, conditions and limitations set forth within.

**Section 3.** Grantee's use of the Easement Area shall be for the purpose of Grantee, through itself, its agents, contractors, consultants and employees constructing a side-slope to support improvements to the Benefited Property as part of the development of the Benefited Property over, through or under the Easement Area, with the privilege of entering upon the Easement Area for the purpose of maintaining, operating and repairing said side slope, together with the rights, easements, privileges and appurtenances in or to said Easement Area which may be required for the full enjoyment of the rights herein granted. Notwithstanding the foregoing, this Easement is granted upon the condition that the sloping and/or grading upon the Easement Area shall not extend beyond the Easement Area and that all grading or sloping shall conform to all existing structural improvements within the Easement Area and all work will be performed in such a manner that existing structural improvements, if any, will not be damaged.

**Section 4.** The Grantee, as owner in fee simple of the Benefited Property, shall be responsible for and by its acceptance hereof, hereby agrees to perform all maintenance and repair activities necessary or required in order to keep and maintain in good order and repair and in compliance with all applicable governmental requirements for the benefit of all the Benefited Property, whether such facilities were initially constructed by the Grantor or Grantee; however the Grantee shall issue a right-of-way utilization permit to any adjoining property owner that desires to supplement the County's landscaping or maintenance of the Easement Area.

**Section 5.** The easements hereby granted, created and declared shall be perpetual in duration and may not be changed, amended, modified, canceled or terminated other than as expressly provided herein, except by an instrument in writing, executed by the then owners of the Benefited Property and all mortgages of any portion thereof.

**Section 6.** The easements hereby created and granted include the creation of all incidental rights reasonably necessary for the use and enjoyment of the Easement Area for its intended purposes, including, specifically, the right of entry for purposes of maintenance, operation, repair and construction within the Easement Area.

**Section 7.** With or without specific reference thereto, the conveyance of an interest in any portion of the Easement Area and the Benefited Property shall be subject to the respective burdens and benefits of the easements hereby created and granted to the same extent as if all the terms of this instrument were set forth in such conveyance in full.

**Section 8.** The easements, covenants, agreements and conditions contained or expressed herein shall not be personal (except as otherwise expressly provided herein) but shall run with the land and shall be binding upon and inure to the benefit of the owners of all portions of the Benefited Property and the easement areas, their mortgagees, any purchaser at a foreclosure sale, each of the successors and assigns of all such parties, as well as the tenants, agents, licensees, guests and invitees of each of them.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, Grantor has executed this Slope Easement Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA VILLAGE, LLC, a Florida limited liability company

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

Witness 1 sign: Cristina Ruiz

Witness 1 print name: Cristina Ruiz

Witness 2 sign: KS

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019, by Kathleen Keller, as Manager of KERINA VILLAGE, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

to Slope Easement

Legal Description of Easement Area

*(Parcels 807B)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 807B**

ESTATE: Perpetual Easement  
 PURPOSE: 20' Slope Easement

PARCEL 807B

A Portion MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of Public Records of Orange County, Florida, being more particularly described as follows:

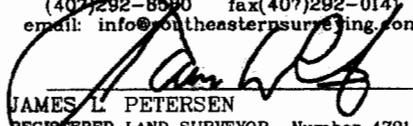
Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, run South 00°01'47" East, a distance of 49.98 feet to the existing East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 314.79 feet along said East right of way line for the POINT OF BEGINNING; thence departing said East right of way line, run North 89°40'11" East, a distance of 565.53 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 395.52 feet to the point of curvature of a curve concave Southwesterly, having a radius of 786.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 646.25 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 646.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°19'30", a distance of 477.21 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence South 00°10'40" West, a distance of 20.05 feet along said East line to a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida, said Southerly line being a non-tangent curve concave Northeasterly and having a radius of 666.00 feet; thence from a chord bearing of North 64°26'57" West, run along said Southerly line for the next seven (7) courses: thence Northwesterly along the arc of said curve, through a central angle of 42°27'13", a distance of 493.48 feet to the point of tangency; thence North 43° 13' 20" West, a distance of 576.07 feet to a point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 89°40'11" West, a distance of 397.89 feet; thence North 76°50'05" West, a distance of 51.42 feet; thence South 89°40'11" West, a distance of 548.84 feet; thence North 45°19'49" West, a distance of 20.29 feet to a point on the aforesaid existing East right of way line of Apopka Vineland Road; thence leaving said Southerly line, run North 00°01'47" West, a distance of 5.65 feet along said East right of way line to the POINT OF BEGINNING.

Containing 1.243 acres, more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
2. I have reviewed the First American title search report #2037-3170(349), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

Revision: 06/2017	Address Comments
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599050  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8880 fax(407)292-0147 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	REVISED 04/17/2017 S.S. SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH		

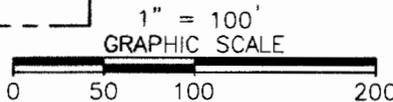
SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

POC  
 NW CORNER SEC. 15,  
 TWP. 24S, RGE. 28E

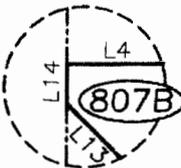
FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

L1 NORTH LINE OF NW 1/4 SEC.15-24-28



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	646.25'	786.00'	47°06'30"	N66°46'34"W	628.20'
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C3	493.48'	666.00'	42°27'13"	N64°26'57"W	482.27'
C4	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'

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L6	395.52'	N89°40'11"E
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L9	576.07'	N43°13'20"W
L10	397.89'	S89°40'11"W
L11	51.42'	N76°50'05"W
L12	548.84'	S89°40'11"W
L13	20.29'	N45°19'49"W
L14	5.65'	N00°01'47"W



DETAIL "A"  
 (NOT TO SCALE)

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

POB  
 STA: 476+54  
 OFFSET: 82.00 LT.

SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576

PROPOSED  
 20.0' SLOPE  
 EASEMENT

APOPKA VINELAND ROAD  
 120.00' RIGHT OF WAY  
 O.R.B. 5252, PG. 5001  
 O.R.B. 3357, PG. 888  
 O.R.B. 5111, PG. 3124  
 O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
 ORANGE COUNTY, FLORIDA JOB: N078W

EXISTING EAST R/W LINE

PROPOSED NORTHERLY R/W LINE  
 PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD

KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

PROPOSED SOUTHERLY R/W LINE

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

LEGEND

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | RT = RIGHT             |
| PT = POINT OF TANGENCY         | ID = IDENTIFICATION    |
| L1 = LINE NUMBER               | SEC. = SECTION         |
| C1 = CURVE NUMBER              | TWP. = TOWNSHIP        |
| O.R.B. = OFFICIAL RECORDS BOOK | RGE. = RANGE           |
| CERT. = CERTIFICATION          | PGS. = PAGES           |
| R = PROPERTY LINE              | PG. = PAGE             |
| POB = POINT OF BEGINNING       | NT = NON-TANGENT       |
| POC = POINT OF COMMENCEMENT    | R/W = RIGHT OF WAY     |
| STA = STATION                  | P.B. = PLAT BOOK       |
| DOC = DOCUMENT                 | LB = LICENSED BUSINESS |

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-5 OF 6
- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141

email: info@southeasternsurveying.com

Drawing No: 51599050  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 6  
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments

MATCHLINE SEE SHEET 3 OF 6



SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

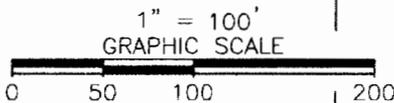
NW CORNER OF NE 1/4  
SEC. 15-24-28

NORTH LINE OF NW 1/4 SEC. 15-24-28

NORTH LINE OF NE 1/4  
SEC. 15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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L12	548.84'	S89°40'11"W
L13	20.29'	N45°19'49"W
L14	5.65'	N00°01'47"W



MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

WEST LINE, NE 1/4, SECTION 15-24-28

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576

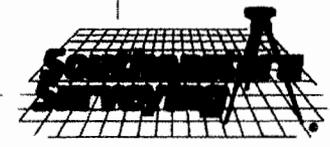
KERINA INC.  
PARCEL ID #15-24-28-5844-00-071

**PALM PARKWAY TO APOPKA VINELAND  
CONNECTOR ROAD**

PROPOSED SOUTHERLY R/W LINE

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

MUNGER LAND COMPANY SUBDIVISION  
PLAT BOOK "E", PAGE 22



NOTE:

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- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141

email: info@southeasternsurveying.com

Drawing No: 51599050  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 3 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
Revision: 06/2017	
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807B

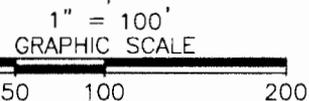
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
**FENTON STREET** (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28

LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

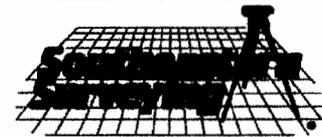


MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 5 OF 6

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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email: info@southeasternsurveying.com

Drawing No: 51599050  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 4 OF 6  
See Sheet 1 for Description

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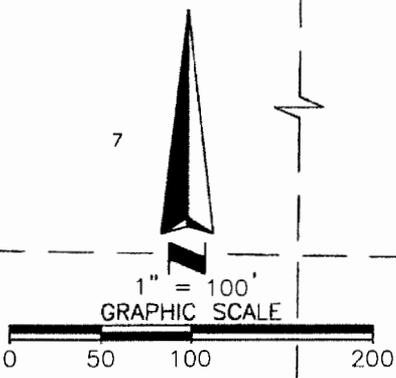
Revision:	Address Comments
Revision: 06/2017	
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

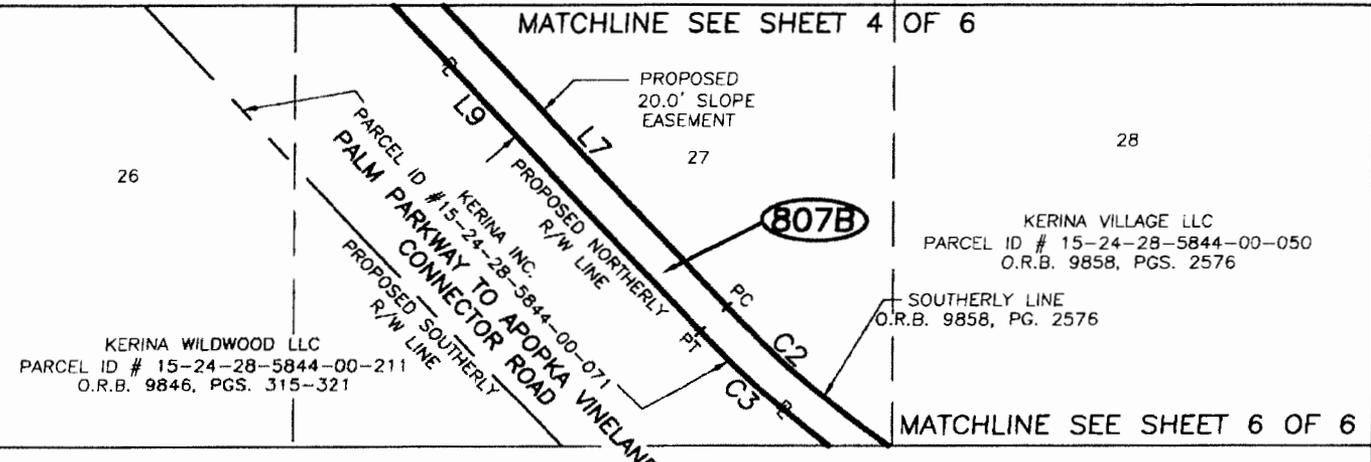
NORTH LINE OF NE 1/4 SEC.15-24-28



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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 4 OF 6



