

OFFICE OF COMPTROLLER



**ORANGE
COUNTY
FLORIDA**

Phil Diamond, CPA
County Comptroller as
Clerk of the Board of County Commissioners
201 South Rosalind Avenue
Post Office Box 38
Orlando, FL 32802
Telephone: (407) 836-7300
Fax: (407) 836-5359

March 15, 2019

Ms. Julie Alber, Senior Engineering Technician
Development Engineering, BCC

Dear Ms. Alber:

Enclosed is the Resolution Granting Petition to Vacate # 15-12-026 with attachments for recording with Official Records.

Petition to Vacate # 15-12-026 was approved by the Board of County Commissioners at its regular meeting of February 26, 2019. After recording the resolution with attachments with Official Records, please send a copy of the recorded document to the applicant, along with the staff noted below:

Rick Singh, Orange County Property Appraiser, c/o Rocco Campanale, Manager Real Estate Services, Property Appraiser's Office
Scott Randolph, Orange County Tax Collector
Paul Sladek, Real Estate Management Division, BCC
Kyle Quackenbush, Assistant Manager, Official Records Department

Sincerely,

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners

By: 
Deputy Clerk
ks

ks:jk

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 26 2019

RESOLUTION GRANTING PETITION TO VACATE # 15-12-026

WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 60 foot and 30 foot wide non maintained, partially improved Orange County right-of-way known as Fenton Street, containing approximately 3.17 acres, a 130 foot wide unopened and unimproved right-of-way known as Fenton Street (Segment B), containing approximately 9.12 acres, a portion of a 60 foot wide unopened and unimproved right-of-way known as Smith Bennett Road connector, containing approximately 0.55 acres and a 60 foot wide, unopened and unimproved right-of-way known as Granby Street, containing approximately 1.66 acres. The total area petitioned to be vacated is 14.50 acres in Orange County, Florida, as described in attachment.

WHEREAS, notice of a public hearing before the Board of County Commissioners on **February 26, 2019**, was published in the *Orlando Sentinel*, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of a portion of a 60 foot and 30 foot wide non maintained, partially improved Orange County right-of-way known as Fenton Street, containing approximately 3.17 acres, a 130 foot wide unopened and unimproved right-of-way known as Fenton Street (Segment B), containing approximately 9.12 acres, a portion of a 60 foot wide unopened and unimproved right-of-way known as Smith Bennett Road connector, containing approximately 0.55 acres and a 60 foot wide, unopened and unimproved right-of-way known as Granby Street, containing approximately 1.66 acres. The total area petitioned to be vacated is 14.50 acres will not operate to the detriment of Orange County or the public.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

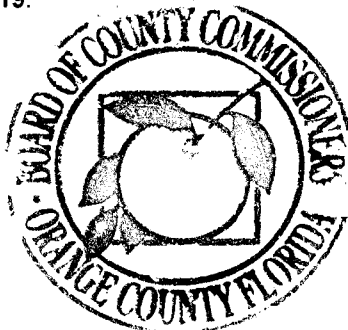
The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

RESOLVED THIS 26TH DAY OF FEBRUARY 2019.

BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA

By: _____

County Mayor



ATTEST:

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida

By: _____

Deputy Clerk

jk/np

Attachments: Legal property description

Proof of publication of the *Orlando Sentinel* regarding the BCC notice of public hearing

Proof of publication of the *Orlando Business Journal* regarding the BCC notice of adoption

Special Warranty Deeds (3)
Slope Easement (3)
Transit, Pedestrian and Utility Easement (3)
Pedestrian and Landscape Easement (3)
Temporary Construction Easement (3)
Special Warranty Deed (Parcel 103 and 106)
Drainage Easement (Parcel 803K)
Drainage Easement (Parcel 803J, 806H and 806L)
Slope Easement (Parcels 803E, 803F, 803H and 803I)
Pedestrian and Landscape Easement (Parcels 803F and 803I)
Transit, Pedestrian and Utility Easement (Parcel 803D and 803G)
Temporary Construction Easement (Parcel 703)
Temporary Construction Easement (Parcel 706A)
Drainage Easement (Parcels 806G and 806M)
Slope Easement (Parcels 806I and 806J)
Pedestrian and Landscape Easement (Parcel 806I)
Transit, Pedestrian and Utility Easement (Parcel 806K)
Slope Easement (Parcels 806E and 806F)
Pedestrian and Landscape Easement (Parcel 806F)
Transit, Pedestrian and Utility Easement (Parcel 806D)
Subordination of Utility Interests
Drainage Easement (2)
Special Warranty Deed (Parcel 108 and 101)
Utility Easement (Parcel 801)
Drainage Easement (Parcel 802D)
Slope Easement (Parcels 802B)
Pedestrian and Landscape Easement (Parcel 802C)
Transit, Pedestrian and Utility Easement (Parcel 802A)
Temporary Construction Easement (Parcels 701, 702A, & 702B)
Slope Easement (Parcel 807B)
Pedestrian and Landscape Easement (Parcel 807C)
Transit, Pedestrian and Utility Easement (Parcel 807A)
Temporary Drainage Easement (Parcel 707C)
Temporary Construction Easement (Parcels 707A and 707B)
Utility Easement

SCHEDULE "A"
SEGMENT "C" (FENTON STREET)

SEGMENT C

Legal Description

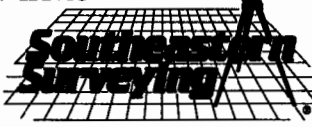
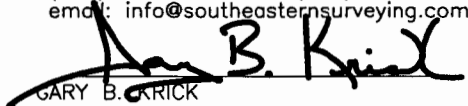
The South 30 feet of Section 10, Township 24 South, Range 28 East lying East of Apopka-Vineland Road and West of the east right-of-way line of Right-of-Way per Official Records Book 715, Page 549, Public Records of Orange County, Florida, and the North 30 feet of Lots 5, 6, 7, 8, 9, 10 and 12, MUNGER LAND COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book E, Pages 3, 7, 22 and 23, Public Records of Orange County, Florida in Section 15, Township 24 South, Range 28 East, Orange County, Florida, lying East of Apopka-Vineland Road and West of the east right-of-way line of Right-of-Way per Official Records Book 715, Page 549, Public Records of Orange County, Florida.

Containing 3.17 acres, more or less.

SURVEYORS NOTES

1. Bearings shown hereon are base on the North line of Section 10, Township 24 South, Range 28 East, Orange County, Florida being N 89°07'02" W, assumed.
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 Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida licensed surveyor and mapper.

NOT VALID WITHOUT SHEET 2

DESCRIPTION FOR Kimley Horn & Associates	Date: 08/17/2006 KR		CERT. NO. LB2108 51599003  SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	Job No.: 51599	Scale: 1"=400'	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

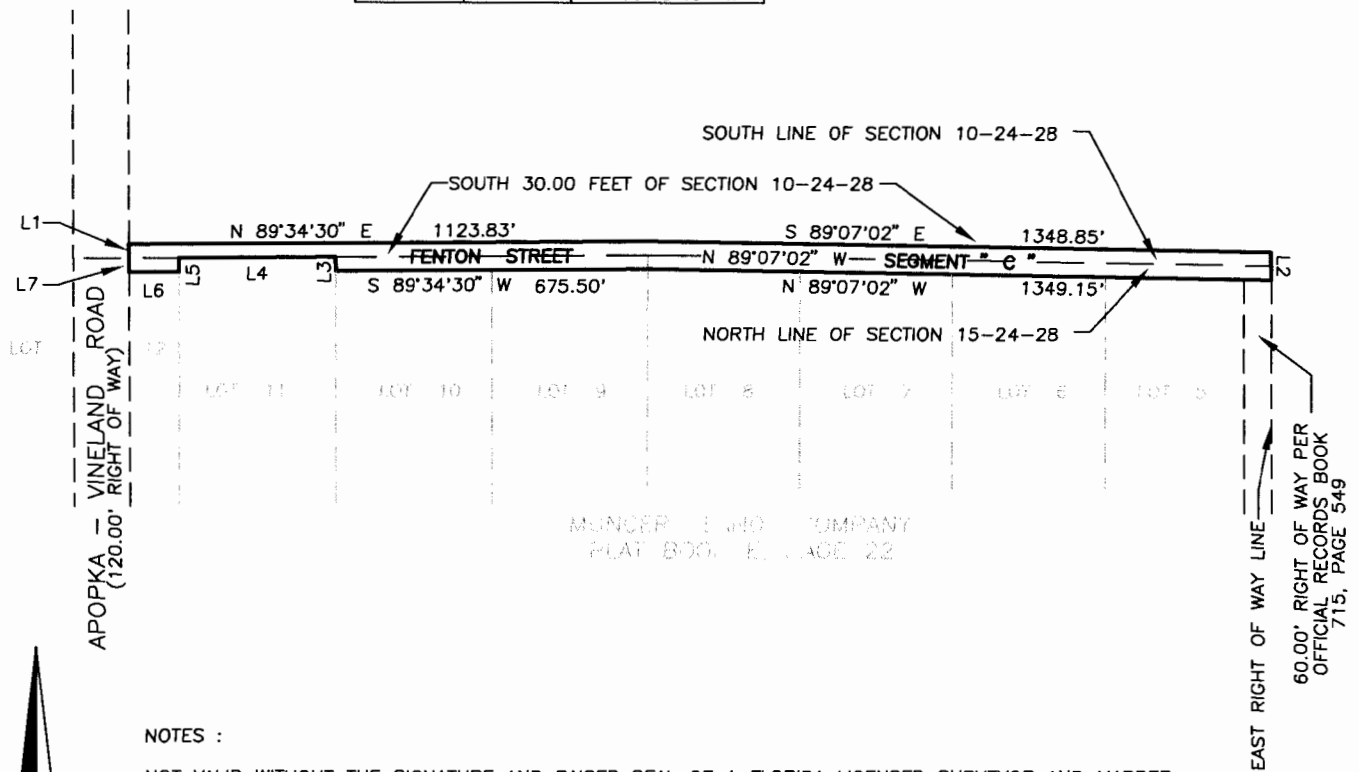
WB 1-16-19

SKETCH OF DESCRIPTION
SEGMENT "C" (FENTON STREET)

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N 00°19'00" W
L2	60.00'	S 00°05'15" E
L3	30.00'	N 00°03'24" W
L4	338.52'	S 89°34'30" W
L5	30.00'	S 00°03'24" E
L6	109.27'	S 89°34'30" W
L7	30.00'	N 00°18'43" W

LEGEND :

L1 = LINE NUMBER



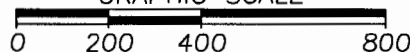
NOTES :

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT VALID WITHOUT SHEET 1.

THIS IS NOT A SURVEY

1" = 400'
GRAPHIC SCALE



Drawing No. 51599003
Job No. 51599
Date: 08/17/2006
SHEET 2 OF 2
See Sheet 1 for Description



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

WE 1-6-19

SCHEDULE "A"
SEGMENT "B"

PURPOSE: PROPOSED RIGHT OF WAY VACATION

DESCRIPTION

A portion of Sections 10, 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the intersection of the east right-of-way line of an existing sixty (60) foot right-of-way line as recorded in Official Records Book 715, Page 549, Public Records of Orange County, Florida, with the south line of said Section 10; thence run N 00°05'15" W, a distance of 30.00 feet; thence run S 89°07'02" E, a distance of 505.50 feet to a point of curvature of a curve concave southwesterly, having a radius of 690.70 feet and a central angle of 58°03'54", thence run southeasterly, along the arc of said curve, a distance of 699.97 feet to the point of tangency thereof; thence run S 31°03'08" E, a distance of 1891.24 feet to the point of curvature of a curve, concave northeasterly, having a radius of 635.00 feet and a central angle of 20°35'54"; thence run southeasterly, along the arc of said curve, a distance of 228.29 feet to the point of tangency thereof; thence run S 51°39'02" E, a distance of 91.53 feet to a point of curvature of a curve, concave northwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence run 54.98 feet along the arc of said curve to a point; thence run S 38°20'58" W, a distance of 200.00 feet to a point on a non-tangent curve, concave southwesterly, having a radius of 35.00 feet and a central angle of 90°00'00"; thence on a chord bearing of N 06°39'02" W, run 54.98 feet along the arc of said curve to the point of tangency thereof; thence run N 51°39'02" W, a distance of 91.53 feet to the point of curvature of a curve, concave northeasterly, having a radius of 765.00 feet and a central angle of 20°35'54"; thence run northwesterly, along the arc of said curve, a distance of 275.03 feet to the point of tangency thereof; thence run N 31°03'08" W, a distance of 1891.24 feet to the point of curvature of a curve, concave southwesterly, having a radius of 709.30 feet and a central angle of 58°03'54"; thence run northwesterly, along the arc of said curve, a distance of 718.83 feet to the point of tangency thereof, thence run N 89°07'02" W, a distance of 378.37 feet to a point on the aforementioned right-of-way line of an existing sixty (60) foot right-of-way line; thence run N 00°05'15" W, along said east right-of-way line, a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 9.12 acres, more or less.


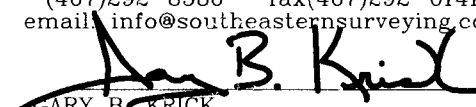
The foregoing land being the same land as described in the deed recorded in Official Records Book 5433, Page 819, Public Records of Orange County, Florida.

SURVEYORS NOTES

1. Bearings shown hereon are based on the East right of way line of a 60.00 foot wide right of way as described in Official Records Book 715, Page 549, Public Records of Orange County, Florida, being N 00°05'15" W, assumed.
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 Minimum Technical Standards for Land Surveying CH. 5J-17 requirements.
3. Not valid without the Signature and Raised seal of a Florida licensed surveyor and mapper.

REVISED 12/12/2018 SMF
REVISED 12/10/2018 SMF
REVISED 12/07/2018 SMF
REVISED 11/21/2018 SMF
REVISED 08/08/2016 REJ

NOT VALID WITHOUT SHEET 2

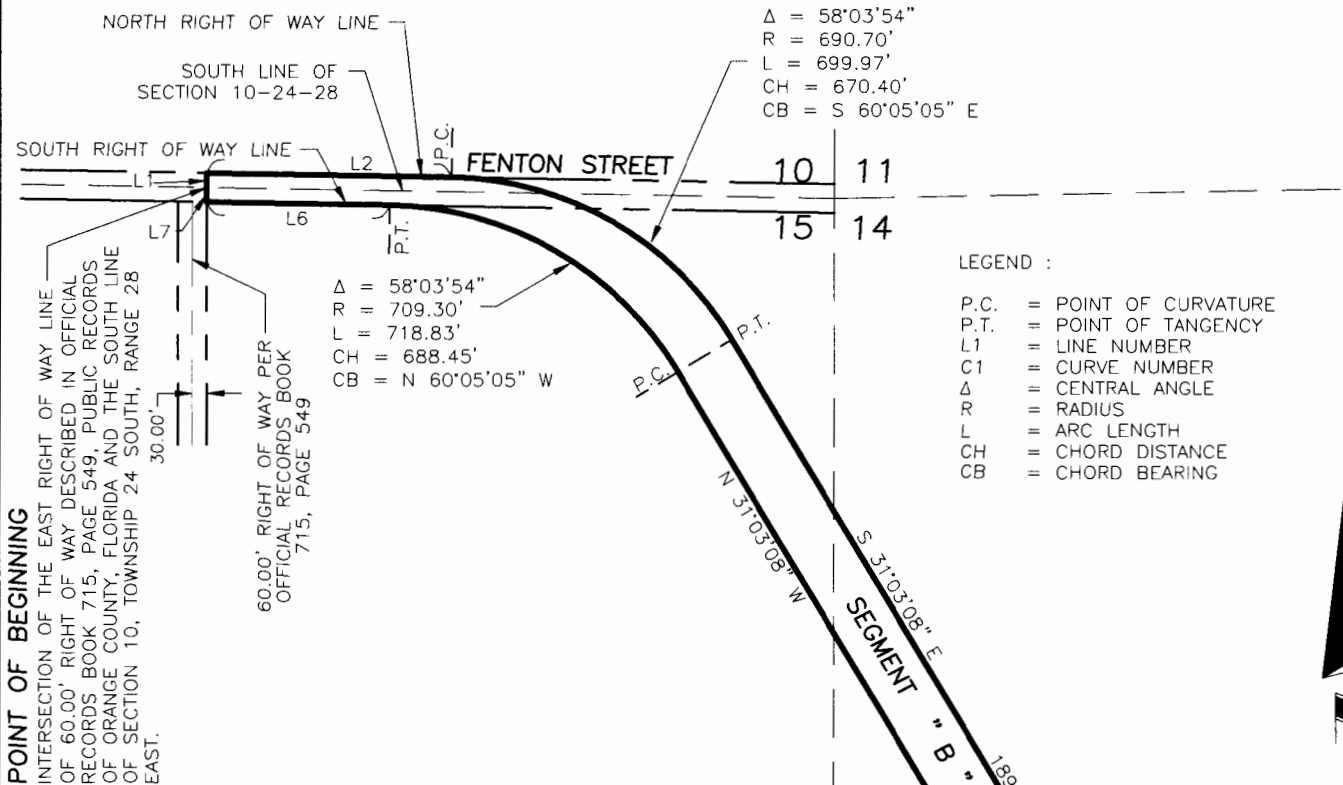
DESCRIPTION FOR Kimley Horn & Associates	Date: 08/17/2006 KR		CERT. NO. LB2108 51599002  SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
	Job No.: 51599	Scale: 1"=400'	
	CH. 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

W8 1-16-19

SKETCH OF DESCRIPTION

SEGMENT " B "

PURPOSE: PROPOSED RIGHT OF WAY VACATION



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	N 00°05'15" W
L2	505.50'	S 89°07'02" E
L3	91.53'	S 51°39'02" E
L4	200.00'	S 38°20'58" W
L5	91.53'	N 51°39'02" W
L6	378.37'	N 89°07'02" W
L7	30.00'	N 00°05'15" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	228.29'	635.00'	115.39'	227.06'	S 41°21'05" E	20°35'54"
C2	54.98'	35.00'	35.00'	49.50'	N 83°20'58" E	90°00'00"
C3	54.98'	35.00'	35.00'	49.50'	N 06°39'02" W	90°00'00"
C4	275.03'	765.00'	139.01'	273.55'	N 41°21'05" W	20°35'54"

NOTES :

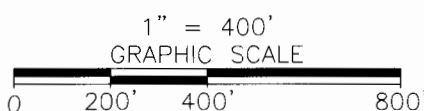
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT VALID WITHOUT SHEET 1.

REVISED 12/12/2018 SMF
 REVISED 12/10/2018 SMF
 REVISED 12/07/2018 SMF
 REVISED 11/21/2018 SMF
 REVISED 08/08/2016 REJ

Drawing No. 51599002
 Job No. 51599
 Date: 08/17/2006
 SHEET 2 OF 2
 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

W& 1-16-19

SCHEDULE "A"
SMITH-BENNETT CONNECTOR

PURPOSE: PROPOSED RIGHT OF WAY VACATION

SMITH-BENNETT CONNECTOR

Description

A portion of Sections 10, 14 and 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the northwest corner of said Section 14; thence run S 00°15'28" E, along the west line of said Section 14, a distance of 30.01 feet; thence run N 88°31'05" E, a distance of 28.22 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 430.00 feet and a central angle of 47°43'42"; thence on a chord bearing of S 28°49'18" W, run 358.20 feet along the arc of said curve to the point of reverse curvature with a curve, concave southeasterly, having a radius of 35.00 feet and a central angle of 83°44'16"; thence run southwesterly, along the arc of said curve, a distance of 51.15 feet to a point; thence run N 31°03'08" W, a distance of 102.38 feet to the point of curvature of a curve, concave southwesterly, having a radius of 690.70 feet and a central angle of 02°15'36"; thence run northwesterly, along the arc of said curve, a distance of 27.25 feet to the point of reverse curvature with a curve, concave northeasterly, having a radius of 35.00 feet and a central angle of 96°21'03"; thence run southeasterly, along the arc of said curve, a distance of 58.86 feet to the point of compound curvature with a curve, concave northwesterly, having a radius of 370.00 feet and a central angle of 50°44'31"; thence run northeasterly, along the arc of said curve, a distance of 327.68 feet to a point of tangency thereof; thence run N 00°24'18" W, a distance of 19.98 feet; thence run S 89°07'02" E, a distance of 30.06 feet to a point on the East line of Section 10; thence run S 00°15'28" E, along the East line of said Section 10, a distance of 30.01 feet to the POINT OF BEGINNING.


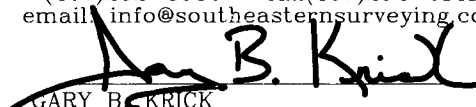
Containing 0.55 acres, more or less.

The foregoing land being the same land as described in the deed recorded in Official Records Book 5433, Page 819, Public Records of Orange County, Florida.

SURVEYORS NOTES

1. Bearings shown hereon are based on the West line of Section 14, Township 24 South, Range 28 East, Orange County, Florida, being 00°15'28" E, assumed.
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 Minimum Technical Standards for Land Surveying CH. 5J-17 requirements.
3. Not valid without the signature and raised seal of a Florida licensed surveyor and mapper.

REVISED 12/07/2018 SMF
REVISED 11/21/2018 SMF
REVISED 08/08/2016 REJ

DESCRIPTION FOR Kimley Horn & Associates	Date: 08/17/2006 KR		CERT. NO. LB2108	51599004
	Job No.: 51599	Scale: 1"=100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245	
	CH. 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

W.E. 1-16-19

SKETCH OF DESCRIPTION SMITH-BENNETT CONNECTOR

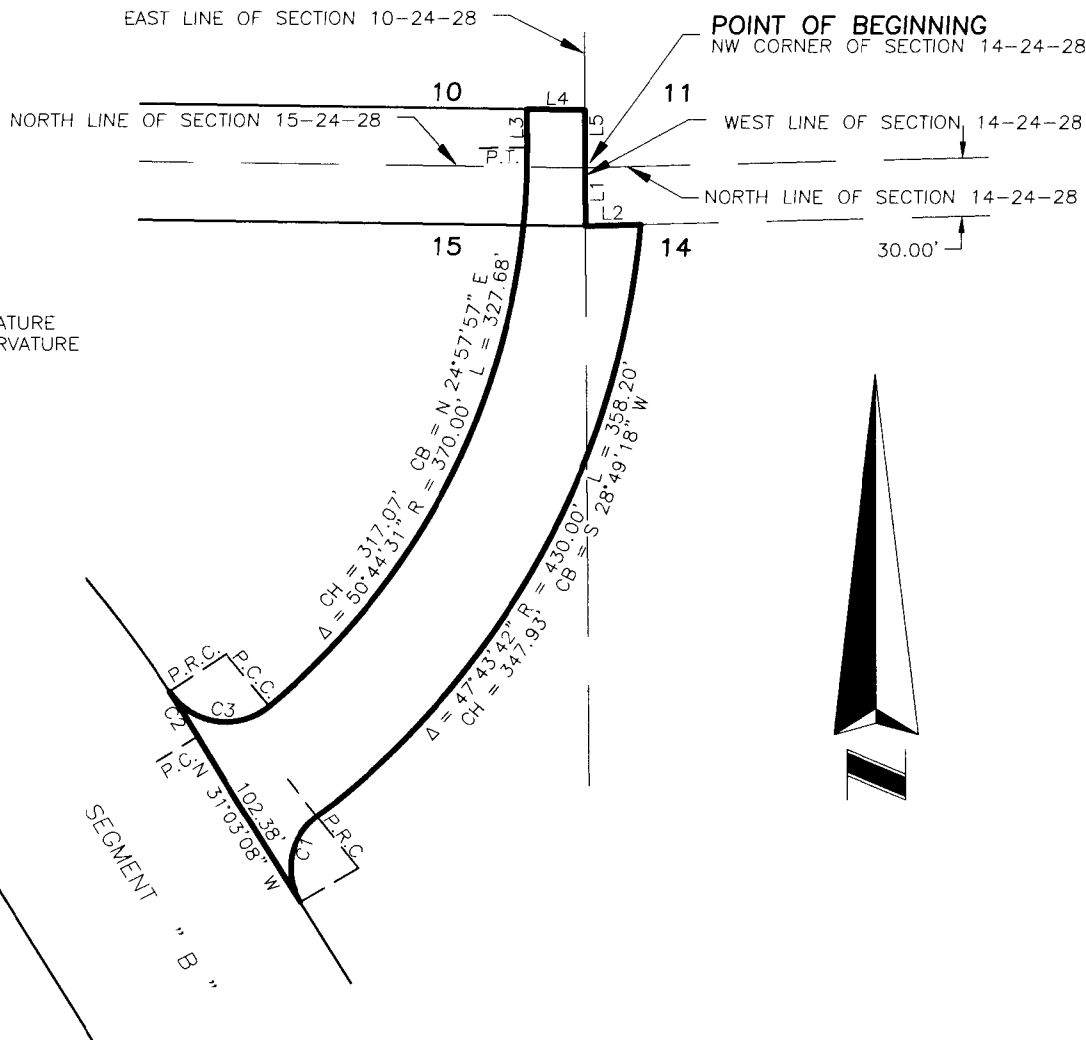
PURPOSE: PROPOSED RIGHT OF WAY VACATION

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.01'	S 00°15'28" E
L2	28.22'	N 88°31'05" E
L3	19.98'	N 00°24'18" W
L4	30.06'	S 89°07'02" E
L5	30.01'	S 00°15'28" E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	51.15'	35.00'	31.37'	46.72'	S 10°49'00" W	83°44'16"
C2	27.25'	690.70'	13.62'	27.24'	N 32°10'56" W	02°15'36"
C3	58.86'	35.00'	39.11'	52.16'	S 81°29'15" E	96°21'03"

LEGEND :

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING



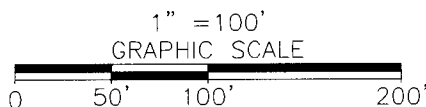
NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1.