CURVE TABLE					
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email: info@southeasternsurveying.com

Drawing No: 51599050  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 5 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

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L4	565.53'	N89°40'11"E
L5	51.42'	S76°50'05"E
L6	395.52'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	20.05'	S00°10'40"W
L9	576.07'	N43°13'20"W
L10	397.89'	S89°40'11"W
L11	51.42'	N76°50'05"W
L12	548.84'	S89°40'11"W
L13	20.29'	N45°19'49"W
L14	5.65'	N00°01'47"W

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6



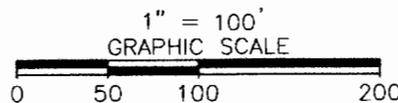
KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

PALM PARKWAY TO  
 APOPKA VINELAND  
 CONNECTOR ROAD

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 167, PGS. 42-48



- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1-5 OF 6
  - SEE SHEET 2 OF 6 FOR LEGEND.
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599050  
 Job No: 51599  
 Date: June 23, 2014 CBVG  
 SHEET 6 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 12/2014

Orange County comments CBVG

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "B"**

to Slope Easement

Legal Description of Benefited Property

*(Parcel 108)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 108**

ESTATE: Fee Simple  
 PURPOSE: Road Right of Way

PARCEL 108

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 320.44 feet along said East right of way line for a POINT OF BEGINNING, said Point of Beginning being a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida; thence departing said East right of way line run along said Southerly line with the following seven (7) courses: South 45°19'49" East, a distance of 20.29 feet; thence North 89°40'11" East, a distance of 548.84 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 397.89 feet to the point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 666.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°27'13", a distance of 493.48 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence leaving said Southerly line run South 00°10'40" West, a distance of 97.26 feet along said East line to the Southeast corner of the Northwest quarter of the Northeast quarter; thence leaving said East line run North 89°18'29" West, a distance of 37.62 feet along the South line of said Northwest quarter of the Northeast quarter to the Easterly most corner of that certain parcel of land as described and recorded in Official Records Book 9846, Page 315, Public Records of Orange County, Florida, said Easterly most corner being a point on a non-tangent curve concave Northeasterly, having a radius of 766.00 feet and a chord bearing of North 63°18'28" West; thence run Northwesterly along the arc of said curve and the Northerly line of said parcel of land, through a central angle of 40°10'16", a distance of 537.06 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet along said Northerly line to the point of curvature of a curve concave Southwesterly, having a radius of 666.00 feet; thence Northwesterly along the arc of said curve and said Northerly line through a central angle of 47°06'30", a distance of 547.58 feet to the point of tangency; thence South 89°40'11" West, a distance of 987.13 feet along said Northerly line; thence South 44°40'11" West, a distance of 35.00 feet along said Northerly line to the aforesaid East right of way line of Apopka Vineland Road; thence leaving said Northerly line run North 00°01'47" West, a distance of 151.10 feet along said East right of way line to the POINT OF BEGINNING.

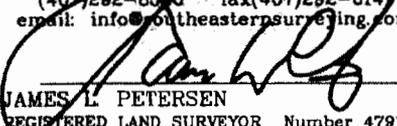
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 6.392 acres, more or less.

**SURVEYORS REPORT**

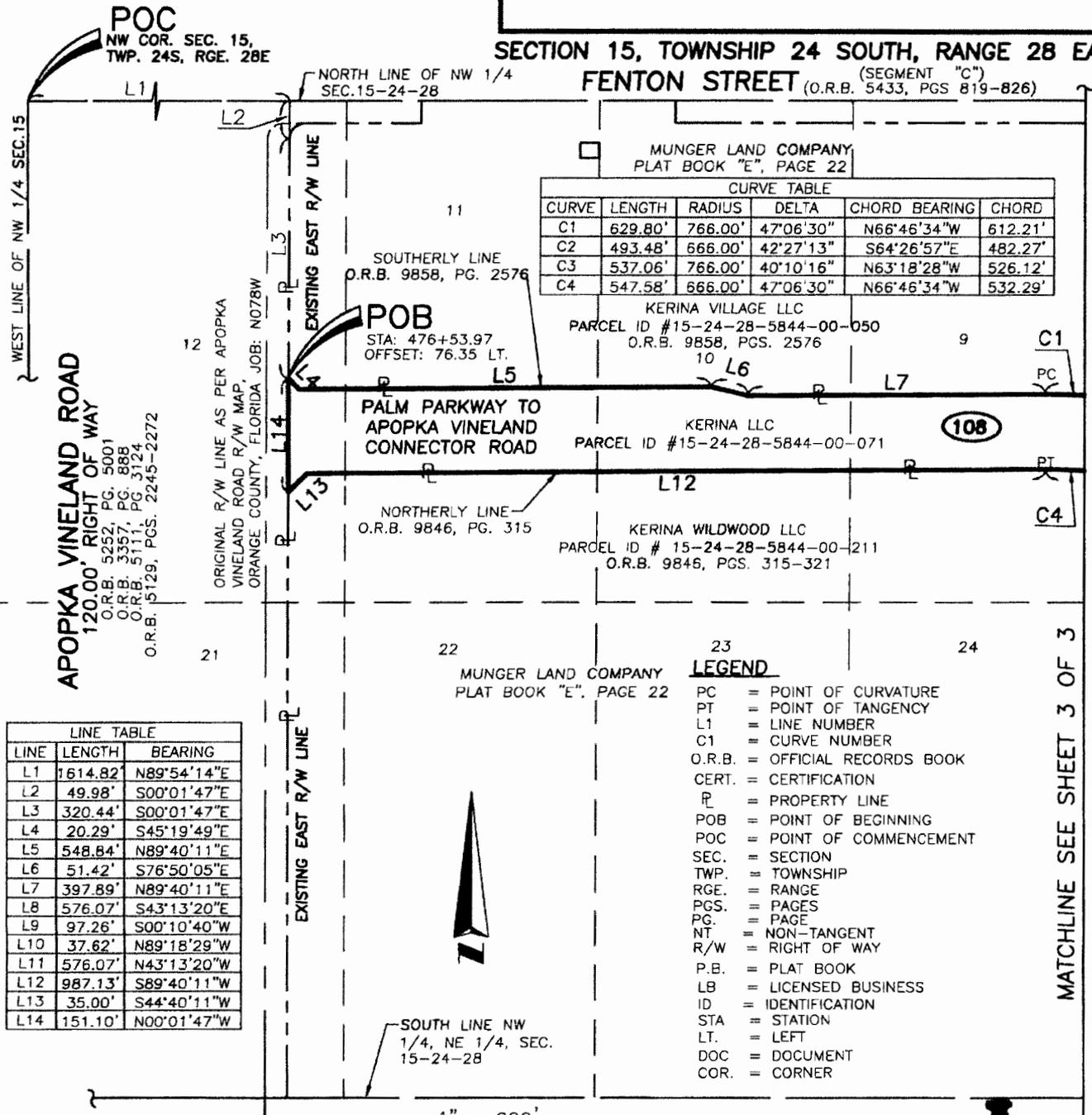
- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(423), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2 & 3

Revision: 06/17-5/18	Address Comments-Revised description S.S.
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

	Date: <b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599048  <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8000 fax(407)292-0144 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number: <b>51599</b>	Scale: <b>1" = 200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
SHEET 1 OF 3 SEE SHEET 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 108

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS 819-826)



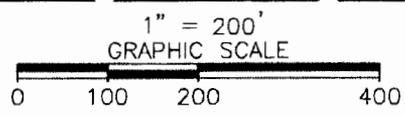
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'

LINE TABLE

LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

- LEGEND
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - P = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - COR. = CORNER



THIS IS NOT A SURVEY.

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3 OF 3
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599048  
 Job No: 51599  
 Date: June 23, 2014 CBVG  
 SHEET 2 OF 3  
 See Sheet 1 for Description

Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 12/2014	Orange County comments CBVG

MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 108

FENTON STREET  
 (SEGMENT "C")

(O.R. 5433, PAGES 819-826)

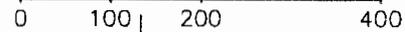
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NW COR. NE 1/4  
 SEC. 15-24-28

NORTH LINE OF NE 1/4 SEC. 15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'
C2	493.48'	666.00'	42°27'13"	S64°26'57"E	482.27'
C3	537.06'	766.00'	40°10'16"	N63°18'28"W	526.12'
C4	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'

1" = 200'  
 GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

MATCHLINE SEE SHEET 2 OF 3

WEST LINE, NE 1/4, SEC. 15-24-28

WEST LINE, NE 1/4, SEC. 15-24-28

25

26

27

NORTHERLY LINE  
 O.R.B. 9846, PG. 315

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

PULTE HOME CORP  
 PARCEL ID # 15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2 OF 3
- SEE SHEET 2 OF 3 FOR LEGEND
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599048  
 Job No: 51599  
 Date: June 23, 2014 CBVG  
 SHEET 3 OF 3  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBVG

GRANBY STREET  
 60' RIGHT OF WAY  
 O.R.B. 715, PG. 549

EAST LINE NW 1/4, NE 1/4, SEC. 15-24-28

SCHOOL BOARD OF ORANGE COUNTY, FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001

DOC#20160672962

108

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR  
Parcel ID No.: 15-24-28-5844-00-050

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**PEDESTRIAN AND LANDSCAPE EASEMENT**  
*(Parcel 807C)*

**THIS INDENTURE**, made and executed this 4th day of January, 2019, by **KERINA VILLAGE, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, **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, its successors and assigns, a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

**TO HAVE AND TO HOLD** said easement unto said GRANTEE and its successors and 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 easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, multi-purpose path, drainage, utilities, and appurtenant facilities,

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, multi-purpose path, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

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

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA VILLAGE, LLC, a Florida limited liability company

Witness 1 sign: Cristina Ruiz

By: Kathleen Keller

Witness 1 print name: Cristina Ruiz

Print name: Kathleen Keller

Witness 2 sign: KS

Title: Manager

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of January, 2019 by Kathleen Keller, as Manager of KERINA VILLAGE, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name

Notary Public – State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



KATHRYN SMITH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG029284  
Expires 9/12/2020

**Schedule "A"**

**to Pedestrian and Landscape Easement**

**Legal Description of the Easement Area**

*(Parcel 807C)*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 807C**

ESTATE: Perpetual Easement  
 PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 807C

A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, run South 00°01'47" East, a distance of 49.98 feet to the existing East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 299.79 feet along said existing East right of way line for the POINT OF BEGINNING; thence departing said existing East right of way line, run North 89°40'11" East, a distance of 567.22 feet; thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 393.75 feet to the point of curvature of a curve concave Southwesterly, having a radius of 801.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 658.58 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 631.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°13'24", a distance of 465.01 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence South 00°10'40" West, a distance of 20.06 feet along said East line to a point on a non-tangent curve concave Northeasterly, having a radius of 651.00 feet and a chord bearing of North 64°24'04" West; thence run Northwesterly along the arc of said curve, through a central angle of 42°21'29", a distance of 481.28 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to a point of curvature of a curve concave Southwesterly, having a radius of 781.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 642.13 feet to the point of tangency; thence South 89°40'11" West, a distance of 396.12 feet; thence North 76°50'05" West, a distance of 51.43 feet; thence South 89°40'11" West, a distance of 564.96 feet; to a point on the aforesaid existing East right of way line of Apopka Vineland Road; thence North 00°01'47" West, a distance of 20.00 feet along said existing East right of way line to the POINT OF BEGINNING.

Containing 1.245 acres, more or less.