REVISED 12/07/2018 SMF
REVISED 11/21/2018 SMF
REVISED 08/08/2016 REJ

Drawing No. 51599004
Job No. 51599
Date: 08/17/2006
SHEET 2 OF 2
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

WB 1-16-19

SCHEDULE "A"

PURPOSE : PROPOSED RIGHT OF WAY VACATION

DESCRIPTION


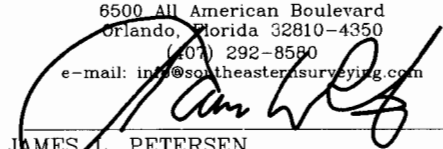
The West 30 feet of the Northeast quarter of the Northeast quarter of Section 15, Township 24 South, Range 28 East and being that certain 30 foot right of way lying along the West line of Blocks 80 to 84, Central Orange Park, according to the Plat thereof as recorded in Plat Book O, Page 63 of the Public Records of Orange County, Florida. Also the East 30 feet of Lots 5 and 28, Munger Land Company Subdivision, according to the Plat thereof as recorded in Plat Book E, Pages 3, 7, 22 and 23 of the Public Records of Orange County, Florida. Lying in the Northeast quarter of Section 15, Township 24 South, Range 28 East Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 30.00 feet along the North line of said Northeast quarter of the Northeast quarter of Section 15 to a point on a line 30.00' East of and parallel with the West line of the Northeast quarter of the Northeast quarter of said Section 15; thence South 00°10'40" West, a distance of 30.00 feet along said parallel line to the POINT OF BEGINNING also being a point on the South right of way line of Fenton Street per Official Record Book 5433, Page 819 of the Public Records of Orange County, Florida; thence continue along said parallel line, South 00°10'40" West, a distance of 1208.10 feet to the proposed North right of way line of Palm Parkway to Apopka-Vineland Connector Road being a point on a non-tangent curve concave Northerly, having a radius of 666.00 feet, a central angle of 05°10'38" and a chord bearing of North 85°40'18" West; thence from a tangent bearing North 88°15'37" West, Westerly 60.18 feet along the arc of said curve and said proposed North right of way line to a line 30.00' West of and parallel with the West line of the Northeast quarter of the Northeast quarter of said Section 15; thence North 00°10'40" East, a distance of 1204.69 feet along said parallel line to the aforesaid South right of way line of Fenton Street; thence South 88°55'03" East, a distance of 60.01 feet along said South right of way line to the POINT OF BEGINNING.

Containing 1.66 acres, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the West line of the NE 1/4 of the NE 1/4 of Section 15, Township 24 South, Range 28 East, Orange County, Florida, being N 00°10'40" E, assumed.
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 of Florida Administration Code.
3. Not valid without the raised seal and signature of a Florida Licensed Surveyor and Mapper.
Not valid without sheet 2

DESCRIPTION FOR Kimley Horn & Associates	Date: 05/31/2018 S.S.		Certification Number LB2108 51599005
	Job Number: 51599	Scale: 1" = 200'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: 07/05/2018 S.S.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

WSE 1-16-19

SKETCH OF DESCRIPTION
PROPOSED RIGHT OF WAY VACATION

POINT OF
COMMENCEMENT

NW CORNER OF THE NE 1/4 OF
THE NE 1/4 OF SECTION 15-24-28

FENTON STREET
60.00' RIGHT OF WAY
ORB 5433, PG 819

SOUTH RIGHT OF WAY LINE

S88°55'03"E
60.01'

POB (84)

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

NW 1/4 OF THE NE 1/4
OF SECTION 15
TOWNSHIP 24 S,
RANGE 28 E

30.00' WEST
& PARALLEL

COLLEGE PLACE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°55'03"E	30.00'
L2	S00°10'40"W	30.00'

NE 1/4 OF THE NE 1/4
OF SECTION 15
TOWNSHIP 24 S,
RANGE 28 E

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

5

EAST 30.0' OF LOTS 5 AND 28, MUNGER LAND COMPANY
SUBDIVISION, PLAT BOOK "E", PAGES 3, 7, 22 & 23

N00°10'40"E 1204.69'

GRANBY STREET
60.00' RIGHT OF WAY ORB 715, PG 549

S00°10'40"W 1208.10'

PARK PLACE

CENTRAL ORANGE
PARK
PLAT BOOK "O",
PAGES 63-65

28

30.00' EAST
& PARALLEL

MONTICELLO AVENUE

BRAMBLETON AVENUE

TB=N88°15'37"W

PROPOSED NORTH RIGHT OF WAY LINE

PALM PARKWAY TO
APOPKA-VINELAND CONNECTOR ROAD

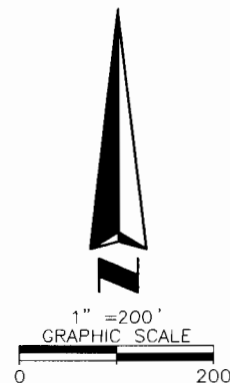
LAFAYETTE AVENUE

PROPOSED SOUTH RIGHT OF WAY LINE
SOUTH LINE OF THE NE 1/4 OF
THE NE 1/4 OF SECTION 15-24-28

LEGEND

POB = POINT OF BEGINNING
NT = NON-TANGENT
TB = TANGENT BEARING
ORB = OFFICIAL RECORD BOOK
PG = PAGE
L = LENGTH
R = RADIUS
Δ = DELTA
CH = CHORD
CB = CHORD BEARING

R=666.00'
L=60.18'
Δ=05°10'38"
CH=60.16'
CB=N85°40'18"W



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

Drawing No. 51599005
Job No. 51599
Date: 05/31/2018
SHEET 2 OF 2
See Sheet 1 for Description

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

WJD 1-16-19

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared

Maddie Torres/ Marella Green /Karen Pistone, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of **Certify: Petition to Vacate # 15-12-026** was published in said newspaper in the issues of Feb 03, 2019.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Marella Green

Signature of Affiant

Maddie Torres/ Marella Green /Karen Pistone

Name of Affiant

Sworn to and subscribed before me on this 4 day of February, 2019,
by above Affiant, who is personally known to me (X) or who has produced identification ().

Wanda Wiggins

Signature of Notary Public



WANDA W WIGGINS
MY COMMISSION # GG065341
EXPIRES January 24, 2021

Name of Notary, Typed, Printed, or Stamped

ORANGE COUNTY NOTICE OF PUBLIC HEARING PETITION TO VACATE # 15-12-026

The Orange County Board of County Commissioners will conduct a public hearing on February 26, 2019, at 2 p.m., or as soon thereafter as possible, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding a request by:

Applicant: Kerina Village LLC, Daryl M. Carter Trust, and the School Board of Orange County Florida
Consideration: Resolution granting Petition to Vacate # 15-12-026, vacating a portion of a 60 foot and 30 foot wide non maintained, partially improved Orange County right-of-way known as Fenton Street, containing approximately 3.17 acres, a 130 foot wide unopened and unimproved right-of-way known as Fenton Street (Segment B), containing approximately 9.12 acres, a portion of a 60 foot wide unopened and unimproved right-of-way known as Smith Bennett Road connector, containing approximately 0.55 acres and a 60 foot wide, unopened and unimproved right-of-way known as Granby Street, containing approximately 1.66 acres. The total area petitioned to be vacated is 14.50 acres.
Location: District 1; One parcel address is 11011 S. Apopka Vineland Road and the others are unaddressed; S10, 14 and 15/24/R28; Orange County, Florida (legal property description on file)

You may obtain a copy of the legal property description by calling the Comptroller Clerk of the Board of County Commissioners, 407-836-7300; or pick one up at 201 South Rosalind Avenue, Fourth Floor; Orlando, Florida.

This petition to vacate is complete and has been reviewed and investigated by appropriate County staff. The County Mayor, acting on behalf of the Board of County Commissioners pursuant to Resolution No. 91-M-62, has considered

this petition and finds it acceptable for consideration at a public hearing.

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY DEVELOPMENT ENGINEERING DIVISION, JULIE ALBER, 407-836-7928, Email: Julie.alber@ocfl.net

PARA MÁS INFORMACIÓN ACERCA DE ESTA VISTA PÚBLICA, FAVOR DE COMUNICARSE CON LA DIVISION DE INGENIERIA DE DESARROLLOS (DEVELOPMENT ENGINEERING DIVISION) AL NUMERO 407-836-7921.

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing for assistance. Si usted requiere ayuda especial bajo la ley de Americanos con Incapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller
As-Clerk of the Board of
County Commissioners
Orange County, Florida

ORCA11578

2/23/2019

Orlando Business Journal

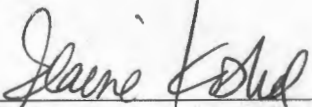
Published Weekly
Orlando, Orange County, Florida

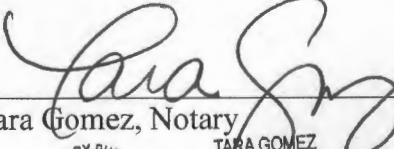
STATE OF FLORIDA
COUNTIES OF ORANGE, SEMINOLE, OSCEOLA, LAKE,
VOLUSIA & BREVARD

Before the undersigned authority personally appeared Elaine Koshel, who states that she is Classified Manager of Orlando Business Journal, a weekly newspaper published at Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida; that the attached copy of advertisement, being a Notice of Adoption in the matter of Petition to Vacate # 15-12-026, was published in said newspaper in the issue of March 15, 2019.

Affiant further says that the said Orlando Business Journal is a newspaper published in Orlando in Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida, and that the said newspaper has heretofore been continuously published in said Orange, Seminole, Osceola, Lake, Volusia and Brevard Counties, Florida each week and has been entered as second-class mail matter at the post office in Orlando, in said Orange County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 15th day of March, 2019 by Elaine Koshel who is personally known to me.


Elaine Koshel, Classified Manager


Tara Gomez, Notary
TARA GOMEZ
MY COMMISSION # GG 080412
EXPIRES: March 7, 2021
Bonded Thru Budget Notary Services



NOTICE OF ADOPTION

PETITION TO VACATE # 15-12-026
WHEREAS, pursuant to procedures adopted by the Board of County Commissioners, a petition was filed with the Board to vacate that certain portion of a 60 foot and 30 foot wide non maintained, partially improved Orange County right-of-way known as Fenton Street, containing approximately 3.17 acres, a 130 foot wide unopened and unimproved right-of-way known as Fenton Street (Segment B), containing approximately 9.12 acres, a portion of a 60 foot wide unopened and unimproved right-of-way known as Smith Bennett Road connector, containing approximately 0.55 acres and a 60 foot wide, unopened and unimproved right-of-way known as Granby Street, containing approximately 1.66 acres. The total area petitioned to be vacated is 14.50 acres in Orange

County, Florida (the legal property description is on file in the office of the Comptroller Clerk of the Board of County Commissioners).

WHEREAS, notice of a public hearing before the Board of County Commissioners on February 26, 2019, was published in the Orlando Sentinel, a newspaper of general circulation in Orange County, Florida, one time at least two weeks prior to the date for the hearing; and

WHEREAS, the Board finds that the vacating of that certain portion of a 60 foot and 30 foot wide non maintained, partially improved Orange County right-of-way known as Fenton Street, containing approximately 3.17 acres, a 130 foot wide unopened and unimproved right-of-way known as Fenton Street (Segment B), containing approximately 9.12 acres, a portion of a 60 foot wide unopened and unimproved right-of-way known as Smith Bennett Road connector, containing approximately 0.55 acres and a 60 foot wide, unopened and unimproved right-of-way known as Granby Street, containing approximately 1.66 acres. The total area petitioned to be vacated is 14.50 acres will not operate to the detriment of Orange County or the public.

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY: The county road, right-of-way, easement, or park described above is vacated as of this date and Orange County renounces any rights in it.

RESOLVED THIS 26TH DAY OF FEBRUARY 2019.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida
March 15, 2019



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

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 *TB 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 Deeds, Slope Easement, Transit, Pedestrian and Utility Easement, Pedestrian and Landscape Easement, and Temporary Construction Easements from M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as "Carter-Orange 105 Sand Lake Land Trust" 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 Deeds (2)
Cost: Donation
Total size: 3.984 acres

Slope Easement
Cost: Donation
Total size: 30,819 square feet

Transit, Pedestrian and Utility Easement

Cost: Donation

Total size: 23,078 square feet

Pedestrian and Landscape Easement

Cost: Donation

Total size: 10,935 square feet

Temporary Construction Easements (2)

Cost: Donation

Total size: 6,532 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.

Grantor 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](#).

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

Emily Brown
Maury L. Carter & Associates, Inc.
3333 South Orange Avenue, Suite 200
Orlando, Florida 32806
Telephone: (407) 422-3144

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Parcel ID No.: 14-24-28-1242-66-001

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-4.014913).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 12th day of October, 2018, by **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the Subject Property (*defined below*), whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806 (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:

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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 (RIFCC)

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:

Witness 1 sign:

Sarah W. Kurtz

Witness 1 print name:

Sarah W. Kurtz

Witness 2 sign:

Joan M Fisher

Witness 2 print name:

Joan M Fisher

**M.L. CARTER SERVICES, INC., Trustee
under a Florida land trust known and
designated as CARTER-ORANGE 105
SAND LAKE LAND TRUST**

created pursuant to Section 689.071, Florida Statutes,
and existing under and by virtue of an
unrecorded trust agreement dated effective as
of April 10, 2008

By:

Daryl M. Carter, President of M.L. Carter
Services, Inc., Trustee

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of October, 2018, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST" created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust. He is personally known to me ~~or has produced~~ as ~~identification.~~

(NOTARY SEAL)



JOAN M. FISHER
Commission # GG 113991
Expires July 16, 2021
Bonded Thru Budget Notary Services

Joan M Fisher
Notary Public Signature

Joan M Fisher
Typed or Printed Notary Name
Notary Public – State of _____
Commission No. _____
My Commission Expires: _____

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "A"

to Special Warranty Deed

Legal Description

(Parcels 105B and 105C)

[See attached Sketch and Legal Descriptions]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105B
ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 105B

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


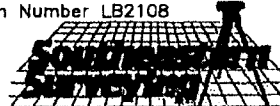
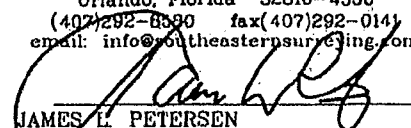
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 766.00 feet and a chord bearing of South 11°58'21" East; run Southerly along the arc of said curve, through a central angle of 19°01'38", a distance of 254.38 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence South 51°21'11" East, a distance of 58.05 feet to a point on the South line of the Southwest quarter of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 203.99 feet along said South line to a point on a non-tangent curve concave Easterly, having a radius of 737.75 feet and a chord bearing of North 42°29'16" West; thence run Northerly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point; thence North 25°25'27" West, a distance of 55.52 feet to a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 27°21'46" West; thence run Northerly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 656.84 feet along said West line to the POINT OF BEGINNING.

Containing 1.908 acres, more or less.

SURVEYORS REPORT

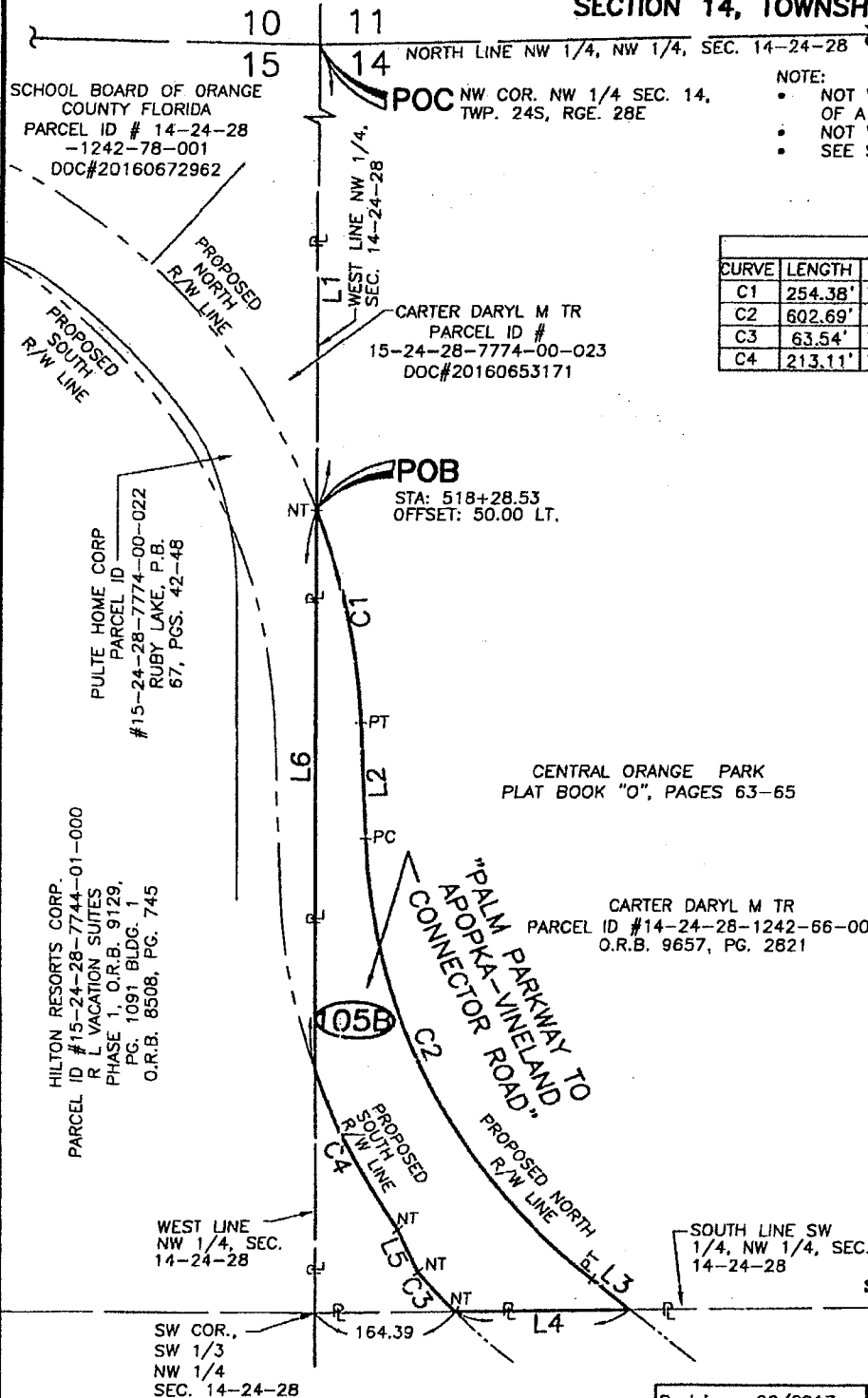
1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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: 06/2017	Address Comments
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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG		Certification Number LB2108  51599084 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8390 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 200'	
	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 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105B

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

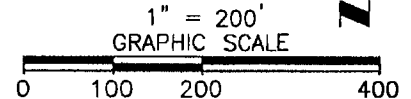


NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	254.38'	766.00'	19°01'38"	S11°58'21"E	253.21'	
C2	602.69'	706.25'	48°53'39"	S26°54'22"E	584.57'	
C3	63.54'	737.75'	04°56'05"	N42°29'16"W	63.52'	
C4	213.11'	725.75'	16°49'27"	N27°21'46"W	212.34'	

LINE TABLE		
LINE	LENGTH	BEARING
L1	1706.80'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	58.05'	S51°21'11"E
L4	203.99'	S89°27'15"W
L5	55.52'	N25°25'27"W
L6	656.84'	N00°00'35"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
- ID = IDENTIFICATION
- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- COR. = CORNER



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

Drawing No: 51599084
 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: 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

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105C
 ESTATE: Fee Simple
 PURPOSE: Road Right of Way

PARCEL 105C

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



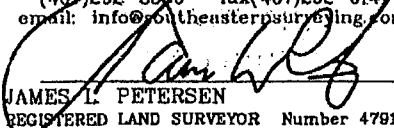
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2650.80 feet along the West line of said Northwest quarter to the Southwest quarter corner of said Northwest quarter of Section 14; thence North 89°27'15" East, a distance of 607.73 feet along the South line of said Northwest quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a line parallel with and 18.00 feet, when measured perpendicular to, the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5433, Page 819, Public Records of Orange County, Florida; thence departing said South line, North 38°37'33" East, a distance of 386.47 feet along said parallel line; thence leaving said parallel line North 52°00'37" East, a distance of 77.76 feet to a point on the aforesaid existing Westerly right of way line; thence South 38°37'33" West, a distance of 447.45 feet along said existing Westerly right of way line to aforesaid South line of the Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 23.22 feet along said South line to the POINT OF BEGINNING

Containing 7,506 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG--Parcel Owners
Revision: 12/2014	Orange County comments CBvG

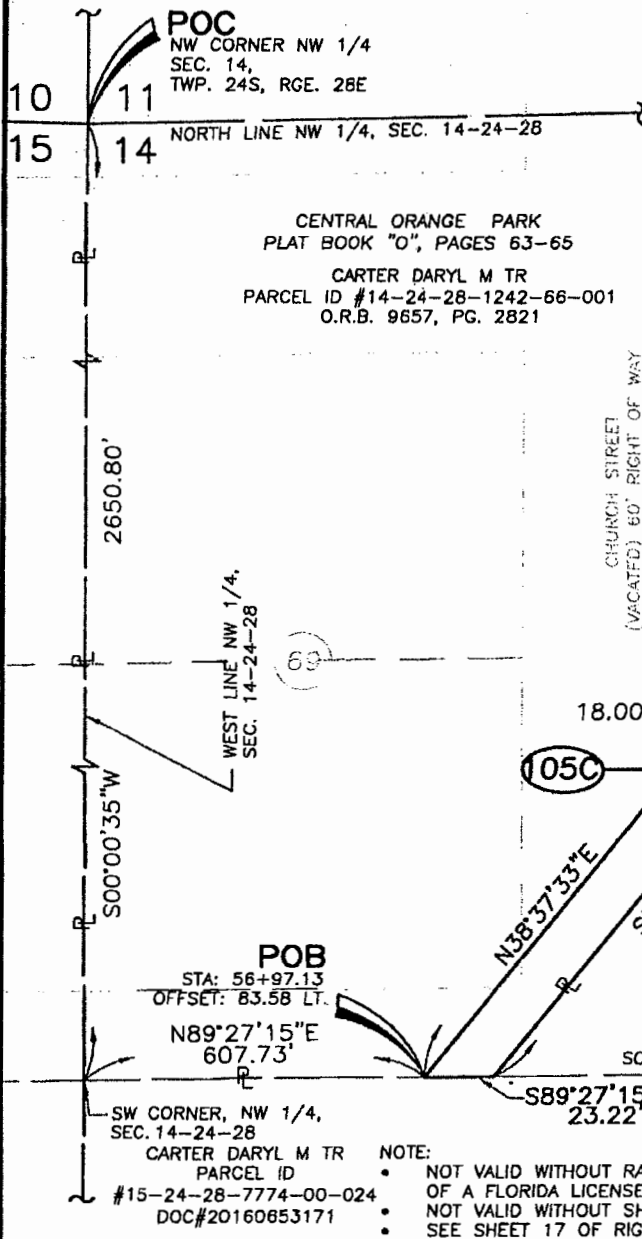
DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: <div style="text-align: center; font-weight: bold;">June 23, 2014 CBvG</div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Job Number: 51599</td> <td style="width: 50%;">Scale: 1" = 60'</td> </tr> </table> <div style="text-align: center; font-weight: bold;"> Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. </div> <div style="text-align: center; font-weight: bold;"> SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH </div>	Job Number: 51599	Scale: 1" = 60'	Certification Number LB2108 51599103  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8590 fax (407) 292-0141 email: info@seasurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
Job Number: 51599	Scale: 1" = 60'			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105C

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

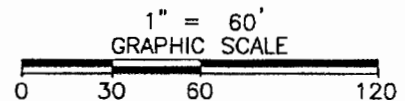
LEGEND

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
 LT. = LEFT
 DOC = DOCUMENT
 ID = IDENTIFICATION



REDGATE AVENUE
 (VACATED) 60' RIGHT OF WAY

PALM PARKWAY
 130.00' RIGHT OF WAY
 O.R.B. 5433, PAGES 819-826



GRAYDON AVENUE
 (VACATED)
 30' RIGHT OF WAY



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: 51599103
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 02/15-4/17

Orange County comments CBvG-Parcel Owners

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBvG

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1
 - SEE SHEET 17 OF RIGHT OF WAY MAPS.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

FEB 27 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.: 14-24-28-1242-66-001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 18th day of December, 2018, by **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the Subject Property (*defined below*), whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806 (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.

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:

Witness 1 sign: _____

Witness 1 print name: Joan M Fisher

Witness 2 sign: _____

Witness 2 print name: Emily Brown

Grantor:

**M.L. CARTER SERVICES, INC., Trustee
under a Florida land trust known and
designated as CARTER-ORANGE 105
SAND LAKE LAND TRUST** created
pursuant to Section 689.071, Florida Statutes,
and existing under and by virtue of an
unrecorded trust agreement dated effective as
of April 10, 2008

By _____

Daryl M. Carter, President of M.L. Carter
Services, Inc., Trustee

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST" created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Joan M Fisher
Notary Public Signature

Joan M Fisher
Typed or Printed Notary Name
Notary Public – State of FLORIDA
Commission No. _____
My Commission Expires: _____



JOAN M. FISHER
Commission # GG 113999
Expires July 16, 2021
Bonded Thru Budget Notary Services

PROJECT: PALM PARKWAY CONNECTOR

Exhibit "A"

to Special Warranty Deed

Legal Description
(Parcel 105A)

[See attached Sketch and Legal Descriptions]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105A
ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 105A

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 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 88°55'03" East, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence departing said North line, South 00°10'40" West, a distance of 1237.08 feet along the West line of said Northeast quarter of the Northeast quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Northerly, having a radius of 666.00 feet and a chord bearing of South 87°28'11" East; thence departing said West line from a tangent bearing of South 85°40'33" East, run Easterly along the arc of said curve, through a central angle of 03°35'16", a distance of 41.70 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to the point of curvature of a curve concave Southerly, having a radius of 766.00 feet; thence Easterly along the arc of said curve through a central angle of 28°52'03", a distance of 385.94 feet to a point on the South line of the aforesaid Northeast quarter of the Northeast quarter; thence along said South line North 89°18'29" West, a distance of 986.92 feet to the Southwest corner of said Northeast quarter of the Northeast quarter; thence along the aforesaid West line of the Northeast quarter of the Northeast quarter North 00°10'40" East, a distance of 97.26 feet to the POINT OF BEGINNING.



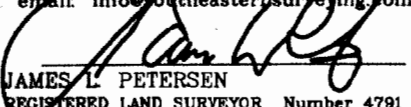
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 1.904 acres, 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(385), 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: 06/17-5/18	Address Comments-Revised description S.S.
Revision: 8/16-4/17	Revised Sketch REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG		Certification Number LB2108 51599058  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8000 fax (407) 292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 200'	
	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 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105A

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

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

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

SEGMENT "B"
O.R.B. 5433,
PGS. 819-826

1" = 200'
GRAPHIC SCALE

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
TB = TANGENT BEARING
STA = STATION
LT. = LEFT
DOC = DOCUMENT
COR. = CORNER

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	1317.59'	S88°55'03"E
L2	1237.08'	S00°10'40"W
L3	97.26'	N00°10'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	41.70'	666.00'	03°35'16"	S87°28'11"E	41.70'
C2	385.94'	766.00'	28°52'03"	N74°49'46"W	381.87'

PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD

POB
STA: 503+60.34
OFFSET: 50.00 LT.

TB=S85°40'33"E

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

MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

PULTE HOME CORP
PARCEL ID #15-24-28-7774-00-022
RUBY LAKE, P.B. 67, PGS. 42-48
SW COR.,
NE 1/4, NE 1/4
SEC. 15-24-28

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

THIS IS NOT A SURVEY.

Drawing No: 51599058
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1
 - SEE SHEETS 10-12 OF RIGHT OF WAY MAPS.

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

Revision: 06/2017

Address Comments

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

Emily Brown
Maury L. Carter & Associates, Inc.
3333 South Orange Avenue, Suite 200
Orlando, Florida 32806
Telephone: (407) 422-3144

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Portion of Parcel ID Nos.: 14-24-28-1242-66-001,
15-24-28-774-00-023, and 15-24-28-7774-00-024

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-4.014913).

SLOPE EASEMENT

(Parcels 805E, 805N, 805P, and 103, 150B, 105C, 106)

THIS SLOPE EASEMENT AGREEMENT (this "**Agreement**") is made and entered this 12th day of December, 2018, by and between **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST** created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the Easement Area (*defined below*), whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806 ("**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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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]

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"

**M.L. CARTER SERVICES, INC., Trustee
under a Florida land trust known and
designated as CARTER-ORANGE 105
SAND LAKE LAND TRUST** created
pursuant to Section 689.071, Florida Statutes,
and existing under and by virtue of an
unrecorded trust agreement dated effective as
of April 10, 2008

Witness 1 sign:

Joan M. Fisher

Witness 1 print name:

Joan M. Fisher

Witness 2 sign:

Emily Brown

Witness 2 print name:

Emily Brown

By:

Daryl M. Carter
Daryl M. Carter, President of M.L. Carter
Services, Inc., Trustee

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

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 1st day of February, 2019, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST" created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



JOAN M. FISHER
Commission # GG 113991
Expires July 16, 2021
Bonded Thru Budget Notary Service®

Joan M. Fisher
Notary Public Signature
Joan M. Fisher

Typed or Printed Notary Name

Notary Public - State of FLORIDA

Commission No. GG113991

My Commission Expires: 07/16/2021

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "A"

to Slope Easement

Legal Description of Easement Area
(*Parcels 805E, 805N, and 805P*)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805E

ESTATE: Perpetual Easement
PURPOSE: 20' Slope Easement

PARCEL 805E

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "0", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


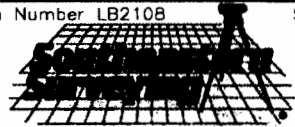
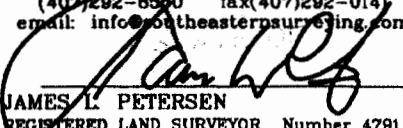
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1656.09 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 786.00 feet and a chord bearing of South 13°41'36" East; thence run Southerly along the arc of said curve, through a central angle of 22°28'07", a distance of 308.23 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 686.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 585.62 feet to the point of tangency; thence South 51°21'11" East, a distance of 82.58 feet to a point on the South line of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 31.65 feet along said South line; thence leaving said South line North 51°21'11" West, a distance of 58.05 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence Northerly along the arc of said curve, through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence North 02°27'32" West, a distance of 135.37 feet to the point of curvature of a curve concave Westerly, having a radius of 766.00 feet; thence Northerly along the arc of said curve through a central angle of 19°01'38", a distance of 254.38 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 50.71 feet along said West line to the POINT OF BEGINNING.

Containing 21,634 square feet more or less.

SURVEYORS REPORT

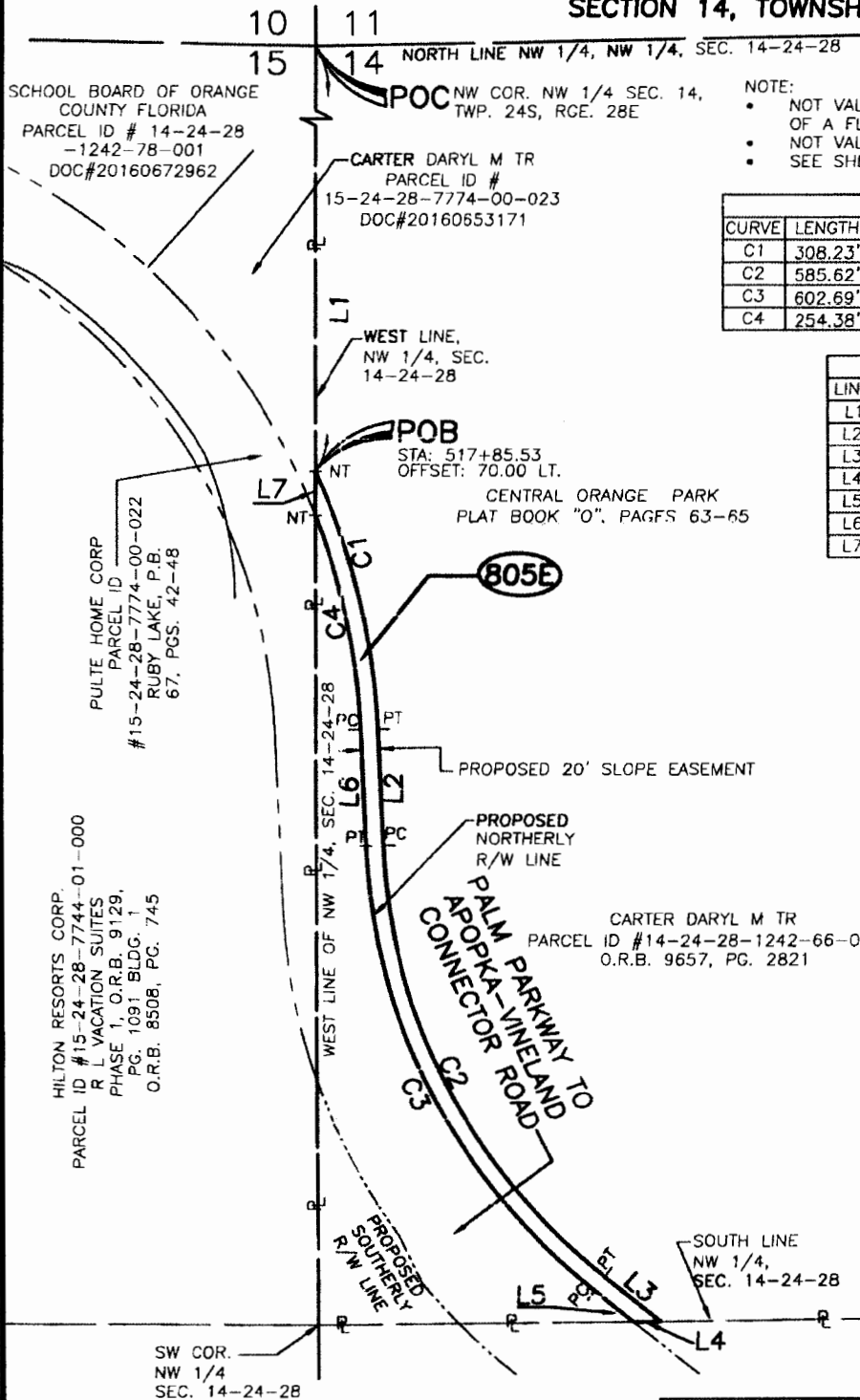
- Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the 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: 06/2017	Address Comments
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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599086  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4360 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
	Job Number: 51599		Scale: 1" = 200'
	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 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805E

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

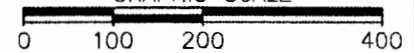


- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1
 - SEE SHEETS 13-16 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	308.23'	786.00'	22°28'07"	S13°41'36"E	306.26'
C2	585.62'	686.25'	48°53'39"	S26°54'22"E	568.01'
C3	602.69'	706.25'	48°53'39"	N26°54'22"W	584.57'
C4	254.38'	766.00'	19°01'38"	N11°58'21"W	253.21'

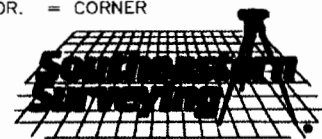
LINE TABLE		
LINE	LENGTH	BEARING
L1	1656.09'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	82.58'	S51°21'11"E
L4	31.65'	S89°27'15"W
L5	58.05'	N51°21'11"W
L6	135.37'	N02°27'32"W
L7	50.71'	N00°00'35"E

1" = 200'
GRAPHIC SCALE



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
P.B. = PLAT BOOK
LB = LICENSED BUSINESS
ID = IDENTIFICATION
STA = STATION
LT. = LEFT
DOC = DOCUMENT
COR. = CORNER



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: 51599086
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: 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

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805N
ESTATE: Perpetual Easement
PURPOSE: 20' Slope Easement

PARCEL 805N

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


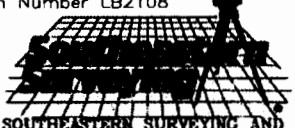
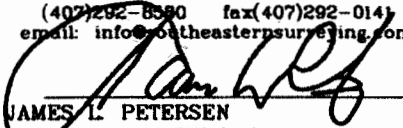
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 368.38 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 31.65 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 126.92 feet; thence South 83°37'36" West, a distance of 28.27 feet; thence North 51°21'11" West, a distance of 131.46 feet to the POINT OF BEGINNING.

Containing 2,584 square feet more or less.

SURVEYORS REPORT

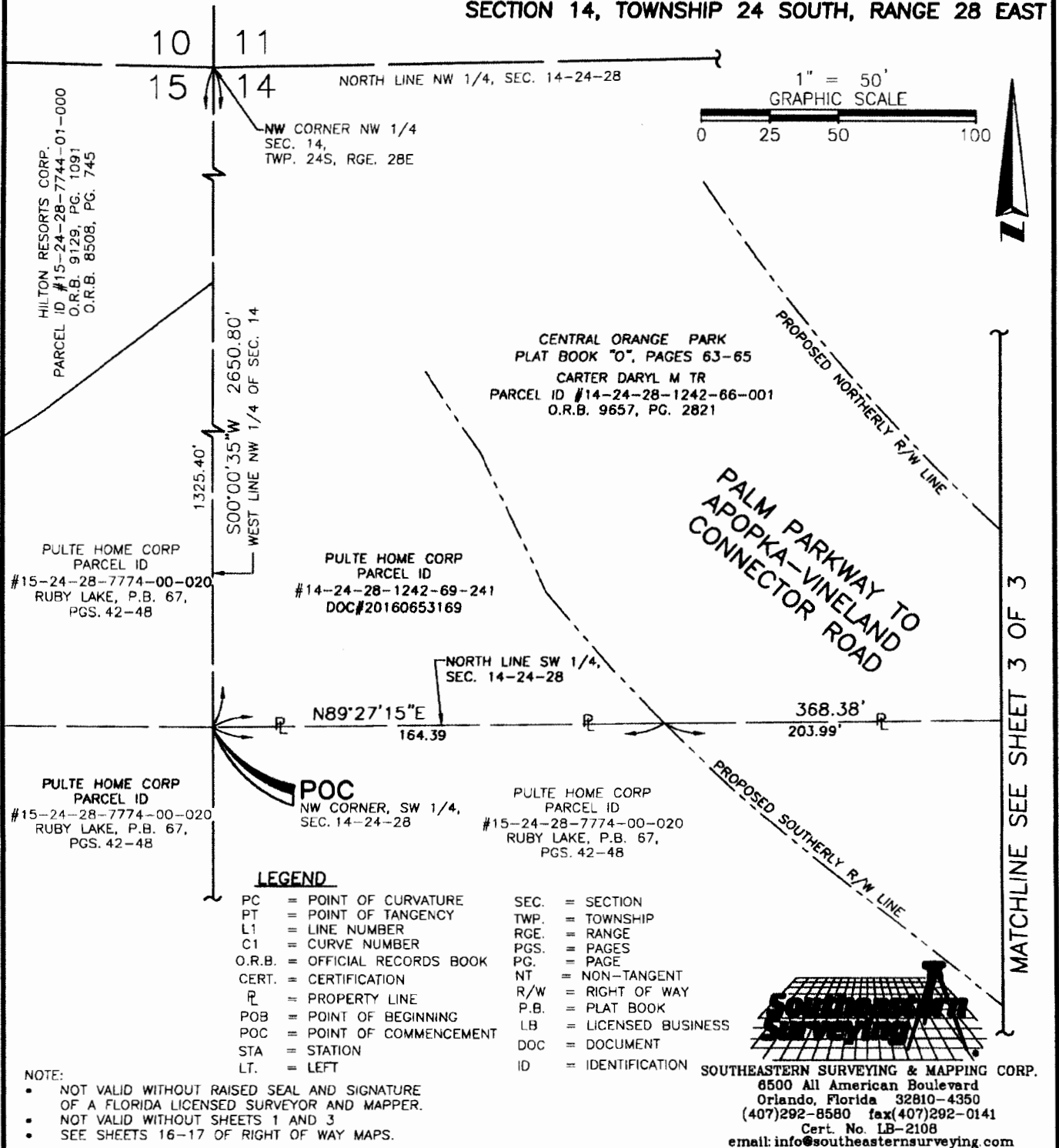
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 & 3

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599097	
	Job Number: 51599	Scale: 1" = 50'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax (407)292-0141 email: info@seasurveysurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	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 3 SEE SHEET 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805N

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



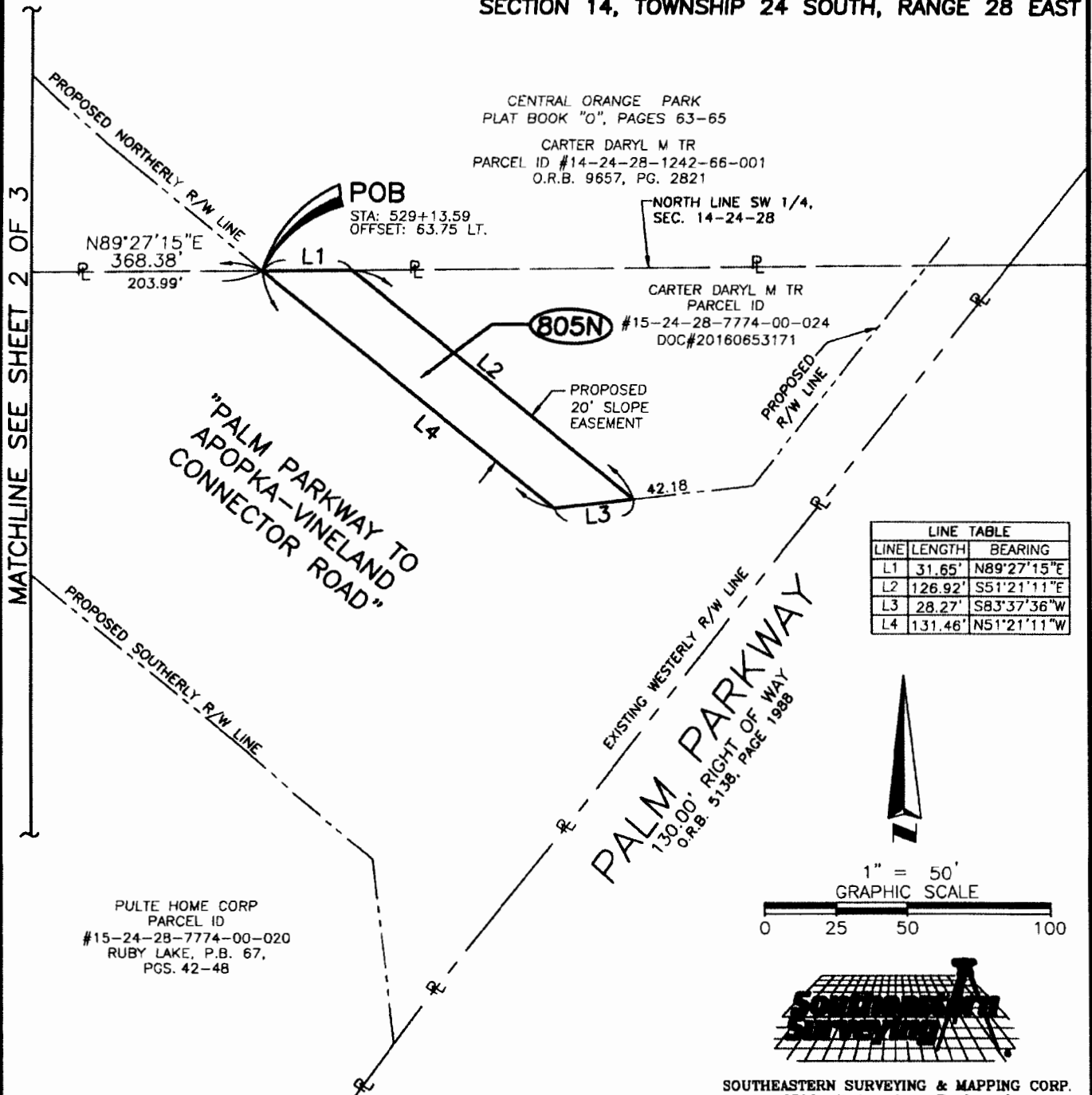
Drawing No: 51599097
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805N

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 2
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

Drawing No: 51599097

Job No: 51599

Date: June 23, 2014 CBvG

SHEET 3 OF 3

See Sheet 1 for Description

THIS IS NOT A SURVEY.

SOUTHEASTERN SURVEYING & MAPPING CORP.
8500 All American Boulevard
Orlando, Florida 32810-4360
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805P
ESTATE: Perpetual Easement
PURPOSE: 20' Slope Easement

PARCEL 805P

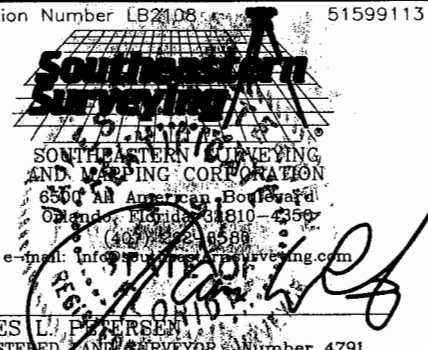
A portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1656.09 feet along the East line of said Northeast quarter of Section 15 to the POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 50.71 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet, a central angle of 26°09'07" and a chord bearing of North 34°33'43" West; thence departing said East line from a tangent bearing North 21°29'10" West, Northwesterly 349.63 feet along the arc of said curve to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence North 42°21'42" East, a distance of 20.00 feet along said Easterly line to a point on a non-tangent curve concave Southwesterly, having a radius of 786.00 feet, a central angle of 22°42'38" and a chord bearing of South 36°16'58" East; thence departing said Easterly line from a tangent bearing South 47°38'17" East, Southeasterly 311.55 feet along the arc of said curve to the POINT OF BEGINNING.