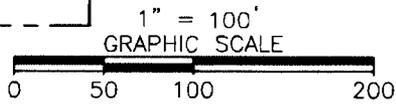
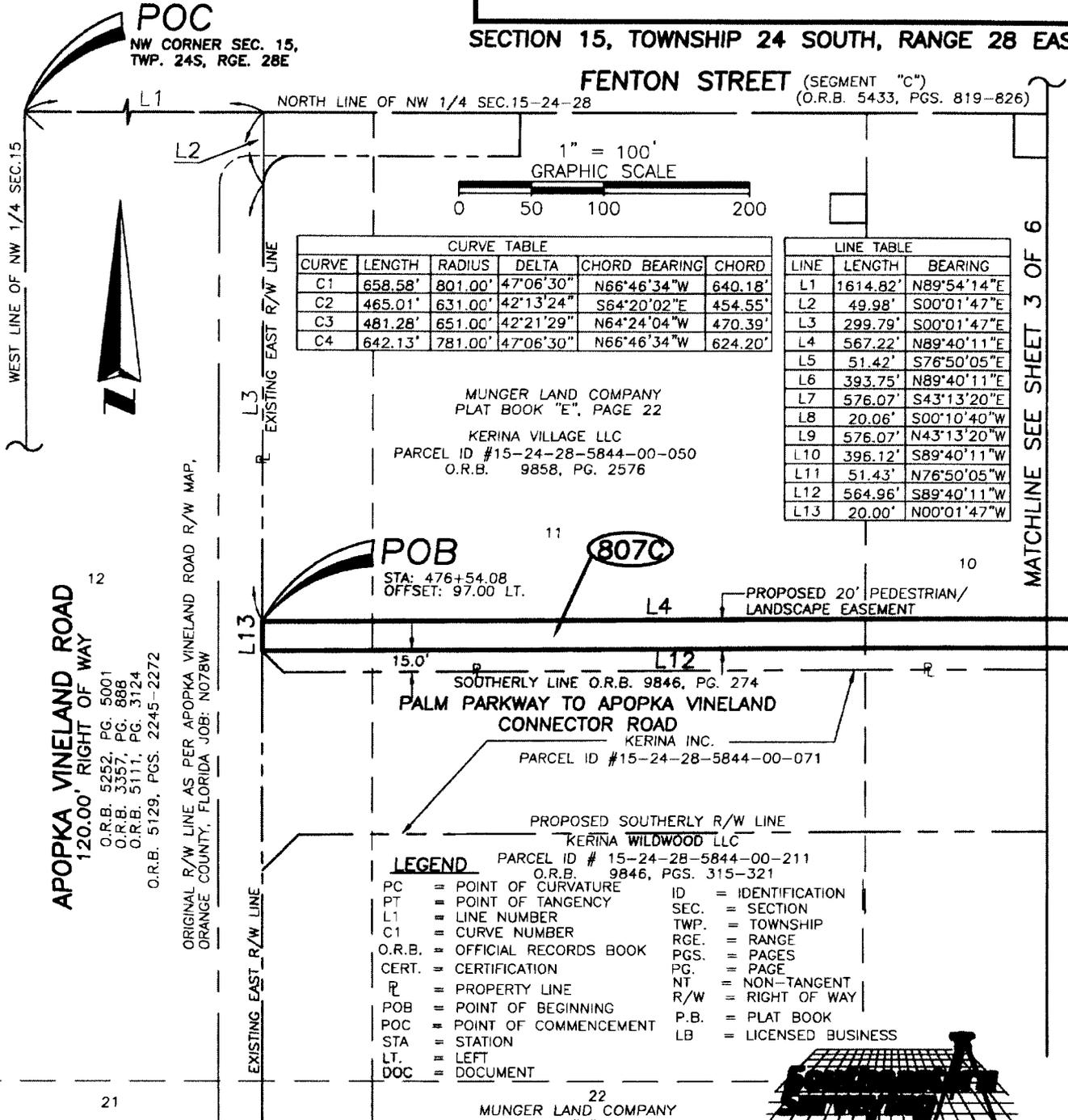
**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(349), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

Revision: 06/2017		Address Comments		Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S	
				Revision: 02/2015	Orange County comments CBvG	
				Revision: 12/2014	Orange County comments CBvG	
<b>DESCRIPTION</b>			Date:	Certification Number LB2108 51599051		
			June 23, 2014 CBvG	 <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION                  6500 All American Boulevard                  Orlando, Florida 32810-4360                  (407)292-8890 fax(407)292-0141                  email: info@southeasternsurveying.com</p>		
			Job Number: 51599			Scale: 1" = 100'
			Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
			SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH			

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	658.58'	801.00'	47°06'30"	N66°46'34"W	640.18'
C2	465.01'	631.00'	42°13'24"	S64°20'02"E	454.55'
C3	481.28'	651.00'	42°21'29"	N64°24'04"W	470.39'
C4	642.13'	781.00'	47°06'30"	N66°46'34"W	624.20'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	299.79'	S00°01'47"E
L4	567.22'	N89°40'11"E
L5	51.42'	S76°50'05"E
L6	393.75'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	20.06'	S00°10'40"W
L9	576.07'	N43°13'20"W
L10	396.12'	S89°40'11"W
L11	51.43'	N76°50'05"W
L12	564.96'	S89°40'11"W
L13	20.00'	N00°01'47"W

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576

SOUTHERLY LINE O.R.B. 9846, PG. 274  
PALM PARKWAY TO APOPKA VINELAND  
CONNECTOR ROAD  
KERINA INC.  
PARCEL ID #15-24-28-5844-00-071

PROPOSED SOUTHERLY R/W LINE  
KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - R = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - STA = STATION
  - LT. = LEFT
  - DOC = DOCUMENT
  - ID = IDENTIFICATION
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS

APOPKA VINELAND ROAD  
120.00' RIGHT OF WAY  
O.R.B. 5252, PG. 5001  
O.R.B. 3357, PG. 888  
O.R.B. 3111, PG. 3124  
O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
ORANGE COUNTY, FLORIDA JOB: N078W

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599051  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 2 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 02/2015	Orange County comments CBvG
		Revision: 12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 6

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NW CORNER OF NE 1/4  
SEC.15-24-28

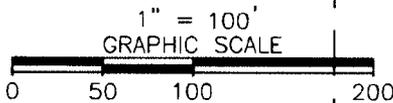
NORTH LINE OF NW 1/4 SEC.15-24-28

NORTH LINE OF NE 1/4  
SEC.15-24-28

MATCHLINE SEE SHEET 2 OF 6

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	658.58'	801.00'	47°06'30"	N66°46'34"W	640.18'
C2	465.01'	631.00'	42°13'24"	S64°20'02"E	454.55'
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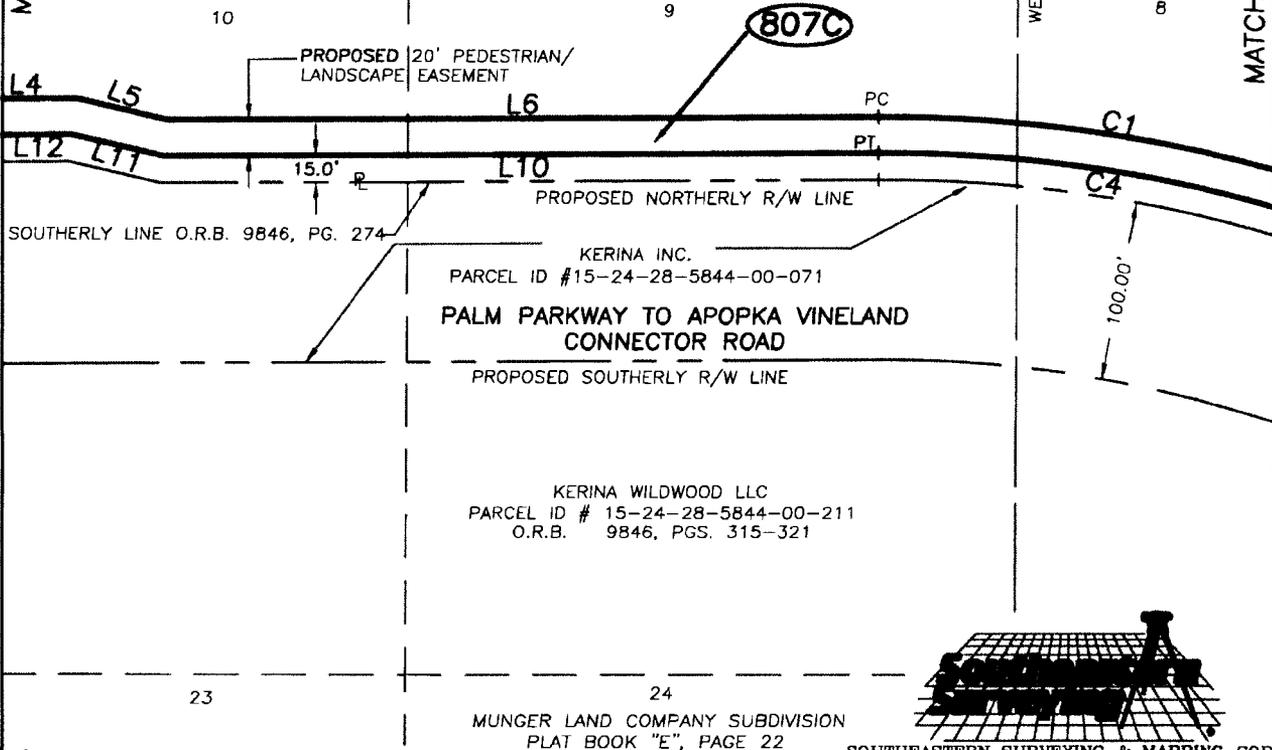
LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
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L9	576.07'	N43°13'20"W
L10	396.12'	S89°40'11"W
L11	51.43'	N76°50'05"W
L12	564.96'	S89°40'11"W
L13	20.00'	N00°01'47"W



WEST LINE, NE 1/4, SECTION 15-24-28

MATCHLINE SEE SHEET 4 OF 6

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22  
KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576



KERINA INC.  
PARCEL ID #15-24-28-5844-00-071  
**PALM PARKWAY TO APOPKA VINELAND  
CONNECTOR ROAD**  
PROPOSED SOUTHERLY R/W LINE

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

MUNGER LAND COMPANY SUBDIVISION  
PLAT BOOK "E", PAGE 22

- NOTE:
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  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599051  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 3 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 06/2017