Containing 6601 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
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.

Sketch & Description	Date: 04/14/2017 S.S.		Certification Number LB2108 51599113
	Job Number: 51599	Scale: 1" = 200'	 <p>Southeastern Surveying & Mapping Corporation SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 222-8588 e-mail: info@se-surveying.com</p> <p>JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</p>
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED:		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805P

POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE NORTHEAST 1/4,
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

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

PROPOSED NORTHERLY
RIGHT OF WAY LINE

20' PEDESTRIAN/
LANDSCAPE EASEMENT

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

EAST LINE, NE 1/4,
SECTION 15-24-28
S00°00'35"W
1656.09'

EASTERLY LINE OF
LANDS DESCRIBED IN
DOC#20160672962

SOUTHEAST CORNER
NE 1/4, NE 1/4,
SECTION 15-24-28

CARTER DARYL M TR
PARCEL ID #
15-24-28-7774-00-023
DOC#20160653171

TRANSIT/PEDESTRIAN
UTILITY EASEMENT

PULTE HOME CORP
PARCEL ID
#15-24-28-7774-00-022
RUBY LAKE, PLAT BOOK
67, PAGES 42-48

PROPOSED SOUTHERLY
RIGHT OF WAY LINE

EASTERLY LINE
OFFICIAL RECORD BOOK
8508, PAGE 745

20' SLOPE
EASEMENT

HILTON RESORTS CORP.
PARCEL ID #15-24-28-7744-01-000
R L VACATION SUITES
PHASE 1, OFFICIAL RECORD BOOK 9129,
PAGE 1091 BUILDING 1
OFFICIAL RECORD BOOK 8508, PAGE 745

LEGEND

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- PL = PROPERTY LINE
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- DOC = DOCUMENT

NOTE:
SEE SHEETS 12 & 13 OF PALM PARKWAY TO
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599113
Job No. 51599
Date: 04/14/2017
SHEET 2 OF 2
See Sheet 1 for Description

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	349.63'	766.00'	26°09'07"	N34°33'43"W	346.61'
C2	311.55'	786.00'	22°42'38"	S36°16'58"E	309.51'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'35"W	50.71'
L2	N42°21'42"E	20.00'

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR
PARCEL ID
#14-24-28-1242-66-001
OFFICIAL RECORD BOOK 9657, PAGE 2821

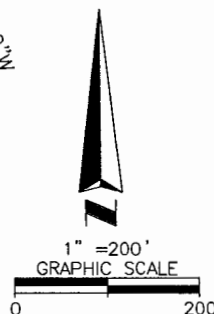
POINT OF BEGINNING

STATION=517+85.53
OFFSET=70.00 LEFT

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR
PARCEL ID
#14-24-28-1242-66-001
OFFICIAL RECORD BOOK 9657, PAGE 2821

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD



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

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "B"

to Slope Easement

Legal Description of Benefited Property
(Parcels 103, 105B, 105C and 106)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103
ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 103

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


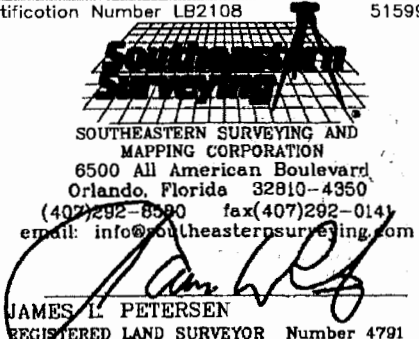
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet 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, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 68°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

SURVEYORS REPORT

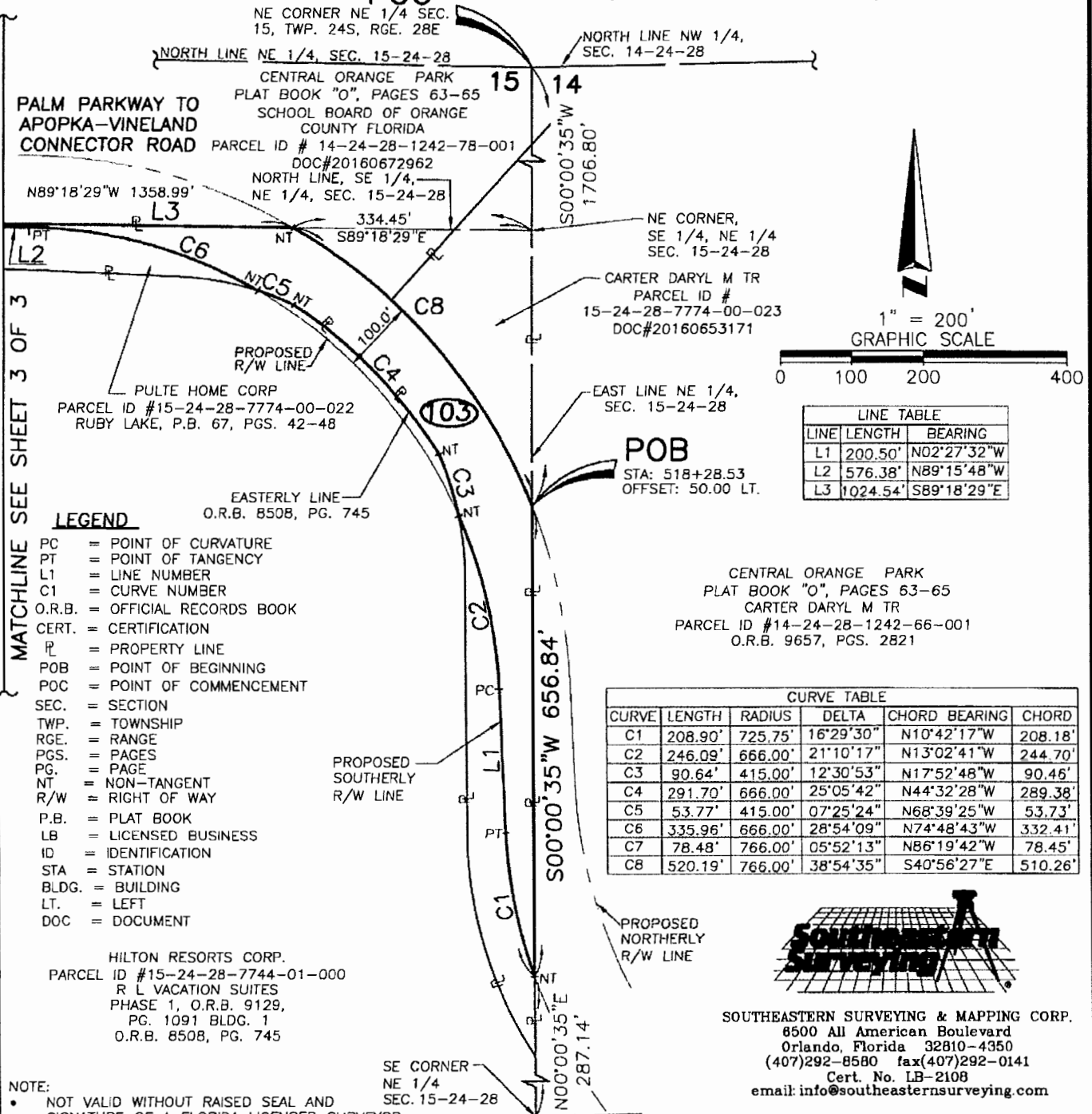
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 2-3

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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599062	
	Job Number: 51599	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8390 fax (407)292-0141 email: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
	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 3 SEE SHEETS 2-3 FOR SKETCH		

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

POC SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



MATCHLINE SEE SHEET 3 OF 3

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
- BLDG. = BUILDING
- LT. = LEFT
- DOC = DOCUMENT

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

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-2 of 3
- SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

LINE TABLE

LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

CURVE TABLE

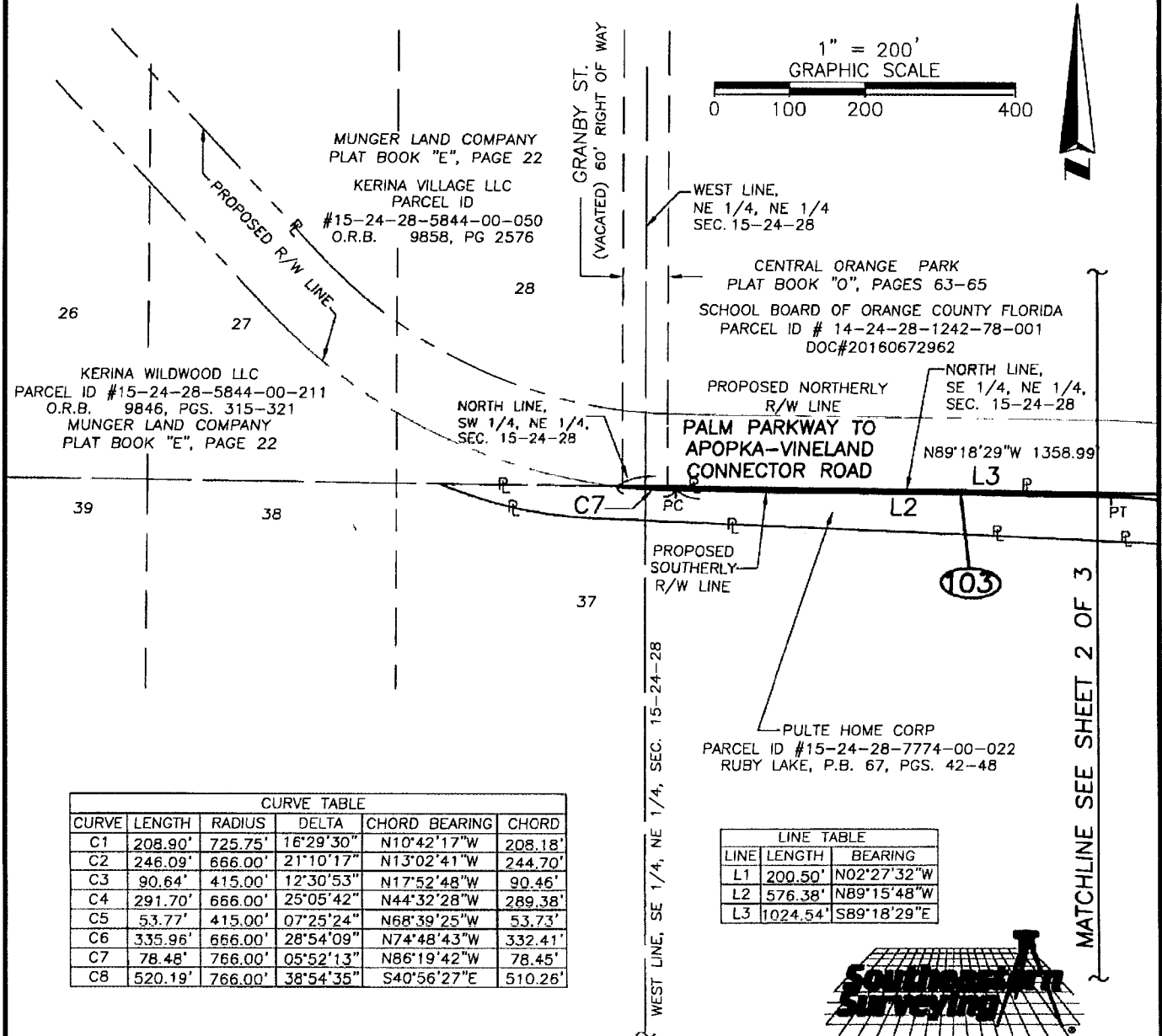
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

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

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.46'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

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 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8560 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 Sketch 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 105B

ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 105B

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


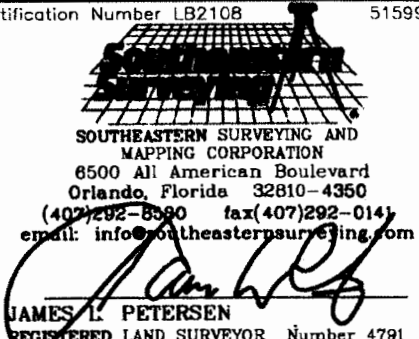
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 766.00 feet and a chord bearing of South 11°58'21" East; run Southerly along the arc of said curve, through a central angle of 19°01'38", a distance of 254.38 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence South 51°21'11" East, a distance of 58.05 feet to a point on the South line of the Southwest quarter of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 203.99 feet along said South line to a point on a non-tangent curve concave Easterly, having a radius of 737.75 feet and a chord bearing of North 42°29'16" West; thence run Northerly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point; thence North 25°25'27" West, a distance of 55.52 feet to a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 27°21'46" West; thence run Northerly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 656.84 feet along said West line to the POINT OF BEGINNING.

Containing 1.908 acres, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
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

DESCRIPTION	Date: June 23, 2014 CBvG		Certification Number LB2108 51599084
	Job Number: 51599	Scale: 1" = 200'	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8380 fax (407)292-0141 email: info@seasurveysurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105B

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

POC NW COR. NW 1/4 SEC. 14,
TWP. 24S, RGE. 28E

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1
 - SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	254.38'	766.00'	19°01'38"	S11°58'21"E	253.21'
C2	602.69'	706.25'	48°53'39"	S26°54'22"E	584.57'
C3	63.54'	737.75'	04°56'05"	N42°29'16"W	63.52'
C4	213.11'	725.75'	16°49'27"	N27°21'46"W	212.34'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1706.80'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	58.05'	S51°21'11"E
L4	203.99'	S89°27'15"W
L5	55.52'	N25°25'27"W
L6	656.84'	N00°00'35"E

1" = 200'
GRAPHIC SCALE

0 100 200 400

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
P.B. = PLAT BOOK
LB = LICENSED BUSINESS
ID = IDENTIFICATION
STA = STATION
LT. = LEFT
DOC = DOCUMENT
COR. = CORNER



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: 06/2017	Address Comments
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

Drawing No: 51599084
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105C

ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 105C

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



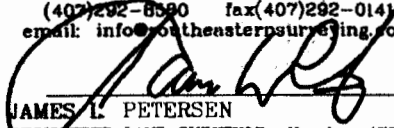
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2650.80 feet along the West line of said Northwest quarter to the Southwest quarter corner of said Northwest quarter of Section 14; thence North 89°27'15" East, a distance of 607.73 feet along the South line of said Northwest quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a line parallel with and 18.00 feet, when measured perpendicular to, the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5433, Page 819, Public Records of Orange County, Florida; thence departing said South line, North 38°37'33" East, a distance of 386.47 feet along said parallel line; thence leaving said parallel line North 52°00'37" East, a distance of 77.76 feet to a point on the aforesaid existing Westerly right of way line; thence South 38°37'33" West, a distance of 447.45 feet along said existing Westerly right of way line to aforesaid South line of the Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 23.22 feet along said South line to the POINT OF BEGINNING

Containing 7,506 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

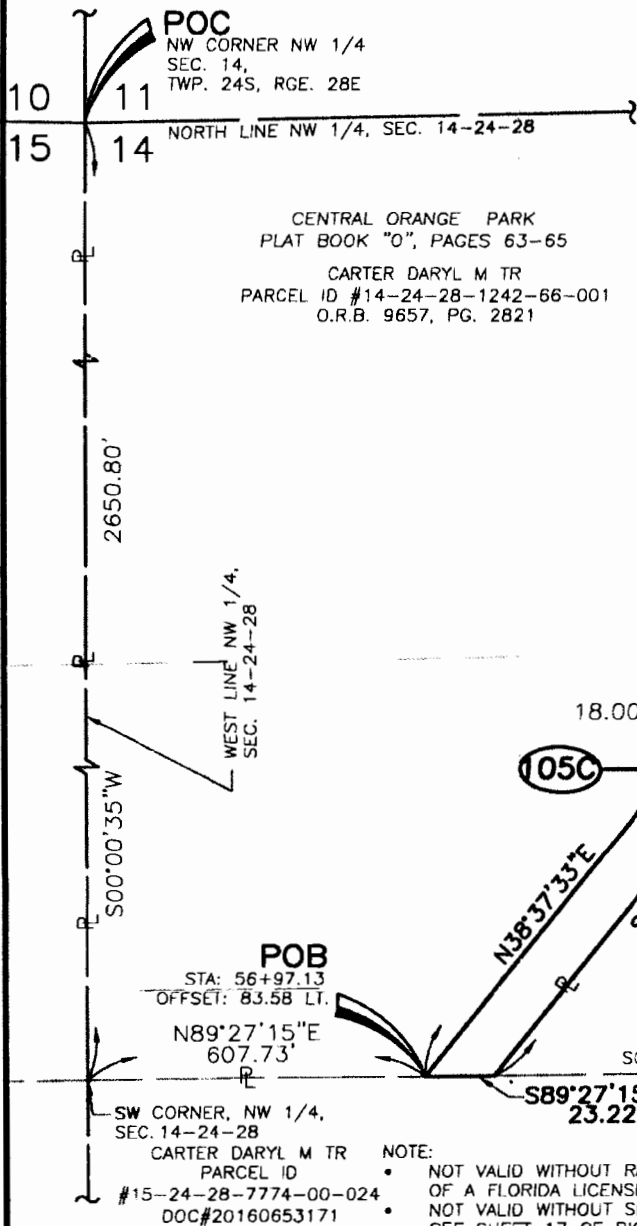
DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG		Certification Number LB2108 51599103  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 60'	
	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 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105C

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
CERT. = CERTIFICATION
P.L. = 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
LT. = LEFT
DOC = DOCUMENT
ID = IDENTIFICATION



NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEET 17 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.
6600 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com

Drawing No: 51599103
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: 02/15-4/17

Orange County comments CBvG-Parcel Owners

Revision: 12/2014

Orange County comments CBvG

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 106

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


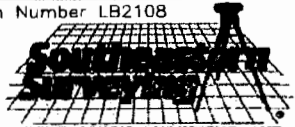
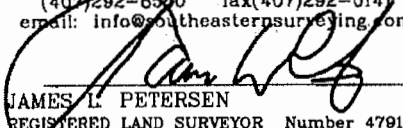
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

SURVEYORS REPORT

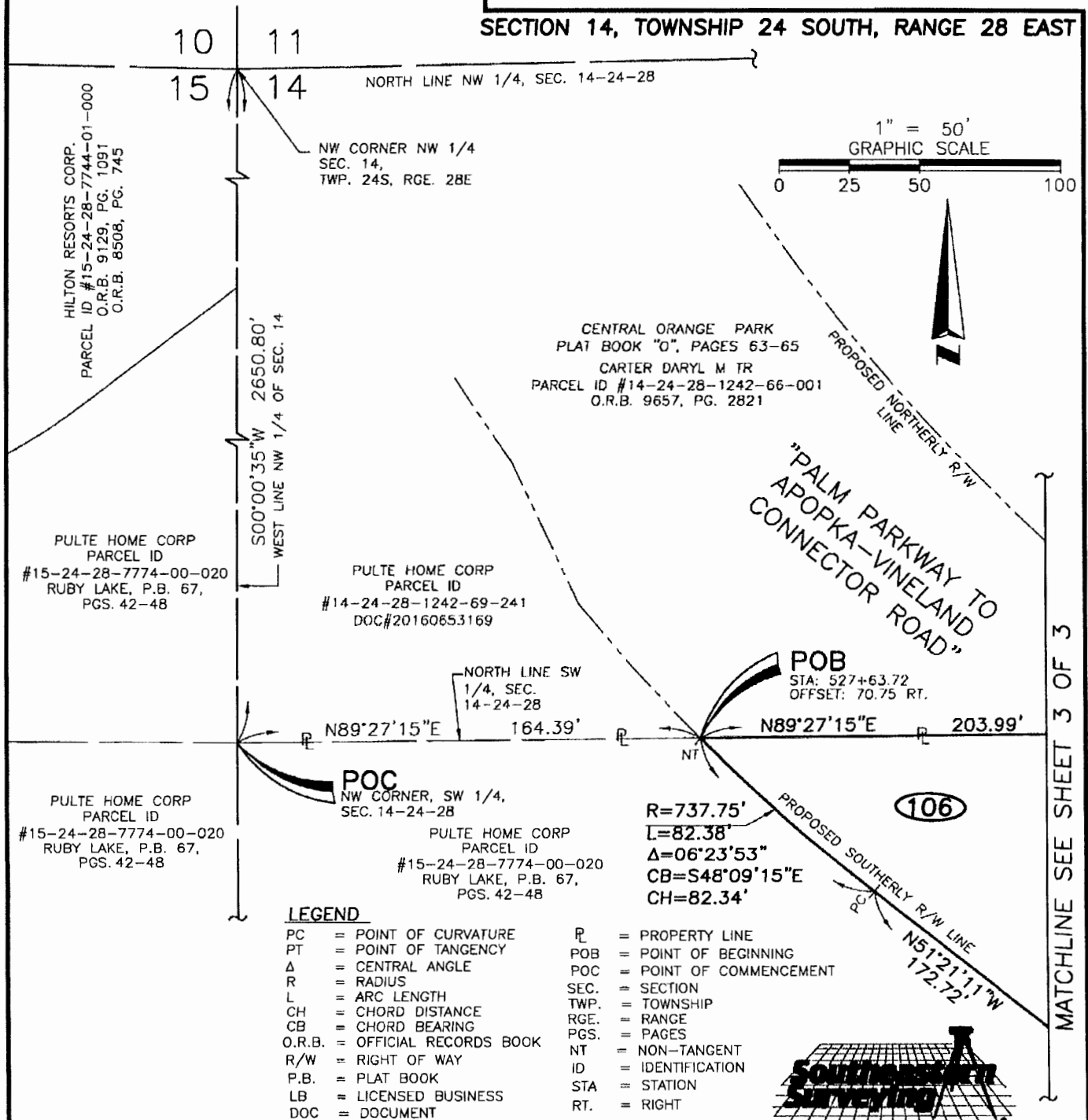
- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR 	Date: June 23, 2014 CBvG		Certification Number LB2108 51599095  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8500 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 50'	
	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 3 SEE SHEETS 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



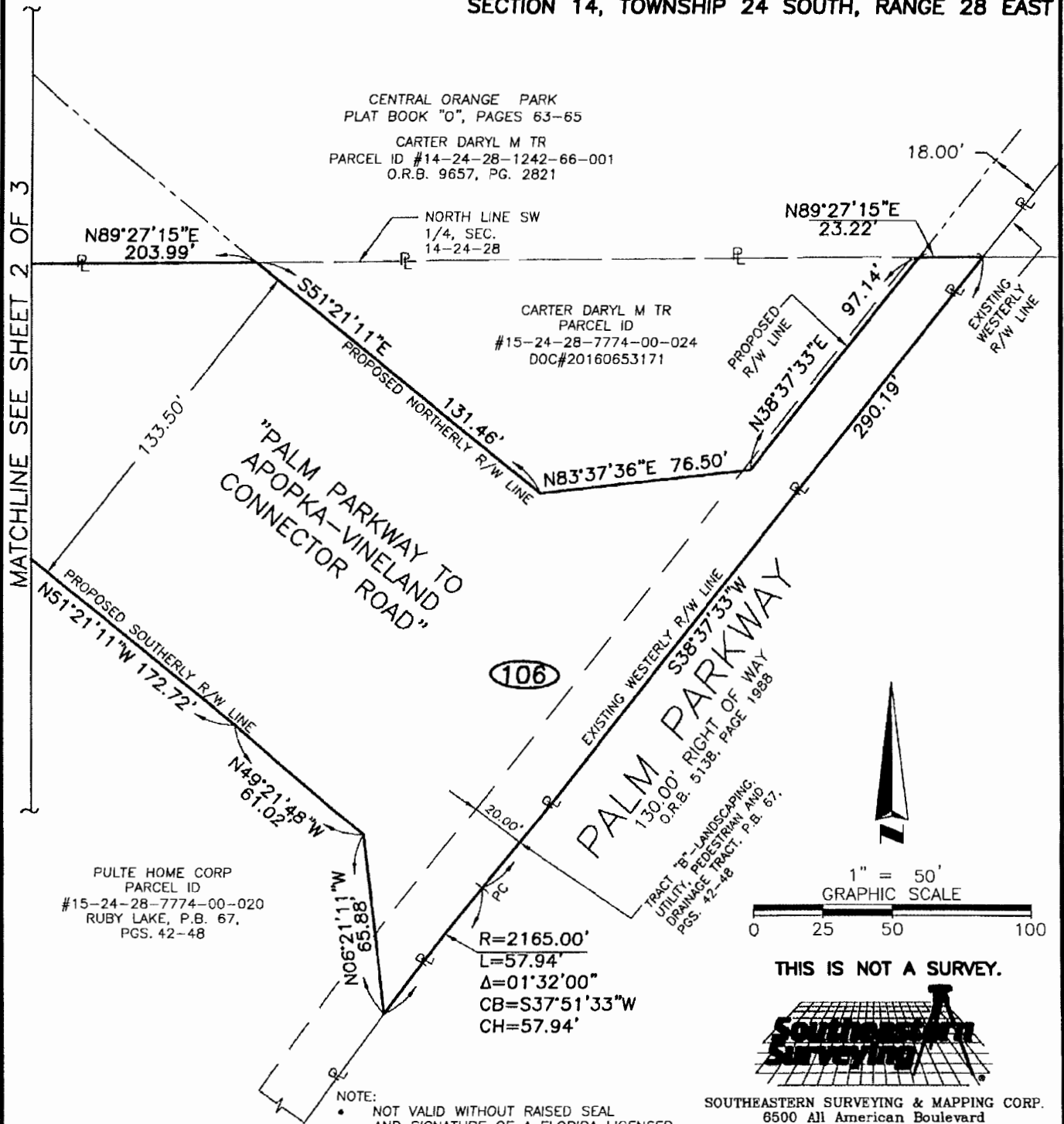
Drawing No: 51599095
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

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: 02/15-4/17	Orange County comments CBvG-Parcel Owners
		Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



Drawing No: 51599095
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

Revision: 06/2017

Address Comments

Revision: 02/15-4/17

Revision: 12/2014

Orange County comments CBvG-Parcel Owners

Orange County comments CBvG

FEB 26 2019

This Instrument was prepared by,
and upon recording please return to:
Emily Brown
Maury L. Carter & Associates, Inc.
3333 South Orange Avenue, Suite 200
Orlando, Florida 32806
Telephone: (407) 422-3144

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)
Portion of Parcel ID Nos.: 14-24-28-1242-66-001,
15-24-28-7774-00-023, and 15-24-28-7774-00-024

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-4.014913).

TRANSIT, PEDESTRIAN AND UTILITY EASEMENT
(Parcels 805D, 805L, and 805O)

THIS INDENTURE, made this 12th day of December, AD, 2018, between **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the real property described on the attached **Schedule "A"**, whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806, **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"

Property Appraiser's Parcel Identification Numbers:
a portion of 14-24-28-1242-66-001, 15-24-28-7774-00-023, and 15-24-28-7774-00-024

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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”

**M.L. CARTER SERVICES, INC., Trustee
under a Florida land trust known and
designated as CARTER-ORANGE 105
SAND LAKE LAND TRUST** created
pursuant to Section 689.071, Florida Statutes,
and existing under and by virtue of an
unrecorded trust agreement dated effective as
of April 10, 2008

Witness 1 sign: Joan M Fisher

Witness 1 print name: Joan M Fisher

Witness 2 sign: Sarah W. Kurtz

Witness 2 print name: Sarah W. Kurtz

By: [Signature]
Daryl M. Carter, President of M.L. Carter
Services, Inc., Trustee

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

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY, that on this 12th day of December, 2018, before me personally appeared Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as “CARTER-ORANGE 105 SAND LAKE LAND TRUST” created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust, to me known to be, ~~or who produced~~ _____ as identification, the Trustee described in and who executed the foregoing conveyance and acknowledged the execution thereof to be their free act and deed as such Trustee 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 land trust. He is personally known to me ~~or produced~~ _____ as ~~identification.~~

(NOTARY SEAL)



JOAN M. FISHER
Commission # GG 113991
Expires July 16, 2021
Bonded Thru Budget Notary Services

Joan M Fisher
Notary Public Signature
Joan M Fisher
Typed or Printed Notary Name
Notary Public – State of FLORIDA
Commission No. _____
My Commission Expires: _____

Schedule "A"

to Transit, Pedestrian and Utility Easement

Legal Description of the Easement Area
(*Parcels 805D, 805L, and 805O*)

[*See attached Sketch and Legal Description*]

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 805D

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 805D

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


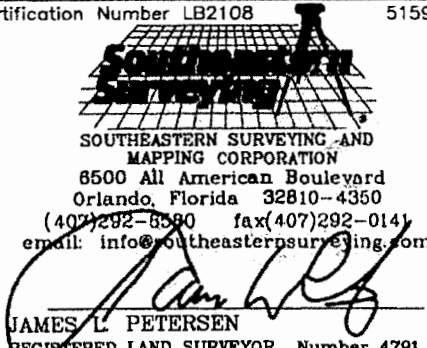
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1668.13 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 781.00 feet and a chord bearing of South 13°17'34" East; thence run Southerly along the arc of said curve, through a central angle of 21°40'04", a distance of 295.35 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 691.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 589.89 feet to the point of tangency; thence South 51°21'11" East, a distance of 76.44 feet to a point on the South line of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 23.74 feet along said South line; thence leaving said South line North 51°21'11" West, a distance of 58.05 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence run Northerly along the arc of said curve, through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence North 02°27'32" West, a distance of 135.37 feet to the point of curvature of a curve concave Westerly, having a radius of 766.00 feet; thence Northerly along the arc of said curve through a central angle of 19°01'38", a distance of 254.38 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 38.67 feet along said West line to the POINT OF BEGINNING.

Containing 16,111 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
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

DESCRIPTION	Date:	June 23, 2014 CBvG		Certification Number LB2108 51599085	
	Job Number:	51599	Scale:		1" = 200'
	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 2 SEE SHEET 2 FOR SKETCH			 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-5580 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 805D

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

10 11
 15 14 NORTH LINE NW 1/4, NW 1/4, SEC. 14-24-28

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

POC NW COR. NW 1/4 SEC. 14,
 TWP. 24S, RGE. 28E

CARTER DARYL M TR
 PARCEL ID #
 15-24-28-7774-00-023
 DOC#20160653171

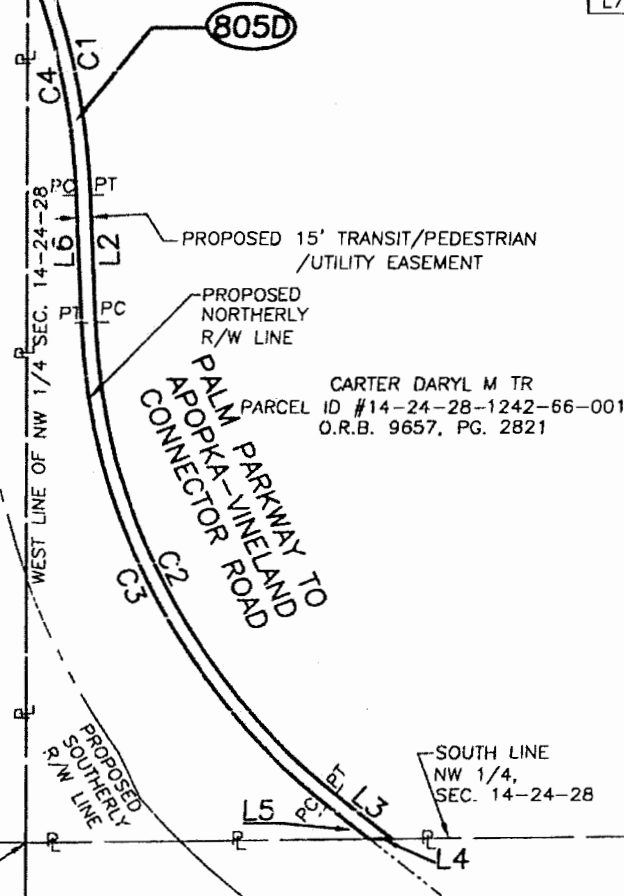
CENTRAL ORANGE PARK
 PLAT BOOK "O", PAGES 63-65

WEST LINE,
 NW 1/4, SEC.
 14-24-28

POB
 STA: 517+95.54
 OFFSET: 65.00 LT.

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

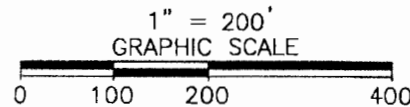
HILTON RESORTS CORP.
 PARCEL ID #15-24-28-7744-01-000
 R L VACATION SUITES
 PHASE 1, O.R.B. 9129,
 PG. 1091 BLDG. 1
 O.R.B. 8508, PG. 745



- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1
 - SEE SHEETS 13-16 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	295.35'	781.00'	21°40'04"	S13°17'34"E	293.60'
C2	589.89'	691.25'	48°53'39"	S26°54'22"E	572.15'
C3	602.69'	706.25'	48°53'39"	N26°54'22"W	584.57'
C4	254.38'	766.00'	19°01'38"	N11°58'21"W	253.21'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1668.13'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	76.44'	S51°21'11"E
L4	23.74'	S89°27'15"W
L5	58.05'	N51°21'11"W
L6	135.37'	N02°27'32"W
L7	38.67'	N00°00'35"E



- 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
 - P.B. = PLAT BOOK
 - LB = LICENSED BUSINESS
 - ID = IDENTIFICATION
 - STA = STATION
 - LT. = LEFT
 - DOC = DOCUMENT
 - COR. = CORNER



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: 51599085
 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: 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

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 805L

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 805L

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



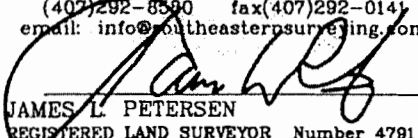
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 368.38 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 23.74 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 128.06 feet; thence South 83°37'36" West, a distance of 21.21 feet; thence North 51°21'11" West, a distance of 131.46 feet to the POINT OF BEGINNING.

Containing 1,946 square feet more or less.

SURVEYORS REPORT

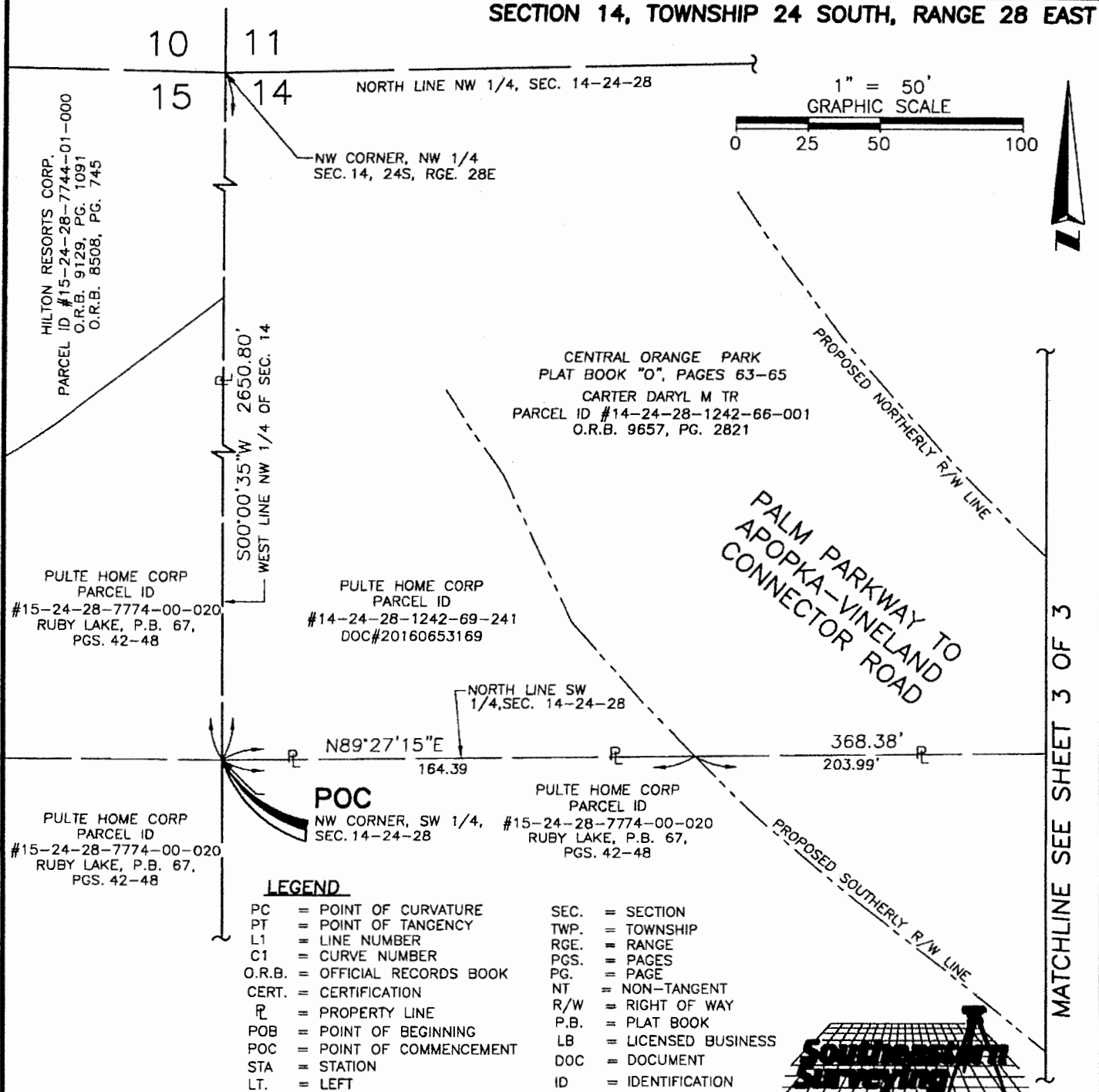
- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 & 3

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION	Date:	June 23, 2014 CBvG		Certification Number LB2108 51599096	
	Job Number:	51599	Scale:		1" = 50'
	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 3 SEE SHEET 2-3 FOR SKETCH			 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8590 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 805L

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



Drawing No: 51599096
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

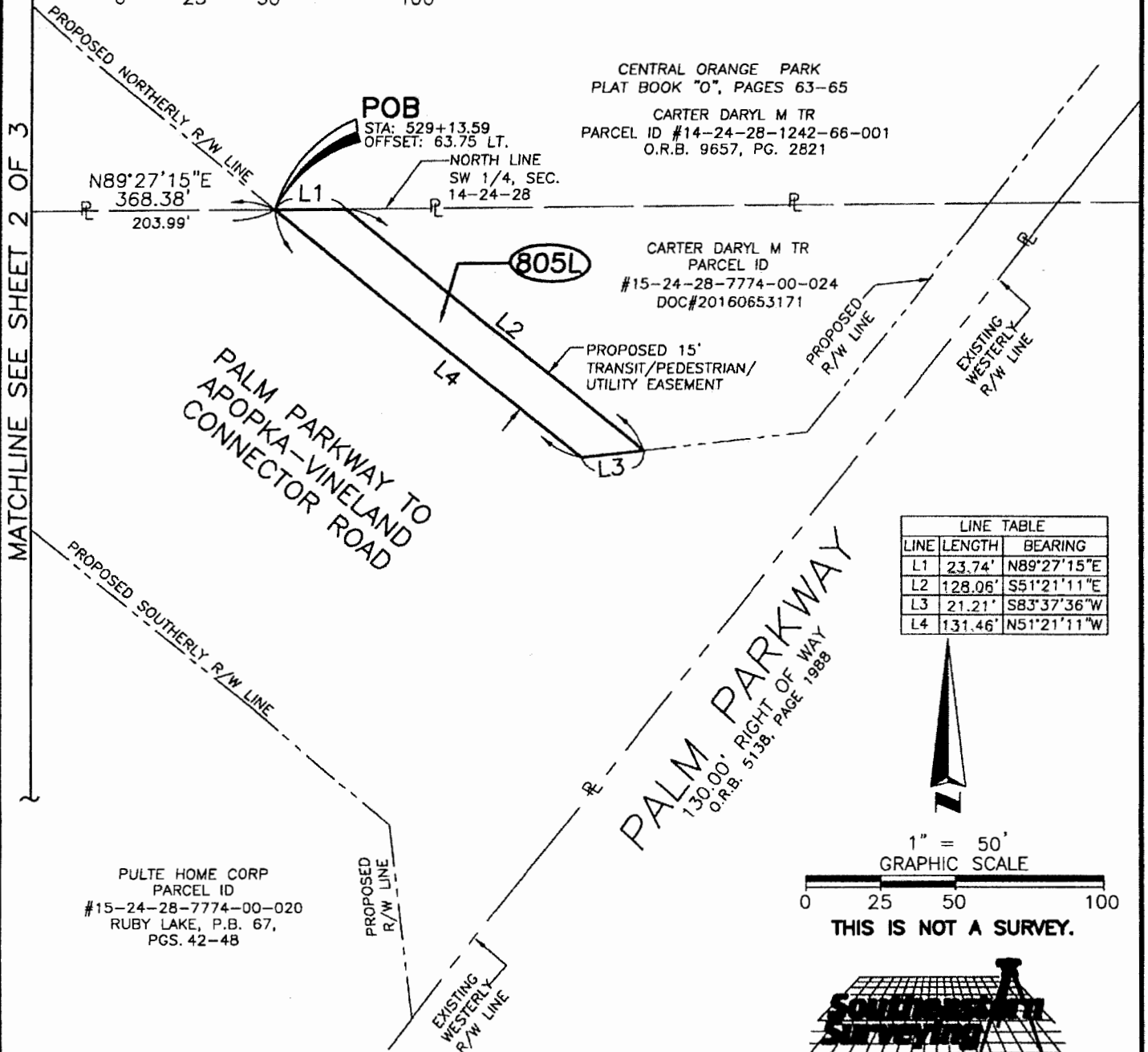
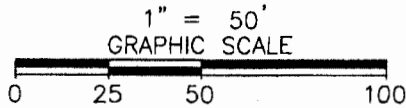
THIS IS NOT A SURVEY.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

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

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805L

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEETS 1 & 2
 - SEE SHEETS 16-17 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: 51599096
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 8050

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 8050


A portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1668.13 feet along the East line of said Northeast quarter of Section 15 to the POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 38.67 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet, a central angle of 26°09'07" and a chord bearing of North 34°33'43" West; thence departing said East line from a tangent bearing North 21°29'10" West, Northwesterly 349.63 feet along the arc of said curve to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence North 42°21'42" East, a distance of 15.00 feet along said Easterly line to a point on a non-tangent curve concave Southwesterly, having a radius of 781.00 feet, a central angle of 23°30'41" and a chord bearing of South 35°52'56" East; thence departing said Easterly line from a tangent bearing South 47°38'17" East, Southeasterly 320.48 feet along the arc of said curve to the POINT OF BEGINNING.

Containing 5021 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
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.

Sketch & Description	Date: 04/14/2017 S.S.		Certification Number LB2108 51599112
	Job Number: 51599	Scale: 1" = 200'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 262-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		
FOR ORANGE COUNTY GOVERNMENT FLORIDA	JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791		

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 8050

POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE NORTHEAST 1/4,
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

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

PROPOSED NORTHERLY
RIGHT OF WAY LINE

20' PEDESTRIAN/
LANDSCAPE EASEMENT

20' SLOPE
EASEMENT

PULTE HOME CORP
PARCEL ID
#15-24-28-7774-00-022
RUBY LAKE, PLAT BOOK
67, PAGES 42-48

PROPOSED SOUTHERLY
RIGHT OF WAY LINE

EASTERLY LINE
OFFICIAL RECORD BOOK
8508, PAGE 745

15' TRANSIT/PEDESTRIAN/
UTILITY EASEMENT

HILTON RESORTS CORP.
PARCEL ID #15-24-28-7744-01-000
R L VACATION SUITES
PHASE 1, OFFICIAL RECORD BOOK 9129,
PAGE 1091 BUILDING 1
OFFICIAL RECORD BOOK 8508, PAGE 745

LEGEND

L1 = LINE NUMBER
C1 = CURVE NUMBER
P = PROPERTY LINE
NT = NON-TANGENT
TB = TANGENT BEARING
ID = IDENTIFICATION
LB = LICENSED BUSINESS
DOC = DOCUMENT

NOTE:
SEE SHEETS 12 & 13 OF PALM PARKWAY TO
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599112
Job No. 51599
Date: 04/14/2017
SHEET 2 OF 2
See Sheet 1 for Description

10 11
15 14

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

NORTH LINE, NW 1/4, SECTION 14-24-28

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	349.63'	766.00'	26°09'07"	N34°33'43"W	346.61'
C2	320.48'	781.00'	23°30'41"	S35°52'56"E	318.24'

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°00'35"W	38.67'
L2	N42°21'42"E	15.00'

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR
PARCEL ID
#14-24-28-1242-66-001
OFFICIAL RECORD BOOK 9657, PAGE 2821

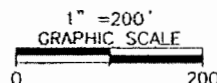
POINT OF BEGINNING

STATION=517+95.54
OFFSET=65.00 LEFT

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR
PARCEL ID
#14-24-28-1242-66-001
OFFICIAL RECORD BOOK 9657, PAGE 2821

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD



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

Certification Number LB2108

e-mail: info@southeasternsurveying.com

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

FEB 26 2019

This Instrument was prepared by,
and upon recording please return to:
Emily Brown
Maury L. Carter & Associates, Inc.
3333 South Orange Avenue, Suite 200
Orlando, Florida 32806
Telephone: (407) 422-3144

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)
PORTION OF PARCEL ID NOS.: 14-24-28-1242-66-001,
15-24-28-7774-00-023, and 15-24-28-7774-00-024

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-4.014913).

PEDESTRIAN AND LANDSCAPE EASEMENT
(Parcels 805F, 805M, and 805Q)

THIS INDENTURE, made and executed this 12th day of December, A.D., 2018, between **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the lands described on the attached **Schedule "A"**, whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806, **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"

Property Appraiser's Parcel Identification Number(s):
a portion of 14-24-28-1242-66-001, 15-24-28-7774-00-023, and 15-24-28-7774-00-024

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.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

"GRANTOR"

**M.L. CARTER SERVICES, INC., Trustee
under a Florida land trust known and
designated as CARTER-ORANGE 105
SAND LAKE LAND TRUST** created
pursuant to Section 689.071, Florida Statutes,
and existing under and by virtue of an
unrecorded trust agreement dated effective as
of April 10, 2008

Witness 1 sign:

Joan M Fisher

Witness 1 print name:

Joan M Fisher

Witness 2 sign:

Sarah W. Kurtz

Witness 2 print name:

Sarah W. Kurtz

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

By:

Daryl M. Carter, President of M.L. Carter
Services, Inc., Trustee

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of
December, 2018, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee
under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE
LAND TRUST" created pursuant to Section 689.071, Florida Statutes, and existing under and
by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the
trust. He is personally known to me ~~or has produced~~ _____ as
~~identification.~~

(NOTARY SEAL)



JOAN M. FISHER
Commission # GG 113991
Expires July 16, 2021
Bonded Thru Budget Notary Services

Notary Public Signature

Joan M Fisher

Typed or Printed Notary Name

Notary Public – State of FLORIDA

Commission No. _____

My Commission Expires: _____

Schedule "A"

to Pedestrian and Landscape Easement

Legal Description of the Easement Area

(Parcels 805F, 805M, and 805Q)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805F

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

PARCEL 805F

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "0", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

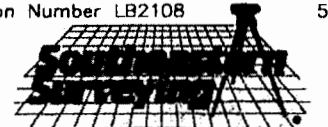

Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1621.93 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 801.00 feet and a chord bearing of South 14°48'04" East; thence run Southerly along the arc of said curve, through a central angle of 24°41'05", a distance of 345.09 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 671.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 572.82 feet to the point of tangency; thence South 51°21'11" East, a distance of 100.97 feet to a point on the South line of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 31.65 feet along said South line; thence leaving said South line North 51°21'11" West, a distance of 76.44 feet to the point of curvature of a curve concave Easterly, having a radius of 691.25 feet; thence Northerly along the arc of said curve, through a central angle of 48°53'39", a distance of 589.89 feet to the point of tangency; thence North 02°27'32" West, a distance of 135.37 feet to the point of curvature of a curve concave Westerly, having a radius of 781.00 feet; thence Northerly along the arc of said curve through a central angle of 21°40'04", a distance of 295.35 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 46.20 feet along said West line to the POINT OF BEGINNING.