Address Comments

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 02/2015

Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807C

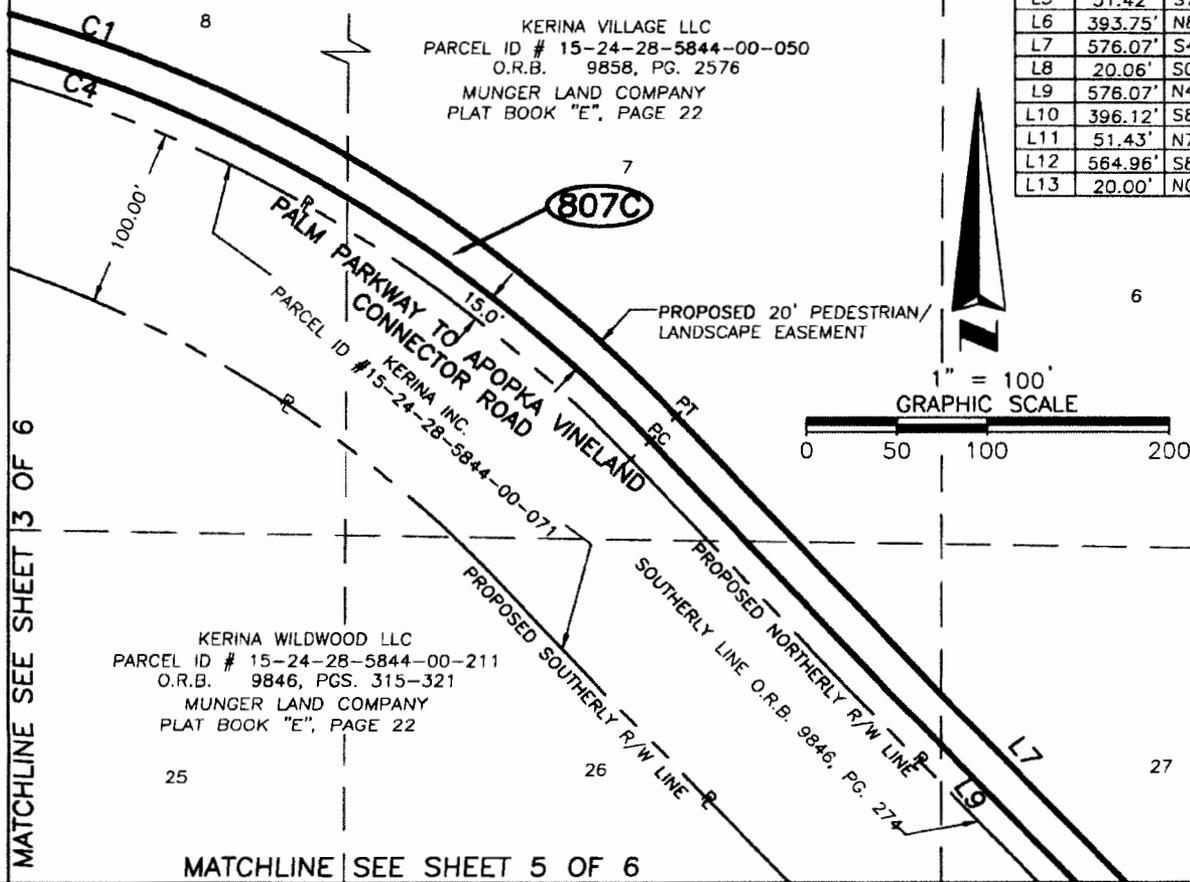
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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L13	20.00'	N00°01'47"W

KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22



MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 5 OF 6

- NOTE:
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  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599051  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 4 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

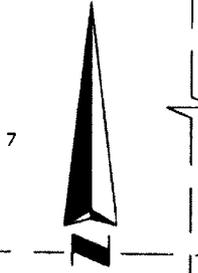
Revision: 06/2017	Address Comments	Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
		Revision: 02/2015	Orange County comments CBvG
		Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
 PARCEL 807C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28



1" = 100'  
 GRAPHIC SCALE

0 50 100 200

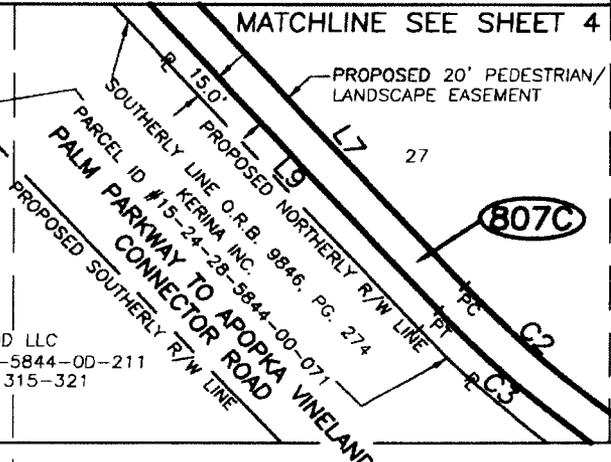
KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

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L13	20.00'	N00°01'47"W

MATCHLINE SEE SHEET 4 OF 6

26

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321



PROPOSED 20' PEDESTRIAN/  
 LANDSCAPE EASEMENT

PROPOSED SOUTHERLY R/W LINE  
 PROPOSED NORTHERLY R/W LINE  
 SOUTHERLY LINE O.R.B. 9846, PG. 274  
 PARCEL ID # 15-24-28-5844-00-071  
 PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD  
 R 15.0'

27

807C

28

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

MATCHLINE SEE SHEET 6 OF 6

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	658.58'	801.00'	47°06'30"	N66°46'34"W	640.18'
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  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599051  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 5 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

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KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

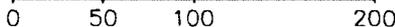
MATCHLINE SEE SHEET 5 OF 6



KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28  
 NORTH LINE SW 1/4, NE 1/4, SEC. 15-24-28

1" = 100'  
 GRAPHIC SCALE



- NOTE:
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  - NOT VALID WITHOUT SHEETS 1 & 3-6 OF 6
  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599051  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 6 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 8500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 06/2017 Address Comments

SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

GRANBY STREET (VACATED) 60' RIGHT OF WAY

EAST LINE NW 1/4, NE 1/4, SEC. 15-24-28

PROPOSED 20' PEDESTRIAN/  
 LANDSCAPE EASEMENT

807C

PROPOSED SOUTHERLY  
 R/W LINE

PROPOSED NORTHERLY  
 R/W LINE

KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071  
 PALM PARKWAY TO  
 APOPKA VINELAND  
 CONNECTOR ROAD

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-5844-00-050  
PROJECT: PALM PARKWAY CONNECTOR

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**TRANSIT, PEDESTRIAN AND UTILITY EASEMENT**  
*(Parcel 807A)*

**THIS INDENTURE**, made this 4th day of January, 2019, between **KERINA VILLAGE, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819, **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 TEN DOLLARS (\$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 a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED SCHEDULE "A"**

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

**THE GRANTEE** 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 roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities out of and away from the granted easement, and the GRANTOR and its heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

**THE GRANTOR** may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, sidewalk, multi-purpose path, utility, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

PROJECT: PALM PARKWAY CONNECTOR

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

Signed, sealed and delivered in the presence of:

“GRANTOR”

KERINA VILLAGE, LLC, a Florida limited liability company

Witness 1 sign: Cristina Ruiz

By: Kathleen Keller

Witness 1 print name: Cristina Ruiz

Print name: Kathleen Keller

Witness 2 sign: KS

Title: Manager

Witness 2 print name: Kathryn Smith

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 4<sup>th</sup> day of January, 2019, before me personally appeared Kathleen Keller, as Manager of KERINA VILLAGE, LLC, a Florida limited liability company, on behalf of said company, to me known to be, or who produced \_\_\_\_\_ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such officer thereunto duly authorized, and that the official seal of said company is duly affixed thereto, and the said conveyance is the act and deed of said company. She is personally known to me or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature



Typed or Printed Notary Name \_\_\_\_\_  
Notary Public – State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

PROJECT: PALM PARKWAY CONNECTOR

**Schedule "A"**

**to Transit, Pedestrian and Utility Easement**

Legal Description of the Easement Area  
*(Parcel 807A)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 807A**

ESTATE: Perpetual Easement  
 PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 807A

A Portion of MUNGER LAND COMPANY, according to Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, run South 00°01'47" East, a distance of 49.98 feet to the existing East right of way line of Apopka Vineland Road; thence continue South 00°01'47" East, a distance of 319.79 feet along said existing East right of way line for the POINT OF BEGINNING; thence departing said existing East right of way line, run North 89°40'11" East, a distance of 564.96 feet; thence South 76°50'05" East, a distance of 51.43 feet; thence North 89°40'11" East, a distance of 396.12 feet to the point of curvature of a curve concave Southwesterly, having a radius of 781.00 feet; thence Southeasterly along the arc of said curve through a central angle of 47°06'30", a distance of 642.13 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 651.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°21'29", a distance of 481.28 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence South 00°10'40" West, a distance of 15.04 feet along said East line to a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida, said Southerly line being a non-tangent curve concave Northeasterly and having a radius of 666.00 feet; thence run along said Southerly line for the next seven (7) courses: thence Northwesterly along the arc of said curve, through a central angle of 42°27'13", a distance of 493.48 feet, and a chord bearing of North 64°26'57" West to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to a point of curvature of a curve concave Southwesterly, having a radius of 766.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 47°06'30", a distance of 629.80 feet to the point of tangency; thence South 89°40'11" West, a distance of 397.89 feet; thence North 76°50'05" West, a distance of 51.42 feet; thence South 89°40'11" West, a distance of 548.84 feet; thence North 45°19'49" West, a distance of 20.29 feet to a point on the aforesaid existing East right of way line of Apopka Vineland Road; thence leaving said Southerly line, run North 00°01'47" West, a distance of 0.65 feet along said existing East right of way line to the POINT OF BEGINNING.

Containing 0.932 acres, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I have reviewed the First American title search report #2037-3170(349), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheets 2-6

Revision: 06/2017	Address Comments	Revision: 08/2016	Revised Description	REJ
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S	Revision: 02/2015	Orange County comments	CBvG
		Revision: 12/2014	Orange County comments	CBvG

<b>DESCRIPTION</b>  <b>FOR</b> 	Date:	<b>June 23, 2014 CBvG</b>		Certification Number LB2108 51599049   <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8800 fax (407) 298-0144 email: info@southeasternsurveying.com  <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791
	Job Number:	<b>51599</b>		
	Scale:	<b>1" = 100'</b>		
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>			
	REVISED 04/17/2017 S.S.			
	SHEET 1 OF 6			
	SEE SHEETS 2-6 FOR SKETCH			

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807A

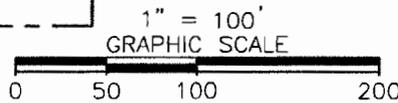
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

POC  
 NW CORNER SEC. 15,  
 TWP. 24S, RGE. 28E

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS 819-826)

WEST LINE OF NW 1/4 SEC.15

NORTH LINE OF NW 1/4 SEC.15-24-28



DETAIL "A"  
 (NOT TO SCALE)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	642.13'	781.00'	47°06'30"	N66°46'34"W	624.20'
C2	481.28'	651.00'	42°21'29"	S64°24'04"E	470.39'
C3	493.48'	666.00'	42°27'13"	N64°26'57"W	482.27'
C4	629.80'	766.00'	47°06'30"	N66°46'34"W	612.21'

LINE TABLE		
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L1	1614.82'	N89°54'14"E
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L6	396.12'	N89°40'11"E
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L9	576.07'	N43°13'20"W
L10	397.89'	S89°40'11"W
L11	51.42'	N76°50'05"W
L12	548.84'	S89°40'11"W
L13	20.29'	N45°19'49"W
L14	0.65'	N00°01'47"W

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

POB  
 STA: 476+53.97  
 OFFSET: 76.35 LT.