Containing 0.517 acres, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION	Date: June 23, 2014 CBvG		Certification Number LB2108 51599087  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4360 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4781	
	FOR	Job Number: 51599		Scale: 1" = 200'
		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 2 SEE SHEET 2 FOR SKETCH		

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 805M

ESTATE: Perpetual Easement

PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 805M

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, 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 Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 392.12 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 31.65 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 123.51 feet; thence South 83°37'36" West, a distance of 28.27 feet; thence North 51°21'11" West, a distance of 128.06 feet to the POINT OF BEGINNING.

Containing: 2,516 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), 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 & 3

Revision: 06/2017	Address Comments
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

DESCRIPTION



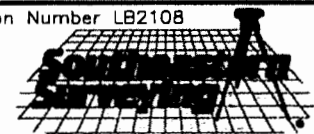
Date: **June 23, 2014** CBvG

Job Number: **51599** Scale: **1" = 50'**

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 3
SEE SHEET 2-3 FOR SKETCH

Certification Number LB2108 51599098

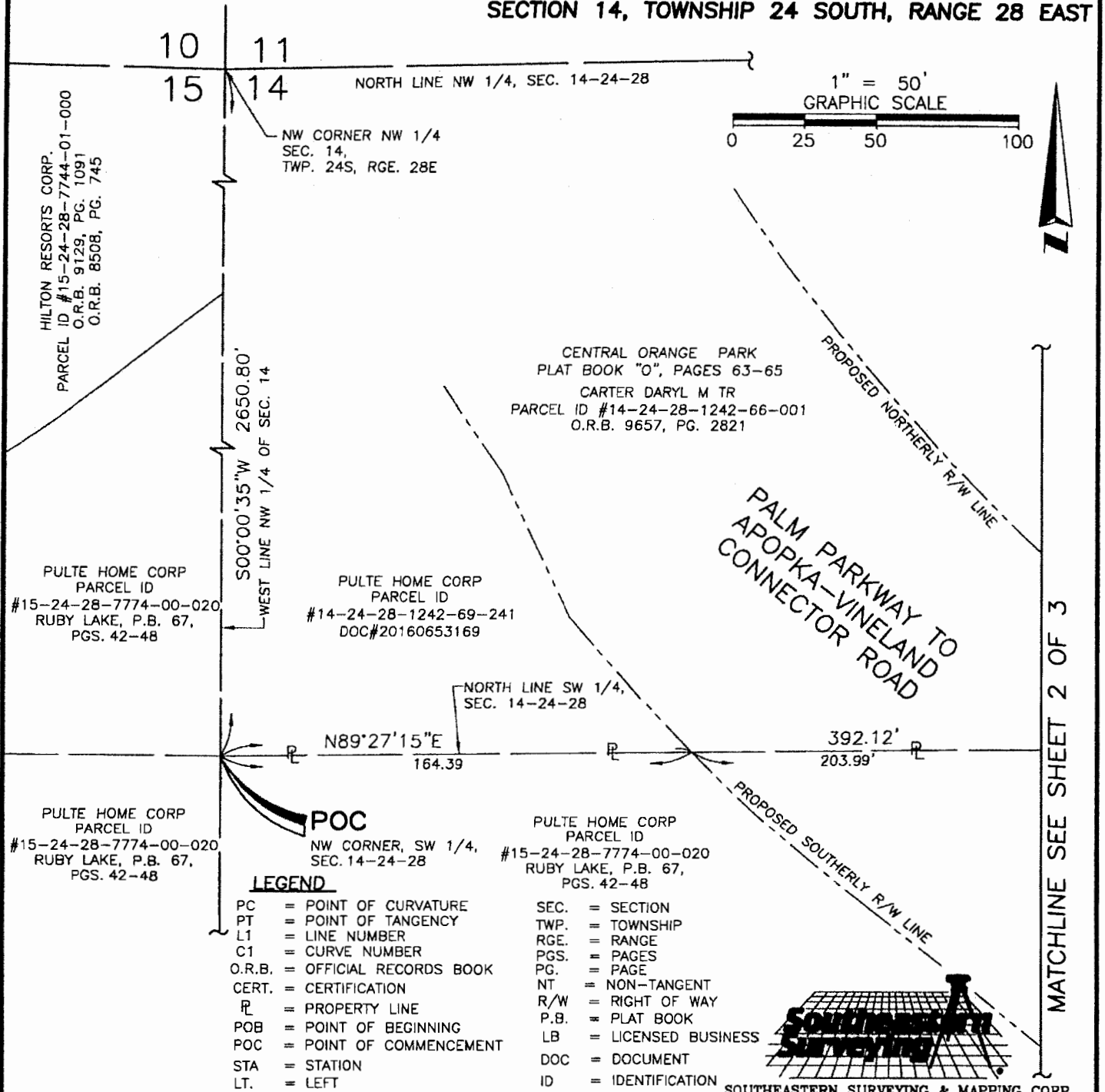


SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
email: info@southeasternsurveying.com

JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805M

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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
STA = STATION
LT. = LEFT

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
DOC = DOCUMENT
ID = IDENTIFICATION

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEET 16 OF RIGHT OF WAY MAPS.

Drawing No: 51599098
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

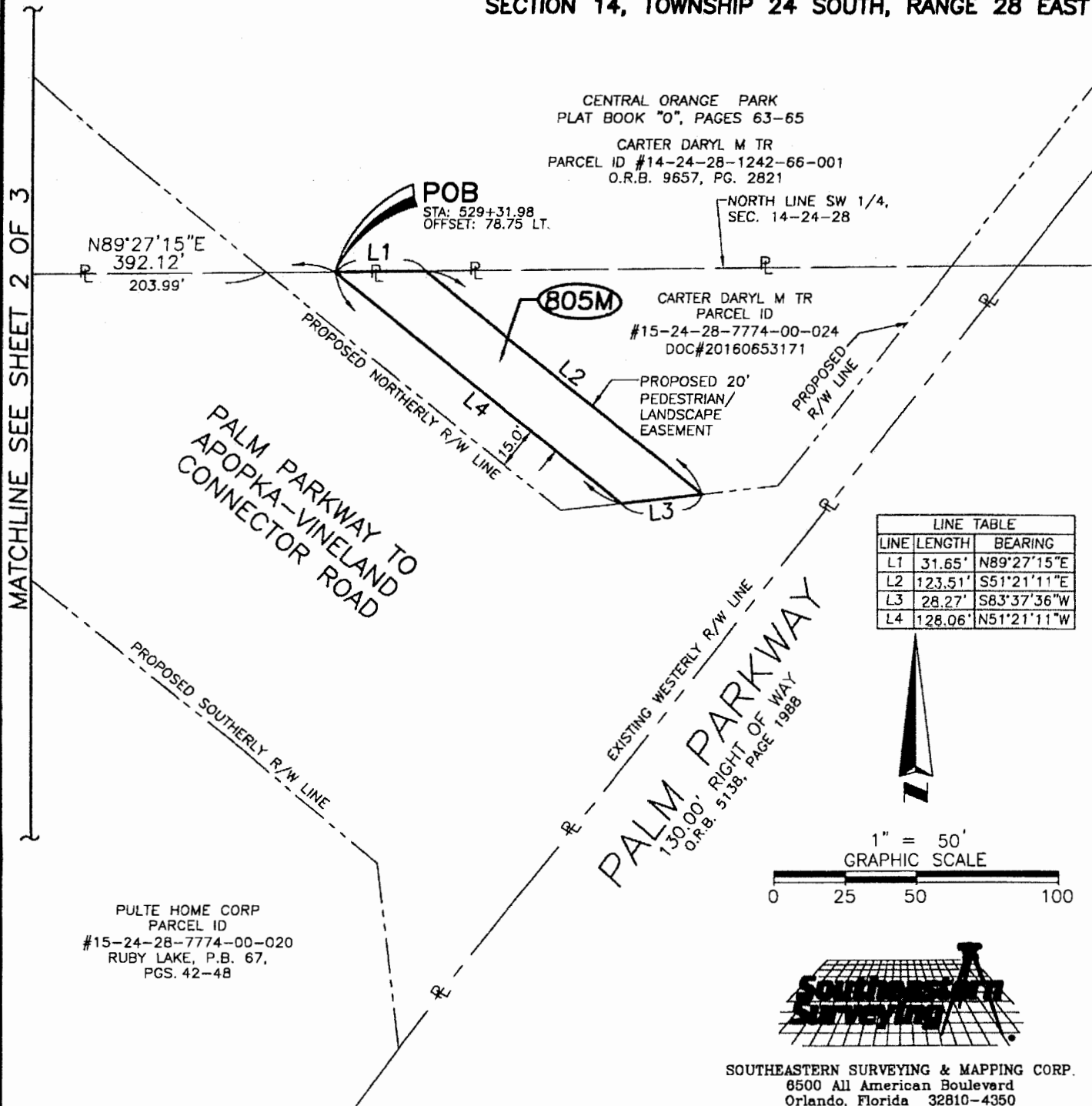
SOUTHEASTERN SURVEYING & MAPPING CORP.
8500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com

Revision: 06/2017	Address Comments
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

MATCHLINE SEE SHEET 2 OF 3

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805M

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2
- SEE SHEET 16 OF RIGHT OF WAY MAPS.

Drawing No: 51599098
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
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: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

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

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 805Q

ESTATE: Perpetual Easement

PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 805Q


A portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1621.93 feet along the East line of said Northeast quarter of Section 15 to the POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 46.20 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 781.00 feet, a central angle of 23°30'41" and a chord bearing of North 35°52'56" West; thence departing said East line from a tangent bearing North 24°07'36" West, Northwesterly 320.48 feet along the arc of said curve to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence North 42°21'42" East, a distance of 20.00 feet along said Easterly line to a point on a non-tangent curve concave Southwesterly, having a radius of 801.00 feet, a central angle of 20°29'40" and a chord bearing of South 37°23'27" East; thence departing said Easterly line from a tangent bearing South 47°38'17" East, Southeasterly 286.51 feet along the arc of said curve to the POINT OF BEGINNING.

Containing 6062 square, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
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.

Sketch & Description	Date: 04/14/2017 S.S.		Certification Number LB2108 51599114
	Job Number: 51599	Scale: 1" = 200'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

FOR
**ORANGE
COUNTY
GOVERNMENT
FLORIDA**

JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 805Q

POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE NORTHEAST 1/4,
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

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

PROPOSED NORTHERLY
RIGHT OF WAY LINE
15' TRANSIT/PEDESTRIAN
/UTILITY EASEMENT

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

EAST LINE, NE 1/4,
SECTION 15-24-28
S00°00'35"W
1621.93'

EASTERLY LINE OF
LANDS DESCRIBED IN
DOC#20160672962

SOUTHEAST CORNER
NE 1/4, NE 1/4,
SECTION 15-24-28

CARTER DARYL M TR
PARCEL ID #
15-24-28-7774-00-023
DOC#20160653171

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR
PARCEL ID
#14-24-28-1242-66-001
OFFICIAL RECORD BOOK 9657, PAGE 2821

PULTE HOME CORP
PARCEL ID
#15-24-28-7774-00-022
RUBY LAKE, PLAT BOOK
67, PAGES 42-48

PROPOSED SOUTHERLY
RIGHT OF WAY LINE

EASTERLY LINE
OFFICIAL RECORD BOOK
8508, PAGE 745

20' PEDESTRIAN/
LANDSCAPE EASEMENT

HILTON RESORTS CORP.
PARCEL ID #15-24-28-7744-01-000
R L VACATION SUITES
PHASE 1, OFFICIAL RECORD BOOK 9129,
PAGE 1091 BUILDING 1
OFFICIAL RECORD BOOK 8508, PAGE 745

LEGEND

L1 = LINE NUMBER
C1 = CURVE NUMBER
P = PROPERTY LINE
NT = NON-TANGENT
TB = TANGENT BEARING
ID = IDENTIFICATION
LB = LICENSED BUSINESS
DOC = DOCUMENT

NOTE:
SEE SHEETS 12 & 13 OF PALM PARKWAY TO
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599114
Job No. 51599
Date: 04/14/2017
SHEET 2 OF 2
See Sheet 1 for Description

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	320.48'	781.00'	23°30'41"	N35°52'56"W	318.24'
C2	286.51'	801.00'	20°29'40"	S37°23'27"E	284.99'

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°00'35"W	46.20'
L2	N42°21'42"E	20.00'

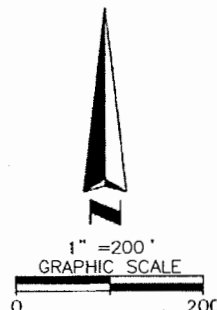
POINT OF BEGINNING

STATION=517+57.84
OFFSET=85.00 LEFT

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR
PARCEL ID
#14-24-28-1242-66-001
OFFICIAL RECORD BOOK 9657, PAGE 2821

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD



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:

Emily Brown
Maury L. Carter & Associates, Inc.
3333 South Orange Avenue, Suite 200
Orlando, Florida 32806
Telephone: (407) 422-3144

Portion of Parcel ID No.: 14-24-28-1242-66-001

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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-4.014913).

TEMPORARY CONSTRUCTION EASEMENT
(Parcel 705D)

FOR AND IN CONSIDERATION of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the real property described on the attached **Exhibit "A"**, whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806 ("**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 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]

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:

Witness 1 sign: Joan M Fisher

Witness 1 print name: Joan M Fisher

Witness 2 sign: Sarah W. Kurtz

Witness 2 print name: Sarah W. Kurtz

(Signature of TWO Witnesses required
by Florida Law)

Grantor:

M.L. CARTER SERVICES, INC., Trustee
under a Florida land trust known and
designated as CARTER-ORANGE 105
SAND LAKE LAND TRUST created
pursuant to Section 689.071, Florida Statutes,
and existing under and by virtue of an
unrecorded trust agreement dated effective as
of April 10, 2008

By: [Signature]
Daryl M. Carter, President of M.L. Carter
Services, Inc., Trustee

Date Executed: December 12, 2018

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of
December, 2018, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee
under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE
LAND TRUST" created pursuant to Section 689.071, Florida Statutes, and existing under and
by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the
trust. He is personally known to me ~~or has produced~~ _____ as
~~identification.~~

(NOTARY SEAL)



JOAN M. FISHER
Commission # GG 113991
Expires July 16, 2021
Bonded Thru Budget Notary Services

Joan M Fisher
Notary Public Signature

Joan M Fisher
Typed or Printed Notary Name
Notary Public – State of FLORIDA
Commission No. _____
My Commission Expires: _____

Exhibit "A"

to Temporary Construction Easement

Legal Description of the Easement Area
(Parcel 705D)

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 705D

ESTATE: Temporary Easement
PURPOSE: Temporary Construction

PARCEL 705D

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "0", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

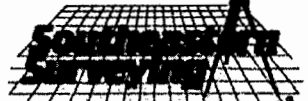
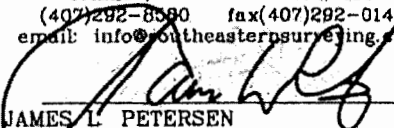
Commence at the Southwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 368.38 feet along the South line of said Northwest quarter; thence North 51°21'11" West, a distance of 58.05 feet to the point of curvature of a curve concave Northeasterly, having a radius of 706.25 feet; thence Northwesterly along the arc of said curve through a central angle of 17°04'08", a distance of 210.40 feet for the POINT OF BEGINNING; thence continue Northwesterly along the arc of said curve having a radius of 706.25 feet, through a central angle of 06°56'05", a distance of 85.48 feet; to the point of tangency; thence North 61°01'39" East, a distance of 39.56 feet; thence South 33°29'12" East, a distance of 82.85 feet; thence South 57°20'18" West, a distance of 43.42 feet to the POINT OF BEGINNING.

Containing 3,561 square feet, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments	Revision: 02/2015	Orange County comments CBvG
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.	Revision: 12/2014	Orange County comments CBvG

<p style="text-align: center;">DESCRIPTION</p> <p style="text-align: center;">FOR</p> <p style="text-align: center;">ORANGE COUNTY GOVERNMENT FLORIDA</p>	<p>Date: June 23, 2014 CBvG</p> <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%;">Job Number: 51599</td><td style="width: 50%;">Scale: 1" = 60'</td></tr></table> <p style="text-align: center;">Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p> <p style="text-align: center;">SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</p>	Job Number: 51599	Scale: 1" = 60'	<p>Certification Number LB2108 51599109</p> <div style="text-align: center;"><p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax (407)292-0141 email: info@southeasternsurveying.com</p></div> <div style="text-align: center;"><p>JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</p></div>
Job Number: 51599	Scale: 1" = 60'			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 705D

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LEGEND

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
ID = IDENTIFICATION
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
R = RADIUS
L = ARC LENGTH
 Δ = DELTA
CH = CHORD
CB = CHORD BEARING
STA = STATION
LT. = LEFT
DOC = DOCUMENT
COR. = CORNER

CARTER DARYL M TR
PARCEL ID

#14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

20' PEDESTRIAN/
LANDSCAPE EASEMENT

R=706.25'
L=210.40'
 Δ =17°04'08"
CB=N42°49'07"W
CH=209.62'

POB
STA: 526+25.16
OFFSET: 63.15 LT.

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

PULTE HOME CORP
PARCEL ID
#14-24-28-
1242-69-241
DOC#20160653169

POC

SW COR.,
NW 1/4
SEC. 14, TWP. 24S,
RGE. 28E

SOUTH LINE NW 1/4, SEC. 14-24-28
N89°27'15"E 368.38'

1" = 60'
GRAPHIC SCALE

0 30 60 120

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 15 OF RIGHT OF WAY MAPS.

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

Drawing No: 51599109
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

Revision: 06/2017

Address Comments

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

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: 14-24-28-1242-66-001

TEMPORARY CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, **M.L. CARTER SERVICES, INC., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST"**, created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, as the same may have been, and may hereafter be amended from time to time, with the power to protect, conserve, sell, lease, and encumber, or otherwise to manage and dispose of the real property described on the attached **Exhibit "A"**, whose address is 3333 South Orange Avenue, Suite 200, Orlando, Florida 32806 ("**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 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, 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:

Witness 1 sign: *Joan M Fisher*

Witness 1 print name: Joan M Fisher

Witness 2 sign: *Emily Brown*

Witness 2 print name: Emily Brown

Grantor:

**M.L. CARTER SERVICES, INC., Trustee
under a Florida land trust known and
designated as CARTER-ORANGE 105
SAND LAKE LAND TRUST** created
pursuant to Section 689.071, Florida Statutes,
and existing under and by virtue of an
unrecorded trust agreement dated effective as
of April 10, 2008

By: *[Signature]*
Daryl M. Carter, President of M.L. Carter
Services, Inc., Trustee

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Daryl M. Carter, President of M.L. Carter Services, Inc., Trustee under a Florida land trust known and designated as "CARTER-ORANGE 105 SAND LAKE LAND TRUST" created pursuant to Section 689.071, Florida Statutes, and existing under and by virtue of an unrecorded trust agreement dated effective as of April 10, 2008, on behalf of the trust. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



JOAN M. FISHER
Commission # GG 113991
Expires July 16, 2021
Bonded Thru Budget Notary Services

Joan M Fisher
Notary Public Signature

Joan M Fisher
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 705C)

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 705C
ESTATE: Temporary Easement
PURPOSE: Temporary Construction

PARCEL 705C

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, 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 Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.78 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; thence departing said West line North 69°39'53" East, a distance of 38.99 feet; thence South 18°48'31" East, a distance of 78.28 feet; thence South 72°43'06" West a distance of 39.22 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of North 18°38'09" West; thence Northwesterly along the arc of said curve, through a central angle of 05°42'02", a distance of 76.21 feet to the point of tangency and the POINT OF BEGINNING.


Containing 2,971 square feet more or less.

SURVEYORS REPORT

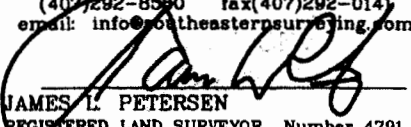
1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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: 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: 04/21/2015	Engineering revision CBvG	Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR ORANGE  COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599108
	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 2 SEE SHEET 2 FOR SKETCH	

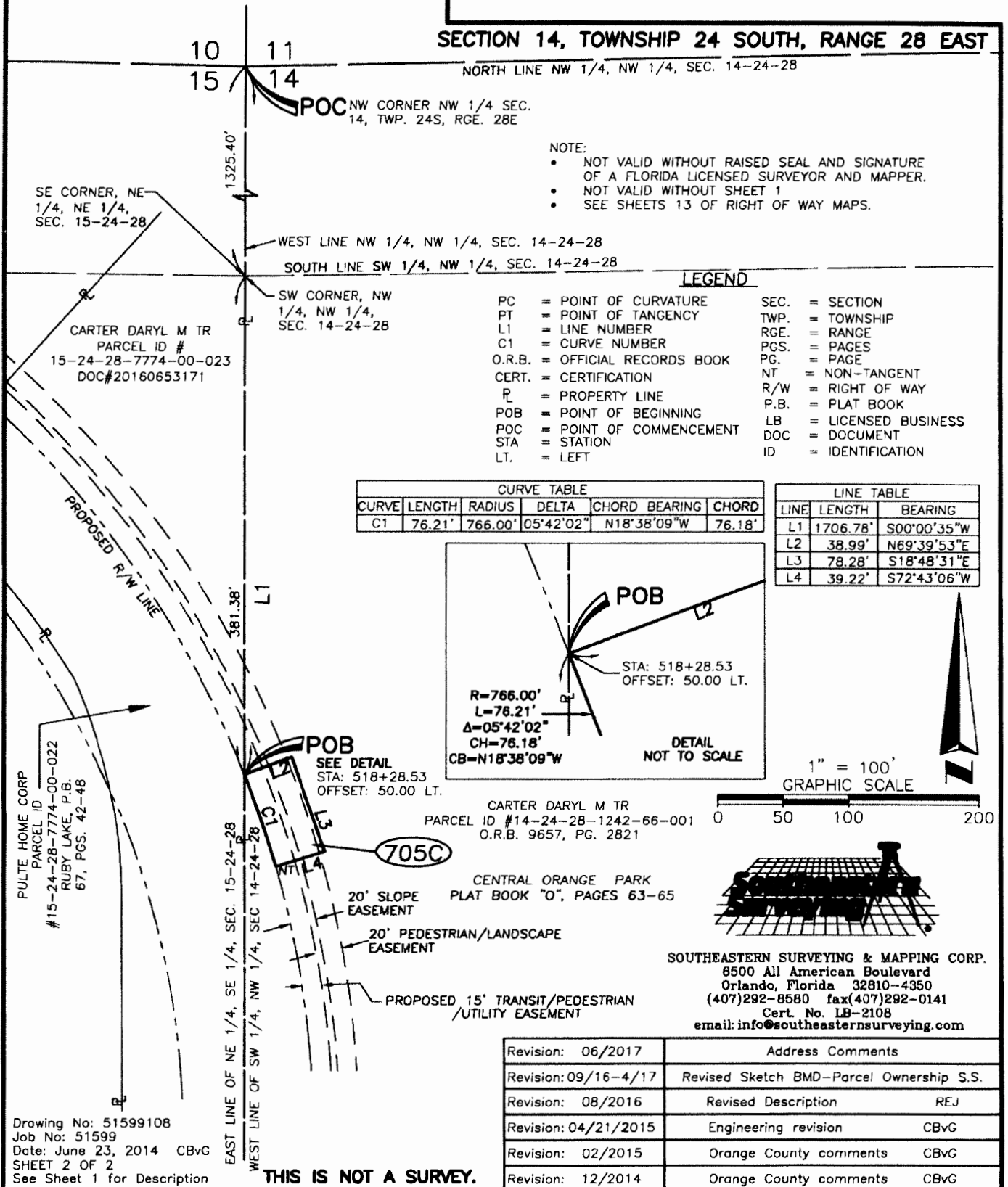


SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
email: info@seasurveysurveying.com


JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 705C

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

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 Slope Easement, Pedestrian and Landscape Easement, Transit, Pedestrian and Utility Easement, and Temporary Construction Easement from The School Board of Orange County, Florida 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: Slope Easement
Cost: Donation
Size: 23,639 square feet

Pedestrian and Landscape Easement
Cost: Donation
Size: 23,860 square feet

Transit, Pedestrian and Utility Easement
Cost: Donation
Size: 17,702 square feet

Temporary Construction Easement
Cost: Donation
Total size: 8,196 square feet
Term: Seven years, or until completion of construction

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
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.

Grantor to pay all closing costs.

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](#).

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: 14-24-28-1242-78-001

SLOPE EASEMENT

THIS SLOPE EASEMENT AGREEMENT (this "**Agreement**") is made and entered this 18 day of Dec, 2018, by and between **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801 ("**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

PROJECT: PALM PARKWAY CONNECTOR

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]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

"SCHOOL BOARD"

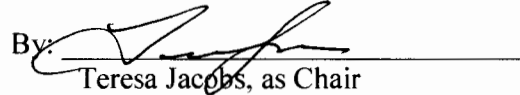
THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida



Print Name: Nancy L. Connor



Print Name: Madam Gutierrez

By: 
Teresa Jacobs, as Chair

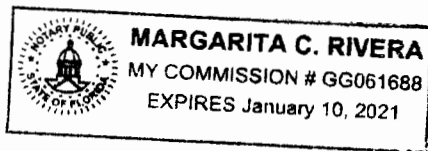
Date: 12-17-18

STATE OF FLORIDA)


) s.s.:

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 17th day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

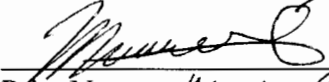

NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

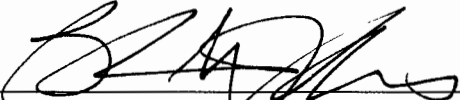
[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a body corporate
and political subdivision of the State of
Florida

Signed and sealed in the presence of:


Print Name: Nancy L. Condon


Print Name: Marion G. Gutter

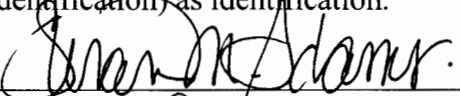
Attest: 
Barbara M. Jenkins, Ed. D., as its
Superintendent

Dated: 12-18-18

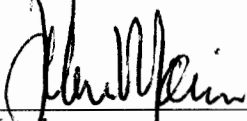
STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.





NOTARY PUBLIC OF FLORIDA
Print Name: Susan M. Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County
Public School's Chief Facilities Officer


John T. Morris
Chief Facilities Officer

Date: DEC 13, 2018

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.


Laura L. Kelly, Staff Attorney III/Planning
and Real Estate

Date: December 13, 2018

PROJECT: PALM PARKWAY CONNECTOR

Exhibit "A"

to Slope Easement

Legal Description of Easement Area
(*Parcels 809B*)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 809B

. ESTATE: Perpetual Easement
PURPOSE: 20' Slope Easement

PARCEL 809B


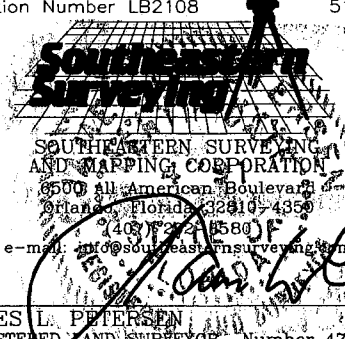
A portion of Central Orange Park, according to the Plat thereof as recorded in Plat Book O, Pages 63 through 65 and a portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 88°55'03" West, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence South 00°10'40" West, a distance of 1217.03 feet along the West line of said Northeast quarter of the Northeast quarter of Section 15 to the POINT OF BEGINNING said point also being on a non-tangent curve concave Northerly, having a radius of 646.00 feet, a central angle of 03°42'59" and a chord bearing of South 87°24'20" East; thence departing said West line from a tangent bearing South 85°32'50" East, Easterly 41.90 feet along the arc of said curve to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southerly, having a radius of 786.00 feet and a central angle of 41°37'31"; thence Easterly along the arc of said curve a distance of 571.03 feet to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence South 42°21'42" West, a distance of 20.00 feet along said Easterly line to a point on a non-tangent curve concave Southerly, having a radius of 766.00 feet, a central angle of 41°37'31" and a chord bearing of North 68°27'02" West; thence departing said Easterly line from a tangent bearing North 47°38'17" West, Westerly 556.50 feet along the arc of said curve to the of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 666.00 feet, a central angle of 03°35'16"; thence Westerly along the arc of said curve a distance of 41.70 feet to the aforesaid West line of Northeast quarter of the Northeast quarter of Section 15; thence North 00°10'40" East, a distance of 20.05 feet along said West line to the POINT OF BEGINNING.

Containing 23,639 square, more or less

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 88°55'03" West.
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.

FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Sketch & Description		Date: 04/14/2017 S.S.	Certification Number LB2108 51599137
	Job Number: 51599	Scale: 1" = 200'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All-American Boulevard Orlando, Florida 32810-4350 (407) 222-5580 e-mail: info@southeasternsurveying.com	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED:			
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			
			JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 809B

NORTHWEST CORNER,
NE 1/4, NE 1/4,
SECTION 15-24-28

N88°55'03"W 1317.59'
NORTH LINE, NE 1/4, SECTION 15-24-28

NORTH LINE, NW 1/4, SECTION 14-24-28

POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE NORTHEAST 1/4,
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

GRANBY STREET
60' RIGHT OF WAY
(VACATED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°15'48"E	576.38'
L2	S42°21'42"W	20.00'
L3	N89°15'48"W	576.38'
L4	N00°10'40"E	20.05'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	41.90'	646.00'	3°42'59"	S87°24'20"E	41.89'
C2	571.03'	786.00'	41°37'31"	S68°27'02"E	558.55'
C3	556.50'	766.00'	41°37'31"	N68°27'02"W	544.34'
C4	41.70'	666.00'	3°35'16"	N87°28'11"W	41.70'

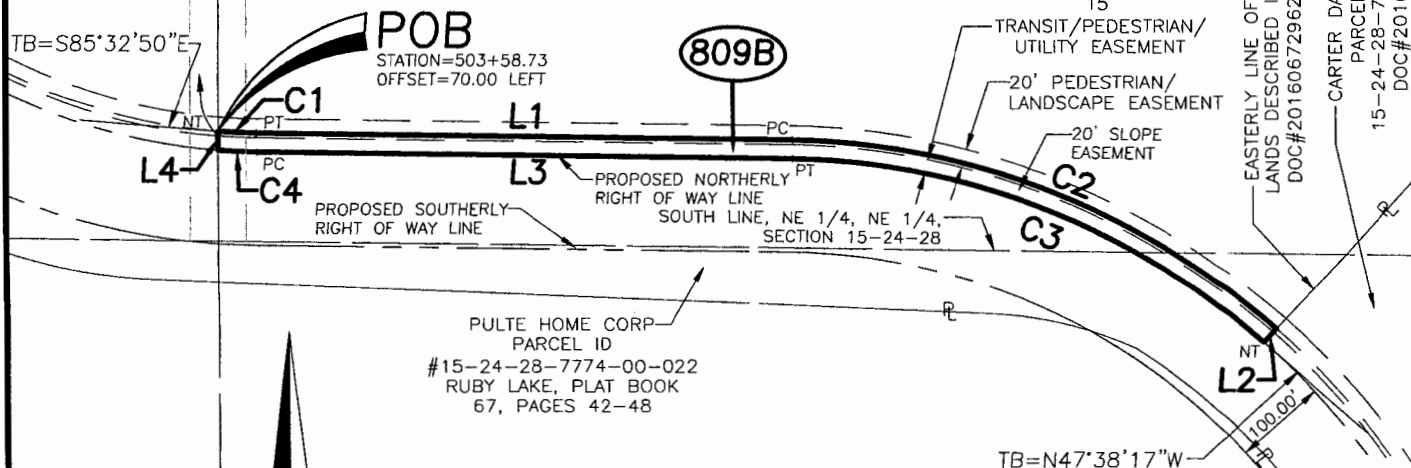
MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22
KERINA VILLAGE INC
PARCEL ID
#15-24-28-5844-00-050
O.R.B. 9858/2576

WEST LINE, NE 1/4, NE 1/4, SECTION 15-24-28
S00°10'40"W 1217.03'

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

SCHOOL BOARD OF ORANGE
COUNTY FLORIDA

PARCEL ID # 14-24-28-1242-78-001
DOC#20160672962



LEGEND

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- PL = PROPERTY LINE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- POB = POINT OF BEGINNING
- DOC = DOCUMENT



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 SHEETS 10, 11 & 12 OF PALM PARKWAY TO
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599137
Job No. 51599
Date: 04/14/2017
SHEET 2 OF 2
See Sheet 1 for Description

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

PROJECT: PALM PARKWAY CONNECTOR

Exhibit "B"

to Slope Easement

Legal Description of Benefited Property
(Parcels 103 and 105A)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103
ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 103


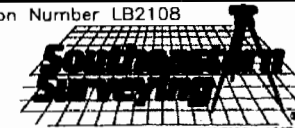
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet 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, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 68°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

SURVEYORS REPORT

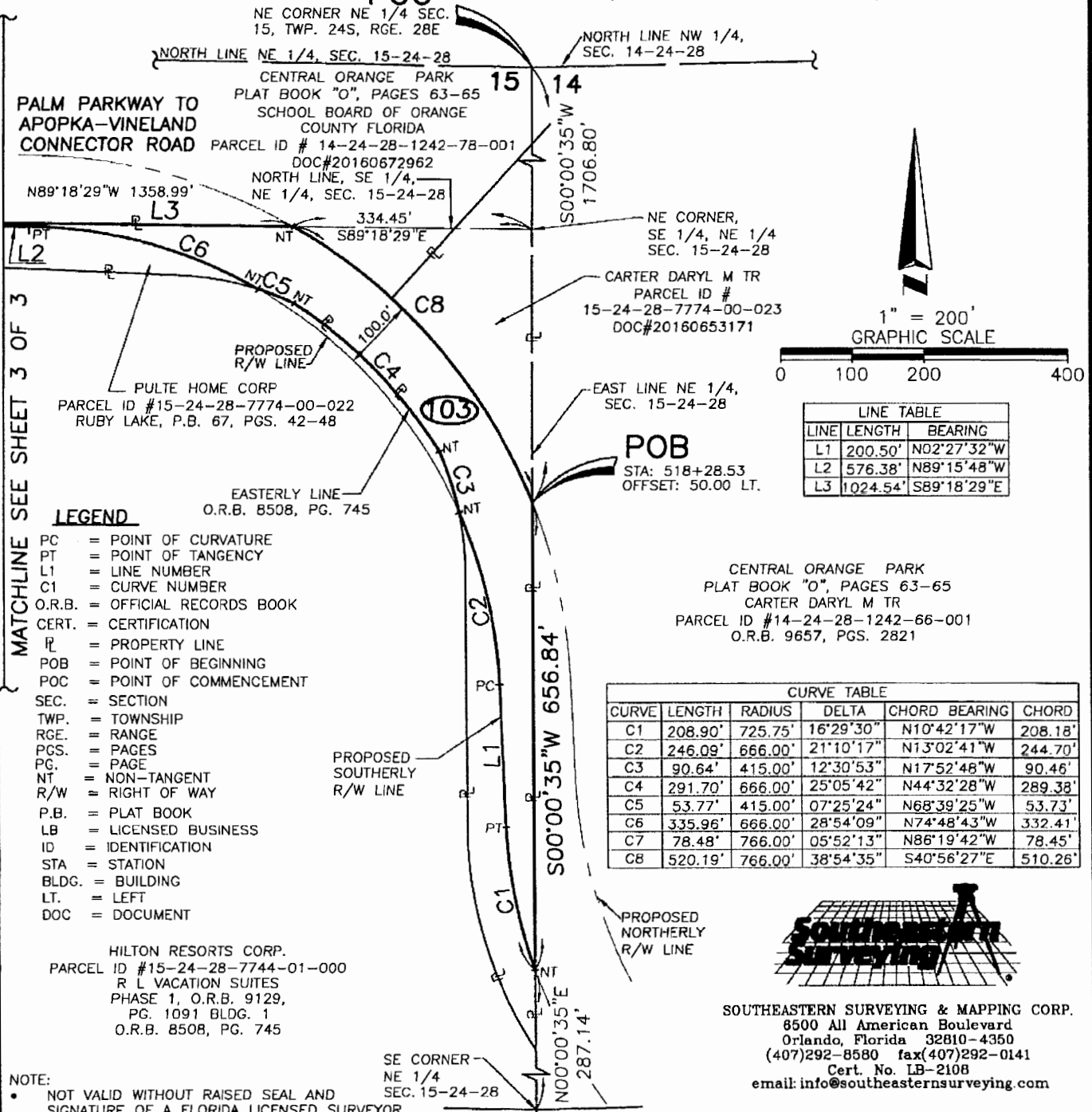
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 2-3

Revision: 06/2017 Address Comments		Revision: 09/16-4/17 Revised Sketch BMD-Parcel Ownership S.S	
Revision: 09/2016 Revised Sketch BMD		Revision: 02/2015 Orange County comments CBvG	
Revision: 12/2014 Orange County comments CBvG		Revision: 12/2014 Orange County comments CBvG	
DESCRIPTION		Date: June 23, 2014 CBvG	
		Job Number: 51599 Scale: 1" = 200'	
		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 3 SEE SHEETS 2-3 FOR SKETCH	
 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com		Certification Number LB2108 51599062	
		JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

POC

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



MATCHLINE SEE SHEET 3 OF 3

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
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- BLDG. = BUILDING
- LT. = LEFT
- DOC = DOCUMENT

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

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-2 of 3
- SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32\"W
L2	576.38'	N89°15'48\"W
L3	1024.54'	S89°18'29\"E

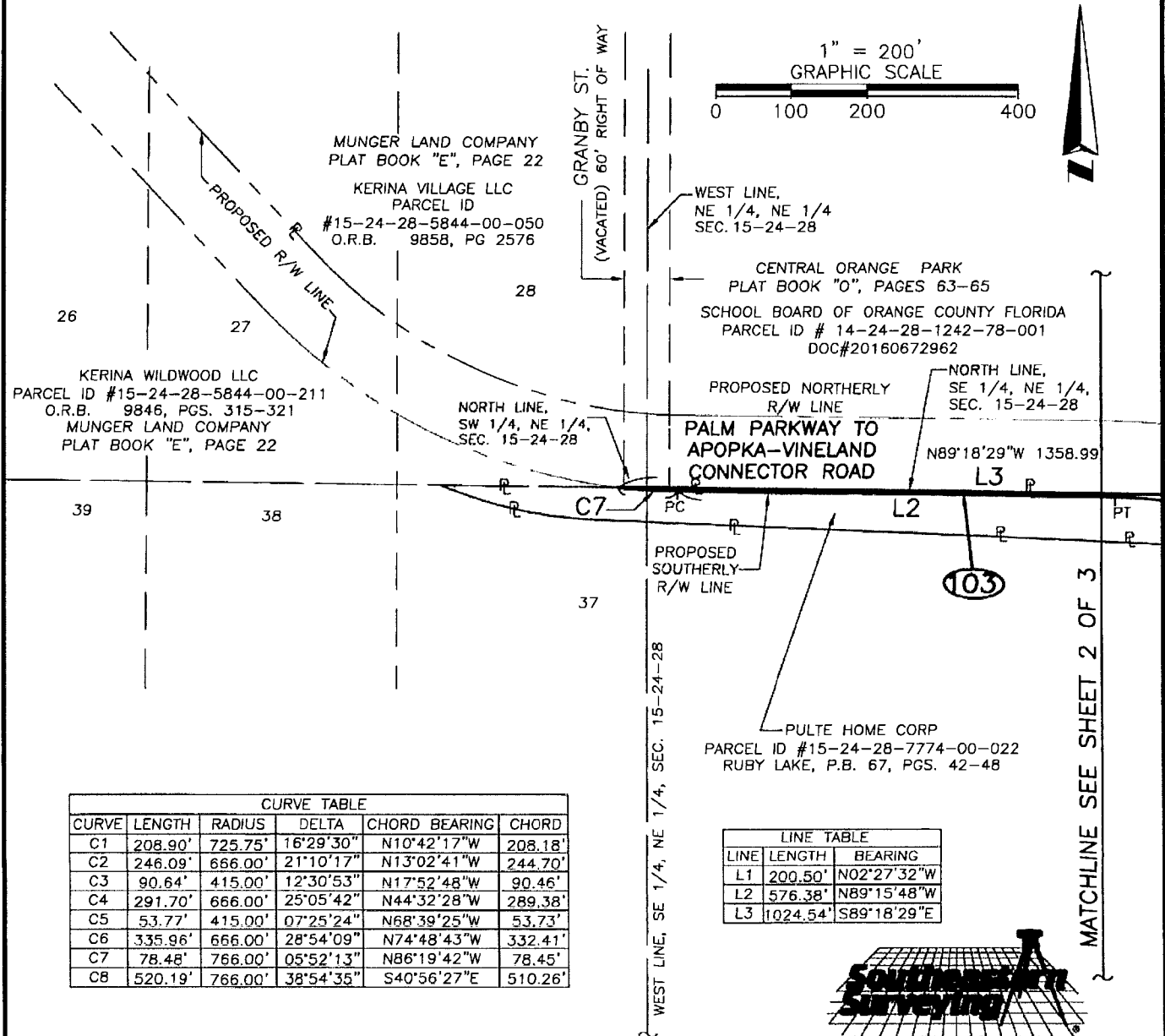
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30\"	N10°42'17\"W	208.18'
C2	246.09'	666.00'	21°10'17\"	N13°02'41\"W	244.70'
C3	90.64'	415.00'	12°30'53\"	N17°52'48\"W	90.46'
C4	291.70'	666.00'	25°05'42\"	N44°32'28\"W	289.38'
C5	53.77'	415.00'	07°25'24\"	N68°39'25\"W	53.73'
C6	335.96'	666.00'	28°54'09\"	N74°48'43\"W	332.41'
C7	78.48'	766.00'	05°52'13\"	N86°19'42\"W	78.45'
C8	520.19'	766.00'	38°54'35\"	S40°56'27\"E	510.26'

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

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

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 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
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:	Address Comments
Revision: 06/2017	
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: 12/2014	Orange County comments CBvG

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105A

ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 105A

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 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 88°55'03" East, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence departing said North line, South 00°10'40" West, a distance of 1237.08 feet along the West line of said Northeast quarter of the Northeast quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Northerly, having a radius of 666.00 feet and a chord bearing of South 87°28'11" East; thence departing said West line from a tangent bearing of South 85°40'33" East, run Easterly along the arc of said curve, through a central angle of 03°35'16", a distance of 41.70 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to the point of curvature of a curve concave Southerly, having a radius of 766.00 feet; thence Easterly along the arc of said curve through a central angle of 28°52'03", a distance of 385.94 feet to a point on the South line of the aforesaid Northeast quarter of the Northeast quarter; thence along said South line North 89°18'29" West, a distance of 986.92 feet to the Southwest corner of said Northeast quarter of the Northeast quarter; thence along the aforesaid West line of the Northeast quarter of the Northeast quarter North 00°10'40" East, a distance of 97.26 feet to the POINT OF BEGINNING.


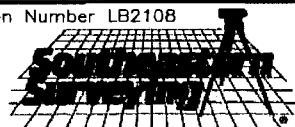
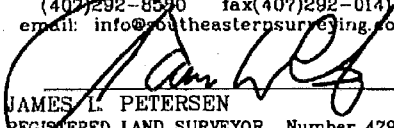
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 1.904 acres, 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(385), 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: 06/17-5/18	Address Comments-Revised description S.S.
Revision: 8/16-4/17	Revised Sketch REJ-Parcel Ownership S.S
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG		Certification Number LB2108 51599058  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 200'	
	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 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105A

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

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

FENTON STREET

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

SEGMENT "B"
O.R.B. 5433,
PGS. 819-826

1" = 200'
GRAPHIC SCALE

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
TB = TANGENT BEARING
STA = STATION
LT. = LEFT
DOC = DOCUMENT
COR. = CORNER

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	1317.59'	S88°55'03"E
L2	1237.08'	S00°10'40"W
L3	97.26'	N00°10'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	41.70'	666.00'	03°35'16"	S87°28'11"E	41.70'
C2	385.94'	766.00'	28°52'03"	N74°49'46"W	381.87'

PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD

POB
STA: 503+60.34
OFFSET: 50.00 LT.

TB=S85°40'33"E

PROPOSED R/W LINE
CARTER DARYL M TR
PARCEL ID #14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

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

MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

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

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1
 - SEE SHEETS 10-12 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

THIS IS NOT A SURVEY.

Drawing No: 51599058
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

Revision: 06/2017

Address Comments

Revision: 8/16-4/17

Revised Sketch REJ-Parcel Ownership S.S

Revision: 02/2015

Orange County comments CBvG

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: 14-24-28-1242-78-001

PEDESTRIAN AND LANDSCAPE EASEMENT

THIS INDENTURE, made and executed this 18 day of Dec, 2018, by **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801, **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.


IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

"SCHOOL BOARD"

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

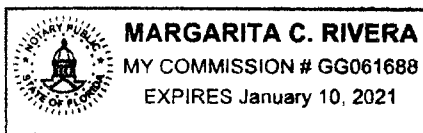

Print Name: Nancy L. Cordar

Print Name: Martin Gutierrez

By: 
Teresa Jacobs, as Chair

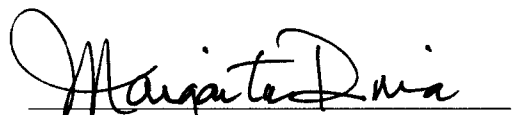
Date: 12-17-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 17th day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP


NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a body corporate
and political subdivision of the State of
Florida

Signed and sealed in the presence of:

[Signature]
Print Name: Martin Gable

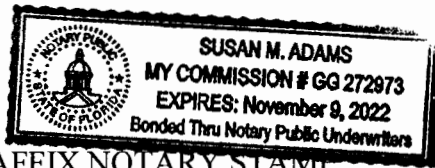
[Signature]
Print Name: Nancy L. Conrad

Attest: [Signature]
Barbara M. Jenkins, Ed. D., as its
Superintendent

Dated: 12-18-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

[Signature]
NOTARY PUBLIC OF FLORIDA
Print Name: Susan M. Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County
Public School's Chief Facilities Officer

[Signature]
John T. Morris
Chief Facilities Officer

Date: Dec 13, 2018

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.