PROPOSED 15' TRANSIT/PEDESTRIAN/  
 UTILITY EASEMENT

APOPKA VINELAND ROAD  
 120.00' RIGHT OF WAY

O.R.B. 5252, PG. 5001  
 O.R.B. 3357, PG. 888  
 O.R.B. 5111, PG. 3124  
 O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
 ORANGE COUNTY, FLORIDA JOB: N078W

EXISTING EAST R/W LINE

SOUTHERLY LINE O.R.B. 9846, PG. 274  
 PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD

KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071  
 O.R.B. 9858, PGS. 2576

PROPOSED SOUTHERLY R/W LINE  
 KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

LEGEND

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | ID = IDENTIFICATION    |
| PT = POINT OF TANGENCY         | SEC. = SECTION         |
| L1 = LINE NUMBER               | TWP. = TOWNSHIP        |
| C1 = CURVE NUMBER              | RGE. = RANGE           |
| O.R.B. = OFFICIAL RECORDS BOOK | PGS. = PAGES           |
| CERT. = CERTIFICATION          | PG. = PAGE             |
| R = PROPERTY LINE              | NT = NON-TANGENT       |
| POB = POINT OF BEGINNING       | R/W = RIGHT OF WAY     |
| POC = POINT OF COMMENCEMENT    | P.B. = PLAT BOOK       |
| DOC = DOCUMENT                 | LB = LICENSED BUSINESS |
|                                | STA = STATION          |
|                                | LT. = RIGHT            |

MATCHLINE SEE SHEET 3 OF 6

21  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3-6 OF 6
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599049  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Revision: 06/2017

Address Comments

Revision: 09/16-4/17

Revised Sketch BMD-Parcel Ownership S.S

Revision: 08/2016

Revised Description REJ

Revision: 02/2015

Orange County comments CBvG

Revision: 12/2014

Orange County comments CBvG

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

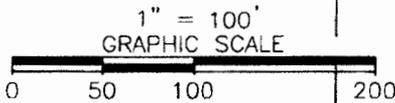
NW CORNER OF NE 1/4  
 SEC.15-24-28

NORTH LINE OF NW 1/4 SEC.15-24-28

NORTH LINE OF NE 1/4  
 SEC.15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

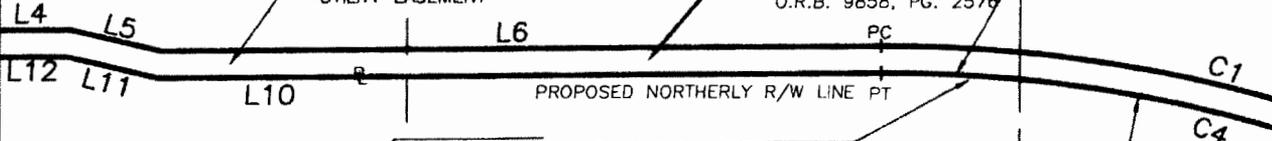
10

9

8

PROPOSED 15' TRANSIT/PEDESTRIAN/  
 UTILITY EASEMENT

807A  
 SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576



KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD

PROPOSED SOUTHERLY R/W LINE

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

23

24

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-2 & 4-6 OF 6
- SEE SHEET 2 OF 6 FOR LEGEND
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599049  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 3 OF 6  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

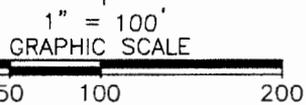
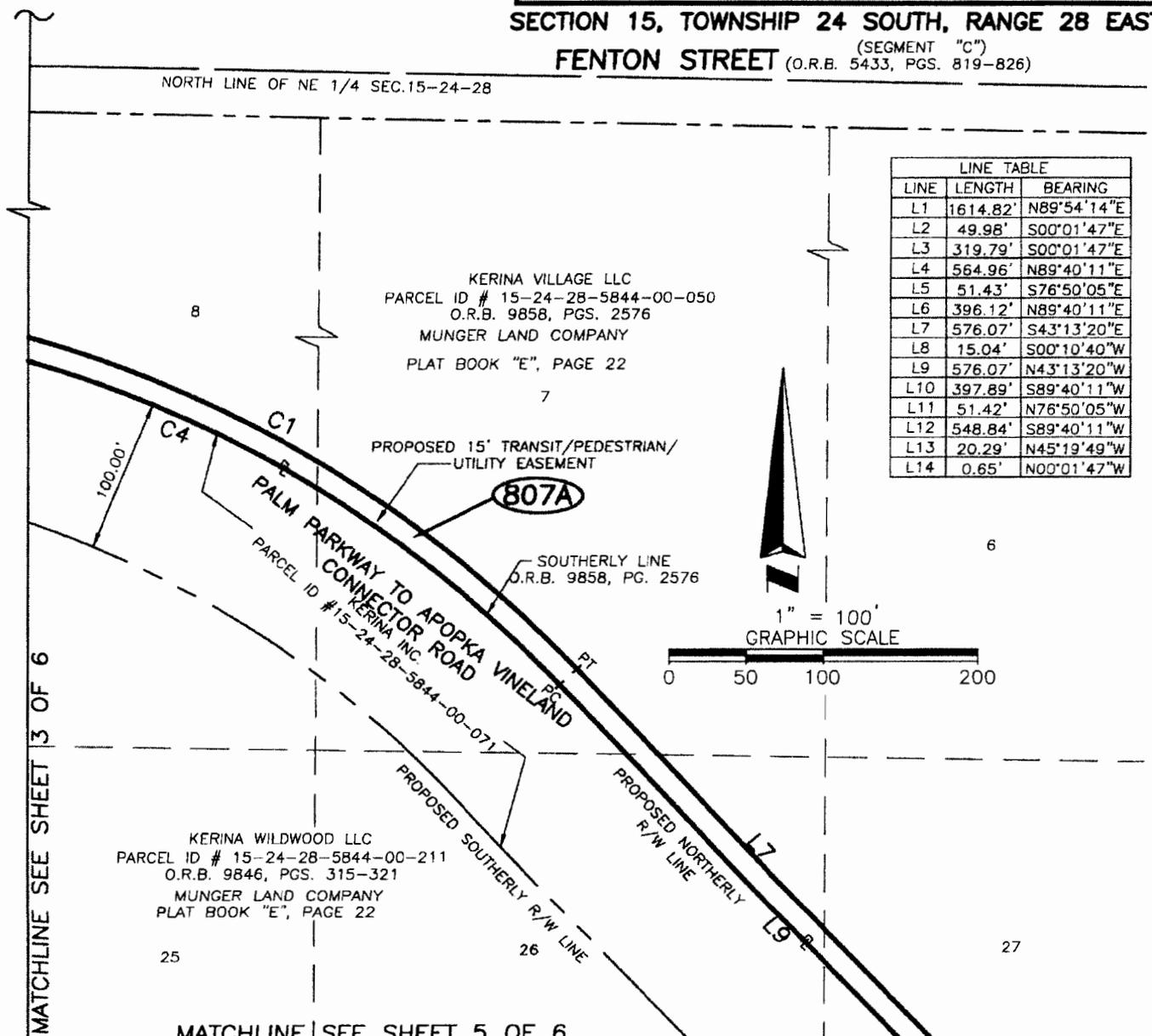
Revision:	Address	Comments
06/2017		
09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S
08/2016		Revised Description REJ
02/2015		Orange County comments CBvG
12/2014		Orange County comments CBvG

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
**FENTON STREET** (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28

LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
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**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
6500 All American Boulevard  
Orlando, Florida 32810-4360  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

NOTE:  
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• SEE SHEET 2 OF 6 FOR LEGEND  
• SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.  
Drawing No: 51599049  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 4 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
Revision: 08/2016	Revised Description REJ
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

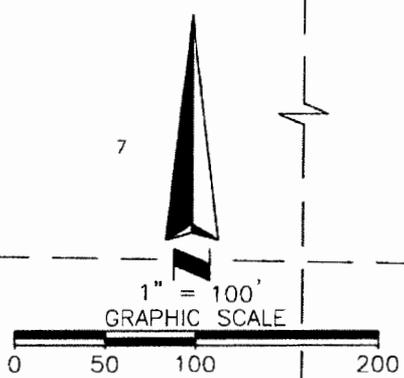
Revision: 06/2017 Address Comments

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 807A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28



LINE TABLE		
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KERINA VILLAGE LLC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

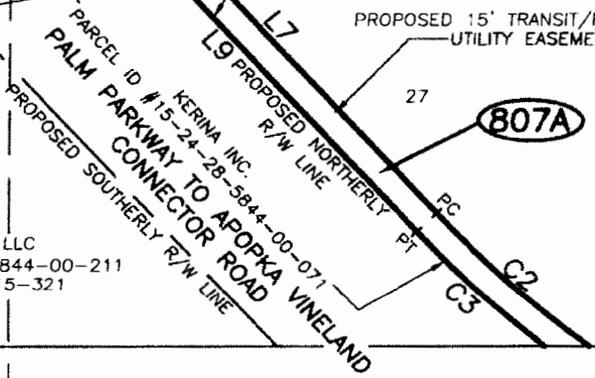
MATCHLINE SEE SHEET 4 OF 6

SOUTHERLY LINE  
O.R.B. 9858, PG. 2576

PROPOSED 15' TRANSIT/PEDESTRIAN/  
UTILITY EASEMENT

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

KERINA VILLAGE INC  
PARCEL ID # 15-24-28-5844-00-050  
O.R.B. 9858, PGS. 2576



MATCHLINE SEE SHEET 6 OF 6

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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  - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

**SOUTHEASTERN SURVEYING & MAPPING CORP.**  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Cert. No. LB-2108  
email: info@southeasternsurveying.com

Drawing No: 51599049  
Job No: 51599  
Date: June 23, 2014 CBvG  
SHEET 5 OF 6  
See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address Comments
06/2017	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S
08/2016	Revised Description REJ
02/2015	Orange County comments CBvG
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SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 807A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

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KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PGS. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6



KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28

PROPOSED 15' TRANSIT/PEDESTRIAN/  
 UTILITY EASEMENT

807A

SOUTHERLY LINE  
 O.R.B. 9858, PG. 2576

PROPOSED NORTHERLY  
 R/W LINE

KERINA INC.  
 PARCEL ID #15-24-28-5844-00-071

PALM PARKWAY TO  
 APOPKA VINELAND  
 CONNECTOR ROAD

GRANBY STREET (VACATED) 60' RIGHT OF WAY

EAST LINE NW 1/4, NE 1/4, SEC. 15-24-28

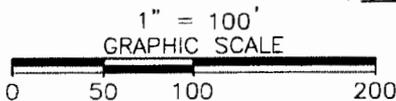
SCHOOL BOARD OF ORANGE COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962

PULTE HOME CORP  
 PARCEL ID #15-24-28-7774-00-022  
 RUBY LAKE, P.B. 67, PGS. 42-48

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
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Drawing No: 51599049  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 6 OF 6  
 See Sheet 1 for Description

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Revision: 08/2016		Revised Description REJ
Revision: 02/2015		Orange County comments CBvG
Revision: 12/2014		Orange County comments CBvG

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

FEB 26 2019

This Instrument was prepared by  
and after recording, return to:  
James G Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1000  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-5844-00-050  
PROJECT: PALM PARKWAY CONNECTOR

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

**TEMPORARY DRAINAGE EASEMENT**  
*(Parcel 707C)*

**THIS TEMPORARY DRAINAGE EASEMENT** is made and entered 4th day of January, 2019, by and between **KERINA VILLAGE, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**Grantor**"), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose mailing address is c/o County Administrator, P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**").

**W I T N E S S E T H:**

**THAT GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to Grantee and its assigns, a temporary non-exclusive easement (the "**Easement**"), for drainage purposes, with full authority to enter upon, construct and maintain, as Grantee and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under and upon those portions of the lands of Grantor situate in Orange County, Florida, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Easement Area**").

**TO HAVE AND TO HOLD** the Easement unto Grantee and its assigns for an indefinite period of time; provided, however, the Easement hereby granted shall automatically terminate, without the necessity of Grantor undertaking vacation proceedings or obtaining any release from Grantee, at such time as Grantor or its successors or assigns shall cause the Easement Area over which the Easement passes to be included in a subdivision plat and recorded among the Public Records of Orange County, Florida.

**GRANTEE** 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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and Grantor, its heirs, 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 drainage ditch, pipe, or facility.

IN WITNESS WHEREOF, Grantor has executed this Temporary Drainage Easement on the day and year first written above.

Signed, sealed and delivered in the presence of "Grantor" the following Witnesses:

Cristina Ruiz  
Witness 1 Sign

Cristina Ruiz  
Witness 1 Print Name

KS  
Witness 2 Sign

Kathryn Smith  
Witness 2 Print Name

KERINA VILLAGE, LLC, a Florida limited liability company

By: Kathleen Keller

Printed Name: Kathleen Keller

Title: Manager

(NOTE: Signature of TWO (2) Witnesses is required by Florida Law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 4th day of January, 2018, by Kathleen Keller, as Manager of KERINA VILLAGE, LLC, a Florida limited liability company, on behalf of said company. She [] is personally known to me, or [] produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

KS  
Notary Public Signature

Typed or Printed Notary Name \_\_\_\_\_  
Notary Public – State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**Exhibit "A"**

to Temporary Drainage Easement

Legal Description of Easement Area  
*(Parcel 707C)*

**SCHEDULE "A"**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 707C

ESTATE: Temporary Easement  
 PURPOSE: 20' Temporary Drainage Easement

PARCEL 707C

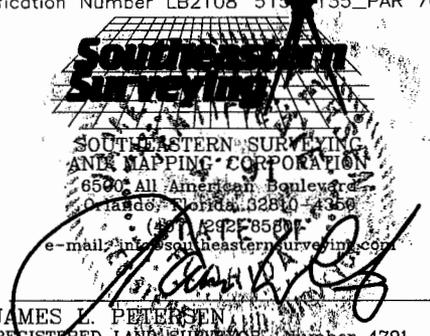
A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, run South 00°01'47" East, a distance of 49.98 feet to the East right of way line of Apopka Vineland Road, per Official Records Book 5129, Page 2245, of the Public Records of Orange County, Florida; thence continue South 00°01'47" East, a distance of 299.79 feet along said East right of way line; ~~thence departing said East right of way line, run North 89°40'11" East, a distance of 567.22 feet;~~ thence South 76°50'05" East, a distance of 51.42 feet; thence North 89°40'11" East, a distance of 393.75 feet to the point of curvature of a curve concave Southwesterly, having a radius of 801.00 feet; thence Southeasterly along the arc of said curve through a central angle of 15°36'01", a distance of 218.09 feet to the POINT OF BEGINNING; thence continue along the arc of said curve through a central angle of 31°30'29", a distance of 440.49 feet to the point of tangency; thence South 43°13'20" East, a distance of 576.07 feet to the point of curvature of a curve concave Northeasterly, having a radius of 631.00 feet; thence Southeasterly along the arc of said curve through a central angle of 42°13'24", a distance of 465.01 feet to a point on the East line of the Northwest quarter of the Northeast quarter of the aforesaid Section 15; thence South 00°10'40" West, a distance of 20.06 feet along said East line to a point on a non-tangent curve concave Northeasterly, having a radius of 651.00 feet and a chord bearing of North 64°24'04" West; thence run Northwesterly along the arc of said curve, through a central angle of 42°21'29", a distance of 481.28 feet to the point of tangency; thence North 43°13'20" West, a distance of 576.07 feet to a point of curvature of a curve concave Southwesterly, having a radius of 781.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 31°30'29", a distance of 429.49 feet to a point on said curve; thence North 15°16'11" East, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 0.68 acres, more or less.

**SURVEYOR'S REPORT:**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being North 89°54'14" East.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

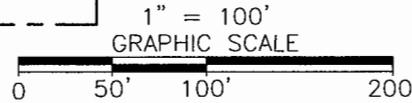
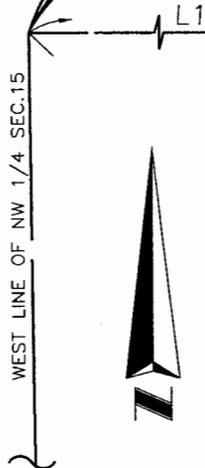
	Description		Date: June 21, 2016 EC	Certification Number LB2108 515 135_PAR 707C   SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8500 e-mail: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR - Number 4791
	Job Number: 51599	Scale: 1" = 100'		
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> Revised: 10/2016 BMD			
	SHEET 1 OF 6 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 707C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
(O.R.B. 5433, PGS. 819-826)

POC  
NW CORNER SEC. 15,  
TWP. 24S, RGE. 28E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	218.09'	801.00'	15°36'01"	S82°31'48"E	217.42'
C2	440.49'	801.00'	31°30'29"	S58°58'33"E	434.96'
C3	465.01'	631.00'	42°13'24"	S64°20'02"E	454.55'
C4	481.28'	651.00'	42°21'29"	N64°24'04"W	470.39'
C5	429.49'	781.00'	31°30'29"	N58°58'33"W	424.10'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	299.79'	S00°01'47"E
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L5	51.42'	S76°50'05"E
L6	393.75'	N89°40'11"E
L7	576.07'	S43°13'20"E
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L9	576.07'	N43°13'20"W
L10	20.00'	N15°16'11"E

MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
PARCEL ID #15-24-28-5844-00-050  
O.R.B. 9858, PG. 2576

15' TRANSIT/PEDESTRIAN  
/UTILITY EASEMENT  
20' PEDESTRIAN/  
LANDSCAPE EASEMENT

PROPOSED N LINE  
OF PARCEL 807C

20' SLOPE EASEMENT

SOUTHERLY LINE O.R.B. 9846, PG. 274

PALM PARKWAY TO APOPKA VINELAND  
CONNECTOR ROAD

KERINA INC.  
PARCEL ID #15-24-28-5844-00-071

PROPOSED SOUTHERLY R/W LINE

KERINA WILDWOOD LLC  
PARCEL ID # 15-24-28-5844-00-211  
O.R.B. 9846, PGS. 315-321

**LEGEND**

- |                                |                        |
|--------------------------------|------------------------|
| PC = POINT OF CURVATURE        | ID = IDENTIFICATION    |
| PT = POINT OF TANGENCY         | SEC. = SECTION         |
| L1 = LINE NUMBER               | TWP. = TOWNSHIP        |
| C1 = CURVE NUMBER              | RGE. = RANGE           |
| O.R.B. = OFFICIAL RECORDS BOOK | PGS. = PAGES           |
| CERT. = CERTIFICATION          | PG. = PAGE             |
| PL = PROPERTY LINE             | NT = NON-TANGENT       |
| POB = POINT OF BEGINNING       | R/W = RIGHT OF WAY     |
| POC = POINT OF COMMENCEMENT    | P.B. = PLAT BOOK       |
| STA = STATION                  | LB = LICENSED BUSINESS |
| LT. = LEFT                     | DOC = DOCUMENT         |

22  
MUNGER LAND COMPANY  
PLAT BOOK "E", PAGE 22



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

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Revised: 10/2016 BMD  
Drawing No. 51599135\_PAR 707C  
Job No. 51599  
Date: JUNE 21, 2016  
SHEET 2 OF 6  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEET 1 THROUGH 6

MATCHLINE SEE SHEET 3 OF 6

WEST LINE OF NW 1/4 SEC.15

APOPKA VINELAND ROAD  
120.00' RIGHT OF WAY

O.R.B. 5252, PG. 5001  
O.R.B. 3357, PG. 888  
O.R.B. 5111, PG. 3124  
O.R.B. 5129, PGS. 2245-2272

ORIGINAL R/W LINE AS PER APOPKA VINELAND ROAD R/W MAP,  
ORANGE COUNTY, FLORIDA JOB: N078W

EXISTING EAST R/W LINE

21

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 707C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NW 1/4 SEC.15-24-28

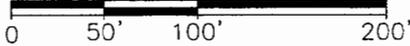
NW CORNER OF NE 1/4  
 SEC.15-24-28

NORTH LINE OF NE 1/4  
 SEC.15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	218.09'	801.00'	15°36'01"	S82°31'48"E	217.42'
C2	440.49'	801.00'	31°30'29"	S58°58'33"E	434.96'
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LINE TABLE		
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L10	20.00'	N15°16'11"E

1" = 100'  
 GRAPHIC SCALE



MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

WEST LINE, NE 1/4, SECTION 15-24-28

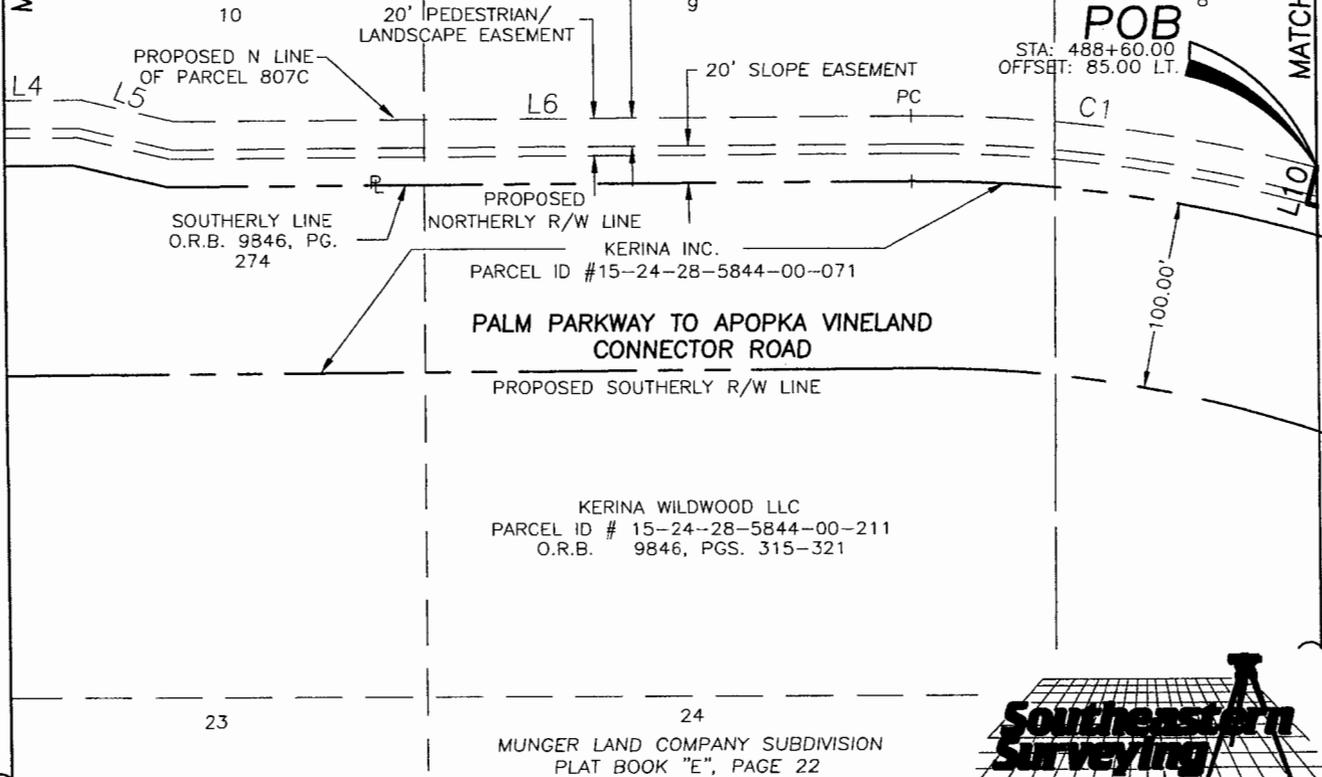
MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT  
 20' PEDESTRIAN/  
 LANDSCAPE EASEMENT

20' SLOPE EASEMENT  
 PC

POB 8  
 STA: 488+60.00  
 OFFSET: 85.00 LT.



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

Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

Revised: 10/2016 BMD  
 Drawing No. 51599135\_PAR 707C  
 Job No. 51599  
 Date: JUNE 21, 2016  
 SHEET 3 OF 6  
 See Sheet 1 for Description

SEE SHEET 2 FOR LEGEND  
 THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 6

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 707C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST  
 FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

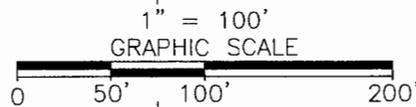
NORTH LINE OF NE 1/4 SEC.15-24-28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	218.09'	801.00'	15°36'01"	S82°31'48"E	217.42'
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KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT  
 20' SLOPE EASEMENT  
 PROPOSED 20' TEMPORARY  
 DRAINAGE EASEMENT



KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 5 OF 6



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

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Revised: 10/2016 BMD  
 Drawing No. 51599135\_PAR 707C  
 Job No. 51599  
 Date: JUNE 21, 2016  
 SHEET 4 OF 6  
 See Sheet 1 for Description

SEE SHEET 2 FOR LEGEND  
 THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 6

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 707C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

NORTH LINE OF NE 1/4 SEC.15-24-28

7

6

5

1" = 100'  
 GRAPHIC SCALE

0 50' 100' 200'

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576  
 MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

LINE TABLE		
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L10	20.00'	N15°16'11"E

MATCHLINE SEE SHEET 4 OF 6

20' SLOPE EASEMENT  
 PROPOSED 20' TEMPORARY  
 DRAINAGE EASEMENT

15' TRANSIT/PEDESTRIAN  
 /UTILITY EASEMENT

28

26

KERINA VILLAGE LLC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

KERINA WILDWOOD LLC  
 PARCEL ID # 15-24-28-5844-00-211  
 O.R.B. 9846, PGS. 315-321

PROPOSED SOUTHERLY R/W LINE  
 PALM PARKWAY TO APOPKA VINELAND  
 CONNECTOR ROAD  
 PARCEL ID # 15-24-28-5844-00-071  
 O.R.B. 9846, PG. 274

MATCHLINE SEE SHEET 6 OF 6

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	218.09'	801.00'	15°36'01"	S82°31'48"E	217.42'
C2	440.49'	801.00'	31°30'29"	S58°58'33"E	434.96'
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SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Revised: 10/2015 BMD  
 Drawing No. 51599135\_PAR 707C  
 Job No. 51599  
 Date: JUNE 21, 2016  
 SHEET 5 OF 6  
 See Sheet 1 for Description

SEE SHEET 2 FOR LEGEND  
 THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 6

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 707C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE OF NE 1/4 SEC.15-24-28

FENTON STREET (SEGMENT "C")  
 (O.R.B. 5433, PGS. 819-826)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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6

5

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

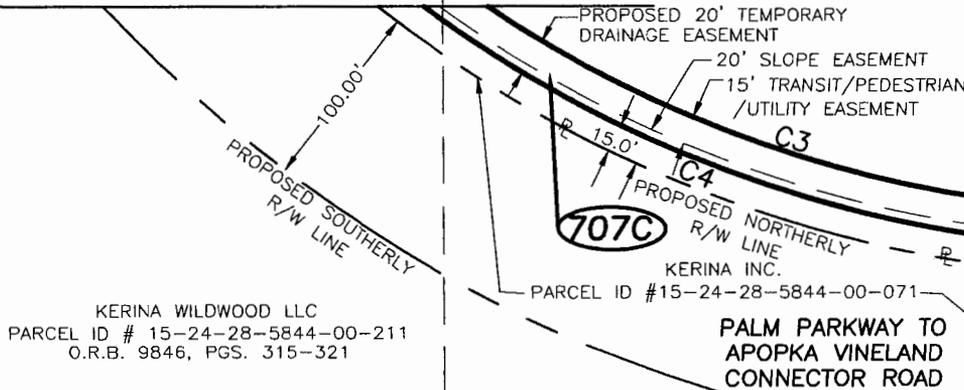
27

28

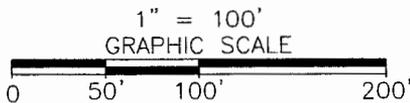
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L10	20.00'	N15°16'11"E

SCHOOL BOARD OF ORANGE  
 COUNTY FLORIDA  
 PARCEL ID # 14-24-28-1242-78-001  
 DOC#20160672962  
 CENTRAL ORANGE PARK  
 PLAT BOOK "O", PAGES 63-65

MATCHLINE SEE SHEET 5 OF 6



SOUTH LINE NW 1/4, NE 1/4, SEC. 15-24-28  
 NORTH LINE SW 1/4, NE 1/4, SEC. 15-24-28



Revised: 04/2017 S.S.  
 Revised: 10/2016 BMD  
 Drawing No. 51599135\_PAR 707C  
 Job No. 51599  
 Date: JUNE 21, 2016  
 SHEET 6 OF 6  
 See Sheet 1 for Description

SEE SHEET 2 FOR LEGEND  
 THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEET 1 THROUGH 6

SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580  
 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

FEB 26 2019

This Instrument was prepared by,  
and upon recording please return to:

James G. Willard, Esq.  
Shutts & Bowen LLP  
300 South Orange Avenue, Suite 1600  
Orlando, Florida 32801  
Telephone: (407) 423-3200

Parcel ID No.: Portion of 15-24-28-5844-00-050

PROJECT: PALM PARKWAY CONNECTOR

This document has been executed and delivered under the threat of condemnation. Therefore, this document is not subject to documentary stamp tax, pursuant to Florida Administrative Code 12B-4.014(13).

### TEMPORARY CONSTRUCTION EASEMENT

**FOR AND IN CONSIDERATION** of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **KERINA VILLAGE, LLC**, a Florida limited liability company, whose address is 5401 South Kirkman Road, Suite 650, Orlando, Florida 32819 ("**Grantor**"), does hereby give, grant, bargain and release to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393 ("**Grantee**"), a temporary easement to enter upon the portion of lands of the Grantor being described as follows:

SEE ATTACHED EXHIBIT "A" (the "**Easement Area**").

and to perform such tying in, harmonizing, sloping and grading Grantor's property with adjacent improvements of Grantee as Grantee, its agents, employees, and representatives may deem necessary or proper.

**THE EASEMENT** is granted upon the condition that all sloping, grading and/or construction activities upon the above land shall not extend beyond the limits outlined, and that all grading, sloping or construction activities shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

**THIS EASEMENT** shall expire upon the completion of the construction of said project, or after seven (7) years, whichever occurs first.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR

IN WITNESS WHEREOF, Grantor has executed this Temporary Construction Easement on the day and year first written above.

Signed, sealed and delivered in the presence of "Grantor" the following witnesses:

KERINA VILLAGE, LLC, a Florida limited liability company

By: Kathleen Keller

Printed Name: Kathleen Keller

Title: Manager

Maria E. Russo  
Witness 1 Sign

Maria E. Russo  
Witness 1 Printed Name

LS  
Witness 2 Sign

Kathryn Smith  
Witness 2 Printed Name

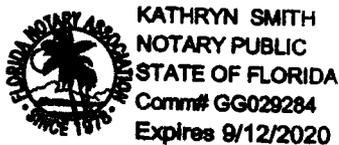
(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February, 2019, by Kathleen Keller, as Manager of KERINA VILLAGE, LLC, a Florida limited liability company, on behalf of said company. She is personally known to me, or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

LS  
Notary Public Signature



Typed or Printed Notary Name \_\_\_\_\_  
Notary Public – State of Florida  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

PROJECT: PALM PARKWAY CONNECTOR

**Exhibit "A"**

**to Temporary Construction Easement**

Legal Description of the Easement Area  
*(Parcel 707A and 707B)*

*[See attached Sketch and Legal Description]*

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 707A**

ESTATE: Temporary Construction Easement  
 PURPOSE: Temporary Construction

**PARCEL 707A**

A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 89°54'14" West, a distance of 338.12 feet along the North line of the said Northwest quarter to the Northeast corner of Lot 10, MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22, Public Records of Orange County, Florida; thence leaving said North line, run South 00°13'37" West, a distance of 393.71 feet along the East line of said Lot 10 to a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida; thence leaving said East line, run South 89°40'11" West, a distance of 19.32 feet along said Southerly boundary for the POINT OF BEGINNING; thence continue South 89°40'11" West, a distance of 82.81 feet along said Southerly line; thence departing said Southerly line, run North 00°19'49" West, a distance of 40.25 feet; thence North 89°40'11" East, a distance of 82.81 feet; thence South 00°19'49" East, a distance of 40.25 feet to the POINT OF BEGINNING.

Containing 3,333 square feet, more or less.

**SURVEYORS REPORT**

- Bearings shown hereon are based on the North line of the Northwest 1/4 of Section 15, Township 24 South, Range 28 East being South 89°54'14" West.
- I have reviewed the First American title search report #2037-3170(349), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
- Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Description	REJ
Revision: 02/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

<b>DESCRIPTION</b>  <b>FOR</b>  <b>ORANGE COUNTY GOVERNMENT FLORIDA</b>	Date:	<b>June 23, 2014 CBvG</b>	Certification Number LB2108 51599111   <b>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION</b> 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-014 email: info@seasurveysurveying.com  <b>JAMES L PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791		
	Job Number:	<b>51599</b>		Scale:	<b>1" = 40'</b>
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>				
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH					

**SKETCH OF DESCRIPTION**  
PALM PARKWAY TO APOPKA-VINELAND  
CONNECTOR ROAD  
PARCEL 707A

**SECTION 15, TOWNSHIP 24 SOUTH**  
**RANGE 28 EAST**

**LEGEND**

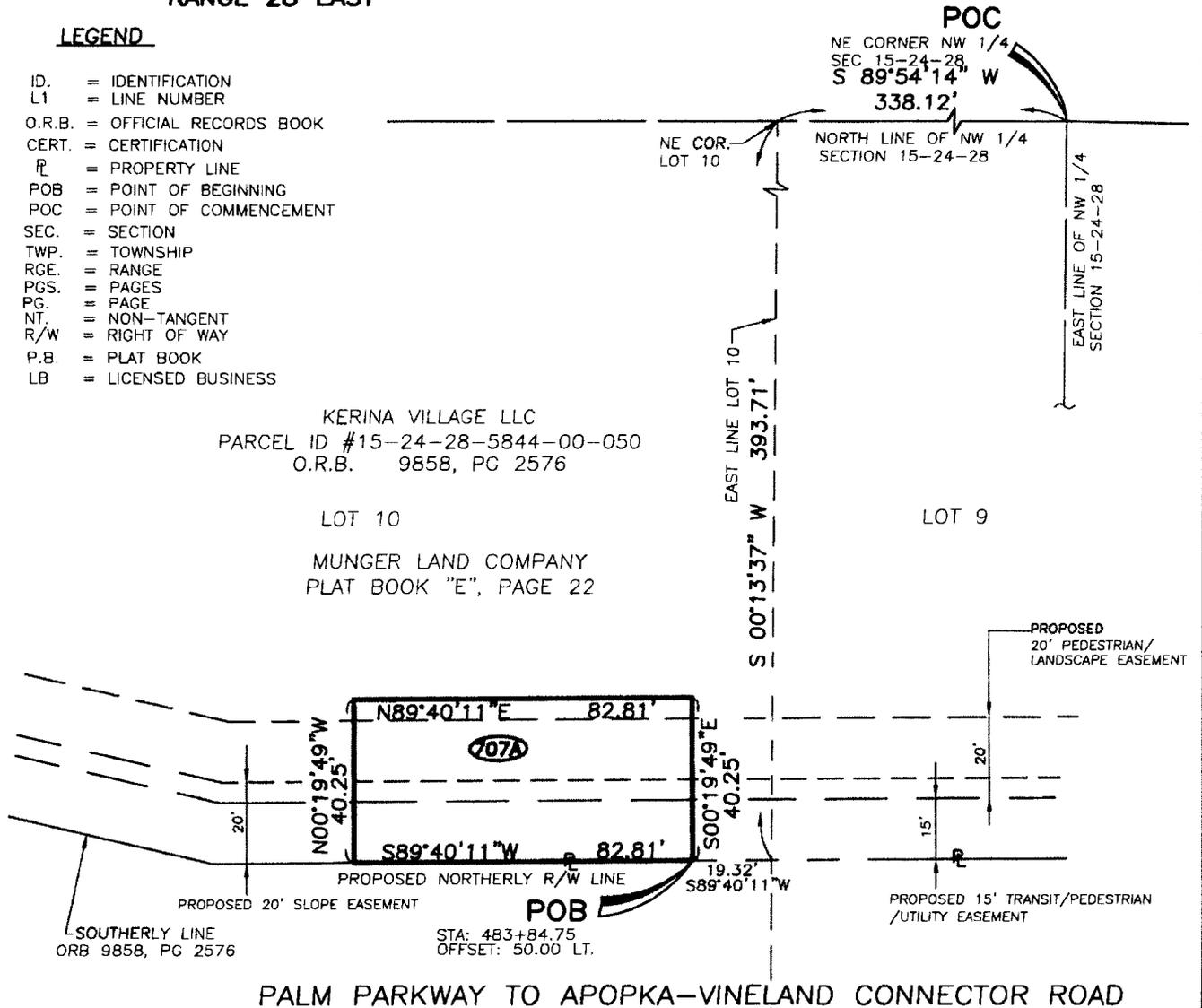
- ID. = IDENTIFICATION
- L1 = LINE NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- CERT. = CERTIFICATION
- $\square$  = PROPERTY LINE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RCE. = RANGE
- PGS. = PAGES
- PG. = PAGE
- NT. = NON-TANGENT
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS

KERINA VILLAGE LLC  
 PARCEL ID #15-24-28-5844-00-050  
 O.R.B. 9858, PG 2576

LOT 10

MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22

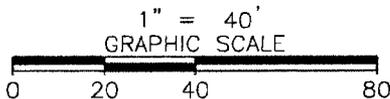
LOT 9



**PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD**

LOT 10

LOT 9



- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - NOT VALID WITHOUT SHEET 1
  - SEE SHEETS 6-7 OF RIGHT OF WAY MAPS.



**SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 email: info@southeasternsurveying.com  
 Certification Number LB2108

Drawing Number 51599111  
 Job Number 51599  
 Date: June 23, 2014 CBvG  
 Sheet 2 OF 2  
 See Sheet 1 for Description  
 & Surveyors Report

**THIS IS NOT A SURVEY.**

Revision: 09/2016	Revised Sketch	BMD
Revision: 08/2016	Revised Description	REJ
Revision: 02/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

**SCHEDULE "A"**  
**PALM PARKWAY TO APOPKA-VINELAND**  
**CONNECTOR ROAD**  
**PARCEL 707B**

ESTATE: Temporary Construction Easement  
 PURPOSE: Temporary Construction

**PARCEL 707B**

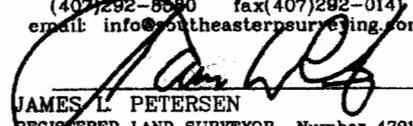
A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°20'41" West, a distance of 396.14 feet along the West line of said Northeast 1/4 of Section 15 to a point on the Southerly line of that certain parcel of land as described and recorded in Official Records Book 9858, Page 2576, Public Records of Orange County, Florida, said Southerly line being a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 63°55'05" East; thence departing said West line run Southeasterly along the arc of said curve and said Southerly line, through a central angle of 41°23'32", a distance of 553.38 feet to the point of tangency; thence continue South 43°13'20" East, a distance of 235.29 feet along said Southerly line for the POINT OF BEGINNING; thence run North 46°46'40" East, a distance of 40.25 feet, thence South 43°13'20" East a distance of 63.26 feet, thence run North 46°46'40" East, a distance of 10.96 feet to the point of curvature of a curve concave Southeasterly, having a radius of 61.00 feet; thence Northeasterly along the arc of said curve through a central angle of 90°00'00", a distance of 95.82 feet to the point of tangency; thence run South 43°13'20" East, a distance of 13.42 feet to the point of curvature of a curve concave Southwesterly, having a radius of 61.00 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00", a distance of 95.82 feet to the point of tangency; thence South 46°46'40" West, a distance of 51.21 feet to a point on the aforesaid Southerly line; thence North 43°13'20" West, a distance of 198.68 feet along said Southerly line to the POINT OF BEGINNING.

Containing 16,145 square feet more or less.

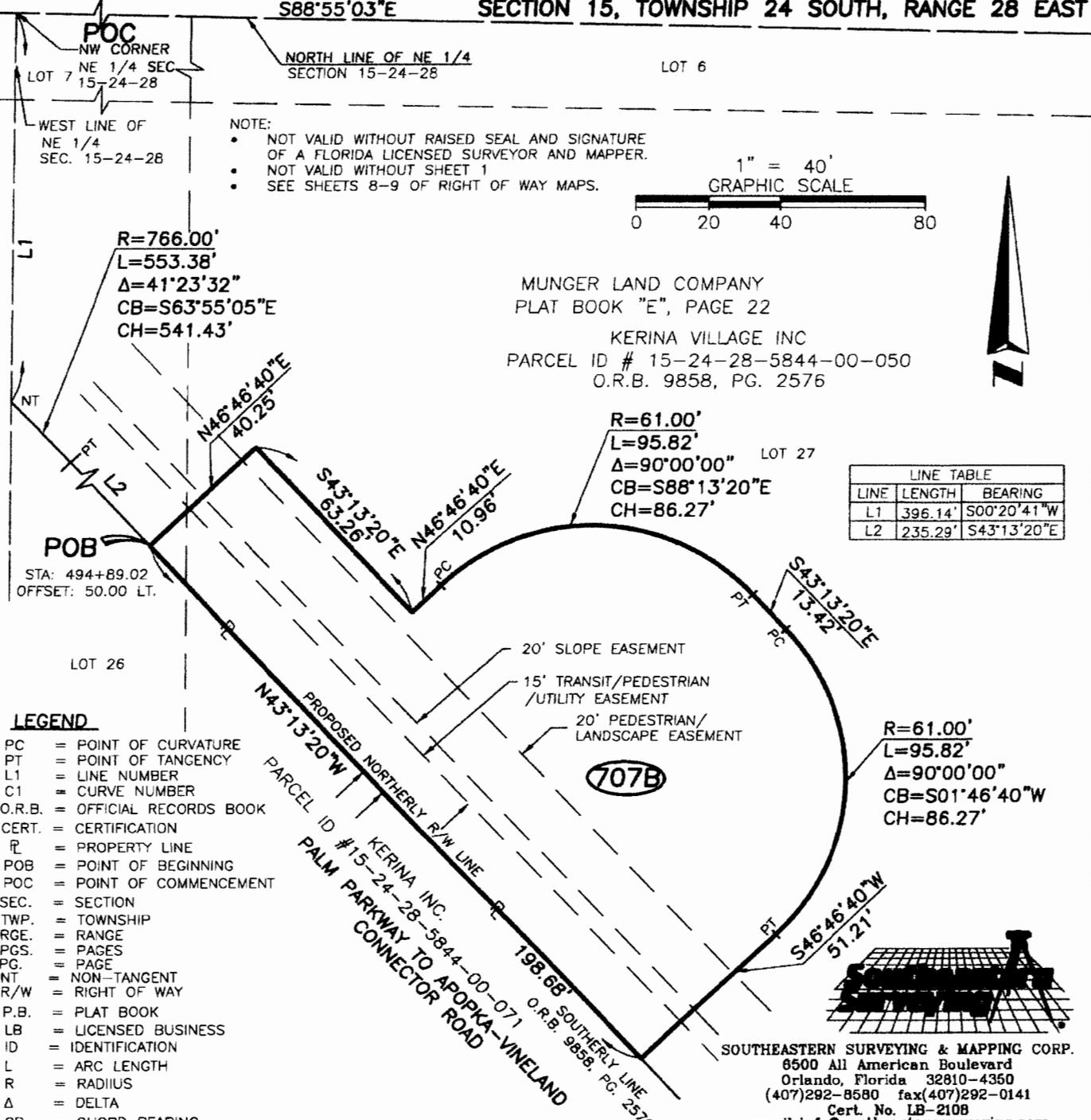
**SURVEYORS REPORT**

1. Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
2. I have reviewed the First American title search report #2037-3170(349), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the title search report have been shown or noted.
3. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying CHAPTER 5J-17.050-.052 requirements.
4. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.  
Not valid without sheet 2

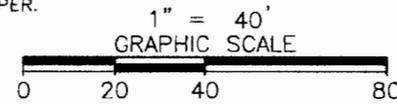
		Revision: 08/2016	Revised Description	REJ
Revision: 06/2017	Address Comments	Revision: 02/2015	Orange County comments	CBvG
Revision: 09/2016	Revised Sketch	BMD	Revision: 12/2014	Orange County comments
<b>DESCRIPTION</b>		Date:		Certification Number LB2108
<b>FOR</b>		<b>June 23, 2014 CBvG</b>		51599056
<b>ORANGE</b>		Job Number:	Scale:	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8890 fax(407)292-014 email: info@southeasterpsurveying.com
<b>COUNTY</b>		<b>51599</b>	<b>1" = 40'</b>	
<b>GOVERNMENT</b>		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
<b>FLORIDA</b>		SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 <b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION  
 PALM PARKWAY TO APOPKA-VINELAND  
 CONNECTOR ROAD  
 PARCEL 707B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



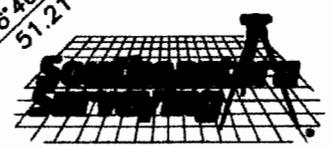
NOTE:  
 • NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 • NOT VALID WITHOUT SHEET 1  
 • SEE SHEETS 8-9 OF RIGHT OF WAY MAPS.



MUNGER LAND COMPANY  
 PLAT BOOK "E", PAGE 22  
 KERINA VILLAGE INC  
 PARCEL ID # 15-24-28-5844-00-050  
 O.R.B. 9858, PG. 2576

LINE TABLE		
LINE	LENGTH	BEARING
L1	396.14'	S00°20'41"W
L2	235.29'	S43°13'20"E

- LEGEND**
- PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - O.R.B. = OFFICIAL RECORDS BOOK
  - CERT. = CERTIFICATION
  - ℙ = PROPERTY LINE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - SEC. = SECTION
  - TWP. = TOWNSHIP
  - RGE. = RANGE
  - PGS. = PAGES
  - PG. = PAGE
  - NT = NON-TANGENT
  - R/W = RIGHT OF WAY
  - P.B. = PLAT BOOK
  - LB = LICENSED BUSINESS
  - ID = IDENTIFICATION
  - L = ARC LENGTH
  - R = RADIUS
  - Δ = DELTA
  - CB = CHORD BEARING
  - CH = CHORD LENGTH
  - STA = STATION
  - LT. = LEFT



SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 Cert. No. LB-2108  
 email: info@southeasternsurveying.com

Drawing No: 51599056  
 Job No: 51599  
 Date: June 23, 2014 CBvG  
 SHEET 2 OF 2  
 See Sheet 1 for Description

**THIS IS NOT A SURVEY.**

Revision:	Address	Comments
06/2017		
09/2016	Revised Sketch	BMD
08/2016	Revised Description	REJ
02/2015	Orange County comments	CBvG
12/2014	Orange County comments	CBvG