[Signature]
Laura L. Kelly, Staff Attorney III/Planning
and Real Estate

Date: December 13, 2018

PROJECT: PALM PARKWAY CONNECTOR

Schedule "A"

to Pedestrian and Landscape Easement

Legal Description of the Easement Area
(Parcel 809C)

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 809C

ESTATE: Perpetual Easement

PURPOSE: 20' Pedestrian/Landscape Easement

PARCEL 809C

A portion of Central Orange Park, according to the Plat thereof as recorded in Plat Book 0, Pages 63 through 65 and a portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 88°55'03" West, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence South 00°10'40" West, a distance of 1201.98 feet along the West line of said Northeast quarter of the Northeast quarter of Section 15 to the POINT OF BEGINNING said point also being on a non-tangent curve concave Northerly, having a radius of 631.00 feet, a central angle of 03°49'05" and a chord bearing of South 87°21'16" East; thence departing said West line from a tangent bearing South 85°26'44" East, Easterly 42.05 feet along the arc of said curve to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southerly, having a radius of 801.00 feet and a central angle of 41°37'31"; thence Easterly along the arc of said curve a distance of 581.93 feet to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence South 42°21'42" West, a distance of 20.00 feet along said Easterly line to a point on a non-tangent curve concave Southerly, having a radius of 781.00 feet, a central angle of 41°37'31" and a chord bearing of North 68°27'02" West; thence departing said Easterly line from a tangent bearing North 47°38'17" West, Westerly 567.40 feet along the arc of said curve to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 651.00 feet, a central angle of 03°41'00"; thence Westerly along the arc of said curve a distance of 41.85 feet to the aforesaid West line of Northeast quarter of the Northeast quarter of Section 15; thence North 00°10'40" East, a distance of 20.06 feet along said West line to the POINT OF BEGINNING.

Containing 23,860 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 88°55'03" West.
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.

Sketch & Description

Date: 04/14/2017 S.S.

Certification Number LB2108 51599 138_PAR 809C



Job Number: 51599 Scale: 1" = 200'

Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that
THIS IS NOT A SURVEY.

REVISED:

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 Al American Boulevard
Orlando, Florida 32819-4330
(407) 202-8680
e-mail: info@south-easternsurveying.com

JAMES L. PETERSEN, ORLD
REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 809C

NORTHWEST CORNER,
NE 1/4, NE 1/4,
SECTION 15-24-28

N88°55'03"W 1317.59'
NORTH LINE, NE 1/4, SECTION 15-24-28

NORTH LINE, NW 1/4, SECTION 14-24-28

POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE NORTHEAST 1/4,
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

GRANBY STREET
60' RIGHT OF WAY
(VACATED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°15'48"E	576.38'
L2	S42°21'42"W	20.00'
L3	N89°15'48"W	576.38'
L4	N00°10'40"E	20.06'

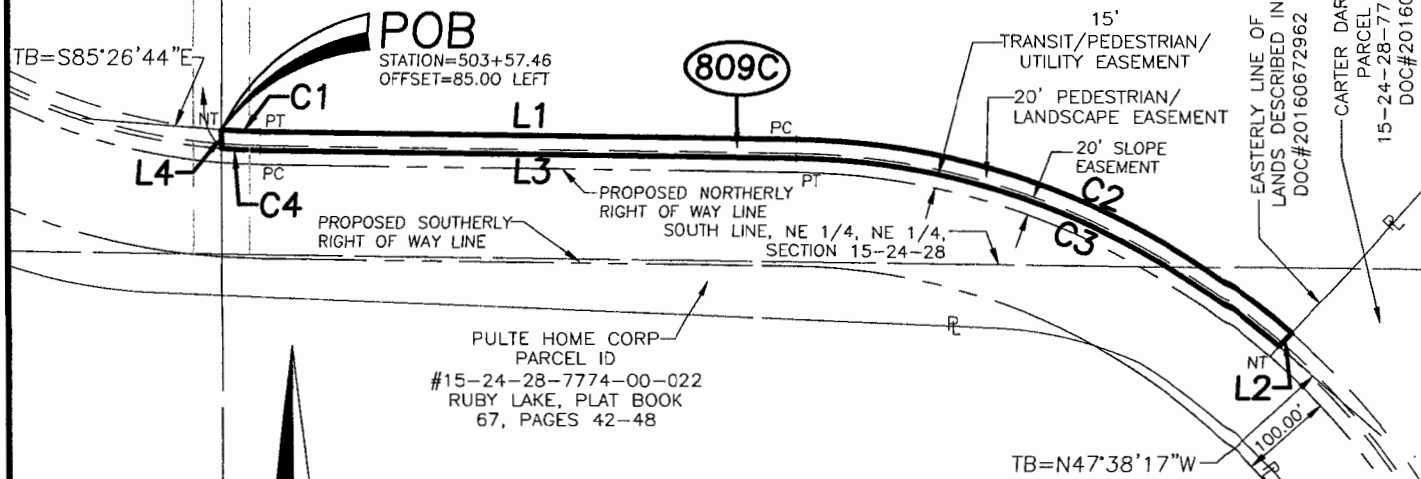
CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	42.05'	631.00'	3°49'05"	S87°21'16"E	42.04'
C2	581.93'	801.00'	41°37'31"	S68°27'02"E	569.21'
C3	567.40'	781.00'	41°37'31"	N68°27'02"W	555.00'
C4	41.85'	651.00'	3°41'00"	N87°25'19"W	41.84'

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

WEST LINE, NE 1/4, NE 1/4, SECTION 15-24-28
S00°10'40"W 1201.98'

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

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



LEGEND

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- R = PROPERTY LINE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = NON-TANGENT
- TB = TANGENT BEARING
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- POB = POINT OF BEGINNING
- DOC = DOCUMENT



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 SHEETS 10, 11 & 12 OF PALM PARKWAY TO
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599138_PAR 809C
Job No. 51599
Date: 04/14/2017
SHEET 2 OF 2
See Sheet 1 for Description

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

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: 14-24-28-1242-78-001

TRANSIT, PEDESTRIAN AND UTILITY EASEMENT

THIS INDENTURE, made this 18 day of Dec, 2018, between **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801, **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.


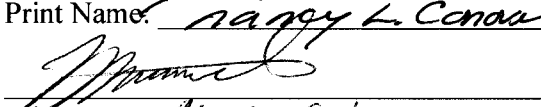
This easement is for the purposes noted herein and will be maintained by the GRANTEE.

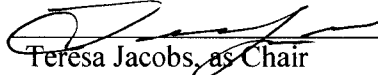
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

"SCHOOL BOARD"

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

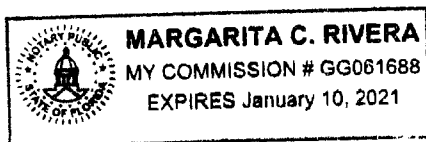

Print Name: Nancy L. Condon

Print Name: Martin Gutierrez

By: 
Teresa Jacobs, as Chair

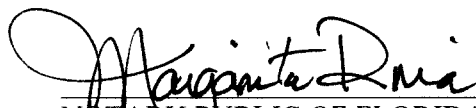
Date: 12-17-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 17th day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____
(type of identification) as identification.




AFFIX NOTARY STAMP

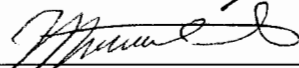

NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

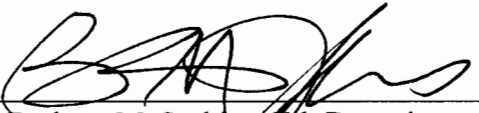
[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a body corporate
and political subdivision of the State of
Florida

Signed and sealed in the presence of:


Print Name: Nancy L. Conner

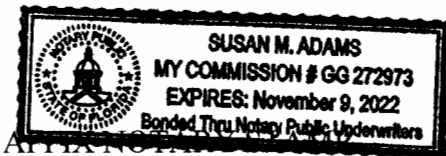

Print Name: Marshall M. Gutierrez

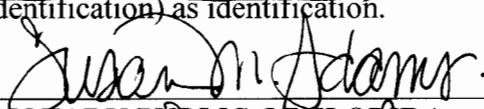
Attest: 
Barbara M. Jenkins, Ed. D., as its
Superintendent

Dated: 12-18-18

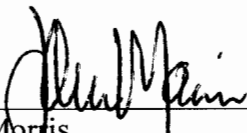
STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



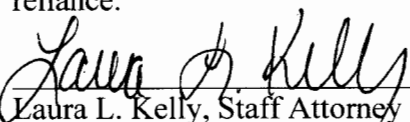

NOTARY PUBLIC OF FLORIDA
Print Name: Susan M. Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County
Public School's Chief Facilities Officer


John T. Morris
Chief Facilities Officer

Date: DEC 13, 2018

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.


Laura L. Kelly, Staff Attorney III/Planning
and Real Estate

Date: December 13, 2018

PROJECT: PALM PARKWAY CONNECTOR

Schedule "A"

to Transit, Pedestrian and Utility Easement

Legal Description of the Easement Area
(Parcel 809A)

[See attached Sketch and Legal Description]

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 809A

ESTATE: Perpetual Easement

PURPOSE: 15' Transit/Pedestrian/Utility Easement

PARCEL 809A

A portion of Central Orange Park, according to the Plat thereof as recorded in Plat Book O, Pages 63 through 65 and a portion of Ruby Lake, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in the Public Records of Orange County, Florida. Lying in Section 15, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 88°55'03" West, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence South 00°10'40" West, a distance of 1222.04 feet along the West line of said Northeast quarter of the Northeast quarter of Section 15 to the POINT OF BEGINNING said point also being on a non-tangent curve concave Northerly, having a radius of 651.00 feet, a central angle of 03°41'00" and a chord bearing of South 87°25'19" East; thence departing said West line from a tangent bearing South 85°34'49" East, Easterly 41.85 feet along the arc of said curve to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a point of curvature of a curve concave Southerly, having a radius of 781.00 feet and a central angle of 41°37'31"; thence Easterly along the arc of said curve a distance of 567.40 feet to a point on the Easterly line of lands as described in Doc# 20160672962 recorded in the Public Records of Orange County, Florida; thence South 42°21'42" West, a distance of 15.00 feet along said Easterly line to a point on a non-tangent curve concave Southerly, having a radius of 766.00 feet, a central angle of 41°37'31" and a chord bearing of North 68°27'02" West; thence departing said Easterly line from a tangent bearing North 47°38'17" West, Westerly 556.50 feet along the arc of said curve to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 666.00 feet, a central angle of 03°35'16"; thence Westerly along the arc of said curve a distance of 41.70 feet to the aforesaid West line of Northeast quarter of the Northeast quarter of Section 15; thence North 00°10'40" East, a distance of 15.04 feet along said West line to the POINT OF BEGINNING.

Containing 17,702 square feet, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 88°55'03" West.
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.

Sketch & Description



Date: 04/14/2017 S.S.

Job Number: 51599 Scale: 1" = 200'

Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that

THIS IS NOT A SURVEY.

REVISED:

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

Certification Number 18210000 51599136



JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 809A

NORTHWEST CORNER,
NE 1/4, NE 1/4,
SECTION 15-24-28

N88°55'03"W 1317.59'

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

NORTH LINE, NW 1/4, SECTION 14-24-28

POINT OF COMMENCEMENT

NORTHEAST CORNER OF THE NORTHEAST 1/4,
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

GRANBY STREET
60' RIGHT OF WAY
(VACATED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°15'48"E	576.38'
L2	S42°21'42"W	15.00'
L3	N89°15'48"W	576.38'
L4	N00°10'40"E	15.04'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	41.85'	651.00'	3°41'00"	S87°25'19"E	41.84'
C2	567.40'	781.00'	41°37'31"	S68°27'02"E	555.00'
C3	556.50'	766.00'	41°37'31"	N68°27'02"W	544.34'
C4	41.70'	666.00'	3°35'16"	N87°28'11"W	41.70'

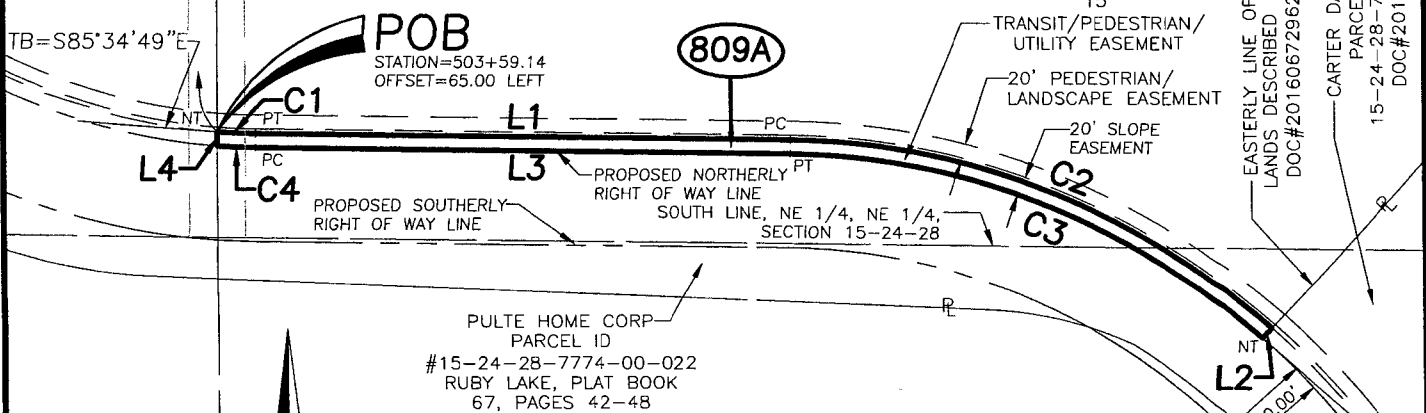
CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

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

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

S00°10'40"W 1222.04'

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



LEGEND

L1 = LINE NUMBER
C1 = CURVE NUMBER
P = PROPERTY LINE
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
NT = NON-TANGENT
TB = TANGENT BEARING
ID = IDENTIFICATION
LB = LICENSED BUSINESS
POB = POINT OF BEGINNING
DOC = DOCUMENT



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 SHEETS 10, 11 & 12 OF PALM PARKWAY TO
APOPKA-VINELAND CONNECTOR ROAD RIGHT OF MAPS

Drawing No. 51599136

Job No. 51599

Date: 04/14/2017

SHEET 2 OF 2

See Sheet 1 for Description

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

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: 14-24-28-1242-78-001

TEMPORARY CONSTRUCTION EASEMENT

FOR AND IN CONSIDERATION of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801 ("**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]

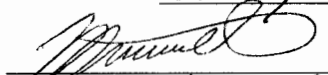
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

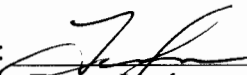
Signed and sealed in the presence of:

"SCHOOL BOARD"

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida


Print Name: Nancy L. Conner

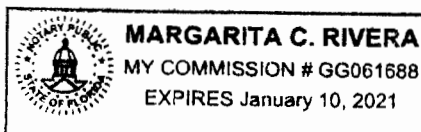

Print Name: Myrleen Gutierrez

By: 
Teresa Jacobs, as Chair

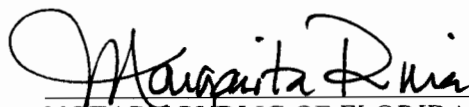
Date: 12-17-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 17th day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

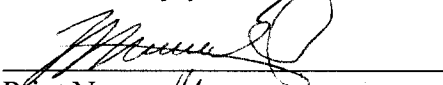

NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

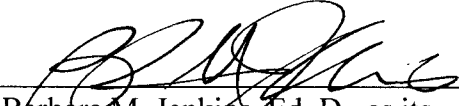
**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a body corporate
and political subdivision of the State of
Florida

Signed and sealed in the presence of:


Print Name: Nancy L. Conover


Print Name: Madan Gutierrez

Attest:


Barbara M. Jenkins, Ed. D., as its
Superintendent

Dated:

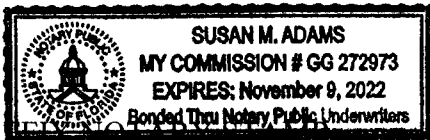
12-18-18

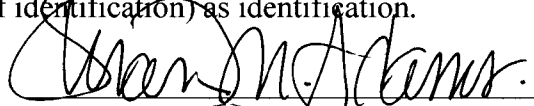
STATE OF FLORIDA)

) s.s.:

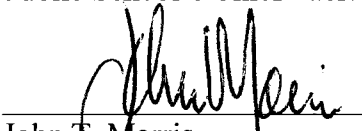
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.




NOTARY PUBLIC OF FLORIDA
Print Name: Susan M. Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County
Public School's Chief Facilities Officer


John T. Morris
Chief Facilities Officer

Date: DEC 13, 2018

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.


Laura L. Kelly, Staff Attorney III/Planning
and Real Estate

Date: December 13, 2018

PROJECT: PALM PARKWAY CONNECTOR

Exhibit "A"

to Temporary Construction Easement

Legal Description of the Easement Area
(Parcel 709A and 709B)

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 709A
ESTATE: Temporary Easement
PURPOSE: Temporary Construction

PARCEL 709A

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 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 88°55'03" East, a distance of 1317.59 feet along the North line of said Northeast quarter of Section 15 to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 15; thence departing said North line, South 00°10'40" West, a distance of 1237.08 feet along the West line of said Northeast quarter of the Northeast quarter to a point on a non-tangent curve concave Northerly, having a radius of 666.00 feet and a chord bearing of South 87°17'11" East; thence departing said West line, run Easterly along the arc of said curve, through a central angle of 03°13'16", a distance of 37.44 feet for the POINT OF BEGINNING; thence North 02°39'27" West, a distance of 50.82 feet; thence South 88°57'23" East, a distance of 101.55 feet; thence South 01°02'05" West, a distance of 50.21 feet; thence North 89°15'48" West, a distance of 94.01 feet to a point of curvature of a curve concave Northerly and having a radius of 666.00 feet; thence Northwesterly along said curve through a central angle of 00°22'00", a distance of 4.26 feet to the POINT OF BEGINNING.

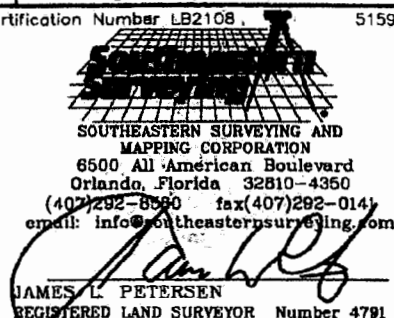
Containing 5,043 square feet more or less.

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 North 88°55'03" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 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: 12/2014	Orange County comments CBvG

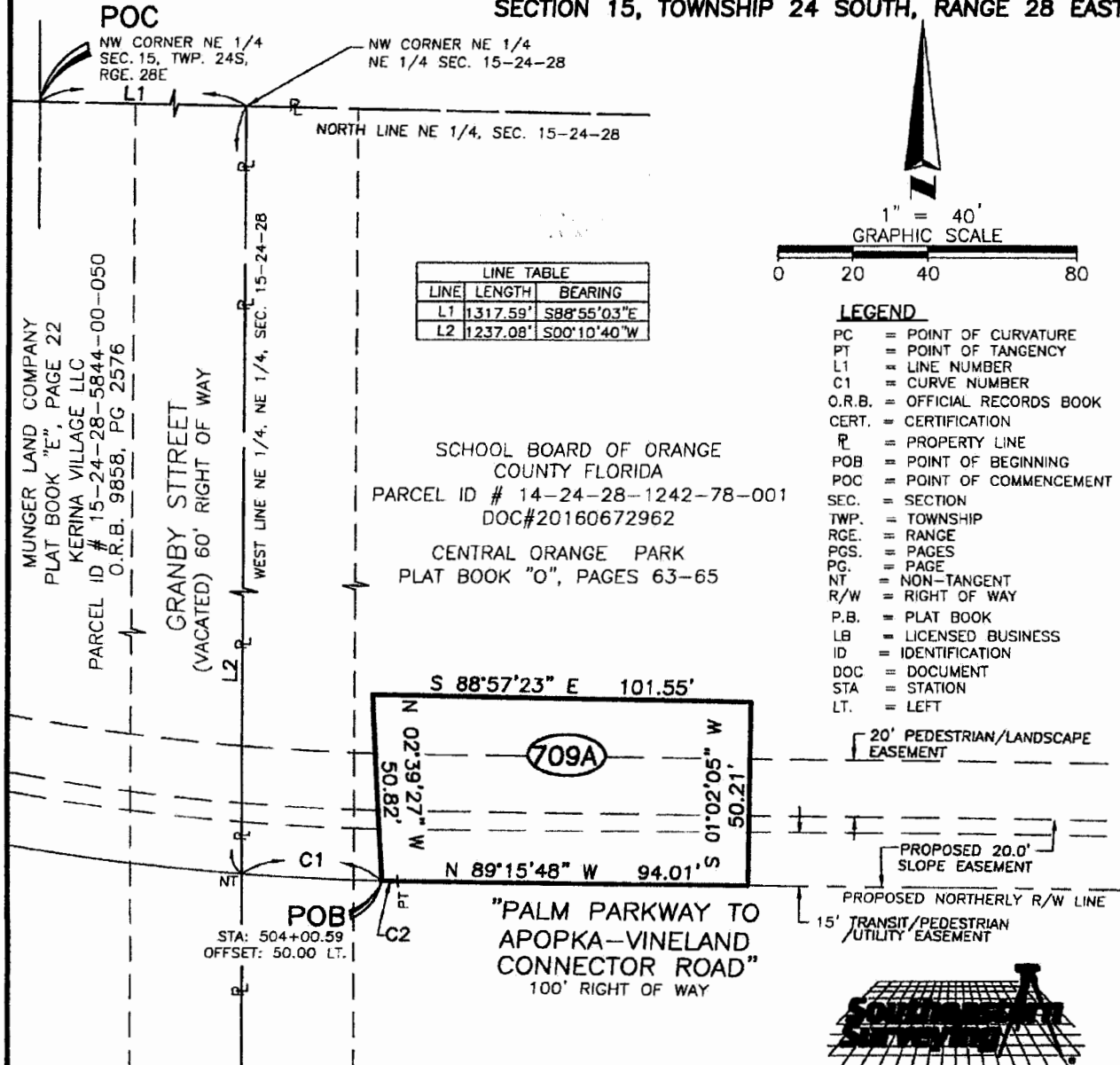
DESCRIPTION FOR 	Date: June 23, 2014 CBvG	Certification Number LB2108, 51599088
	Job Number: 51599	Scale: 1" = 40'
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH	



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 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 709A

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 10 OF RIGHT OF WAY MAPS.

Drawing No: 51599088
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

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: 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: 12/2014	Orange County comments CBvG

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 709B

ESTATE: Temporary Easement
PURPOSE: Temporary Construction

PARCEL 709B

A Portion of Block 79, CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more porticularly described as follows:


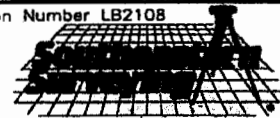
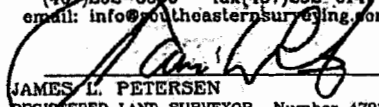
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East run South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of North 48°42'12" West; thence Northwesterly along the arc of said curve, through a central angle of 54°26'05", a distance of 727.75 feet for POINT OF BEGINNING; thence continue Northwesterly along the arc of said curve with a chord bearing of North 78°59'05" West, through a central angle of 06°07'40", a distance of 81.93 feet; thence North 11°00'54" East, a distance of 39.23 feet; thence South 78°59'06" East, a distance of 81.89 feet; thence South 11°00'54" West, a distance of 39.23 feet to the POINT OF BEGINNING.

Containing: 3,153 square feet, more or less.

SURVEYORS REPORT

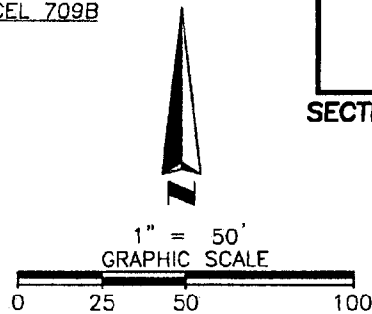
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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: 06/2017	Address Comments
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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599107  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 Fax (407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4781	
	Job Number: 51599		Scale: 1" = 50'
	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 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 709B

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

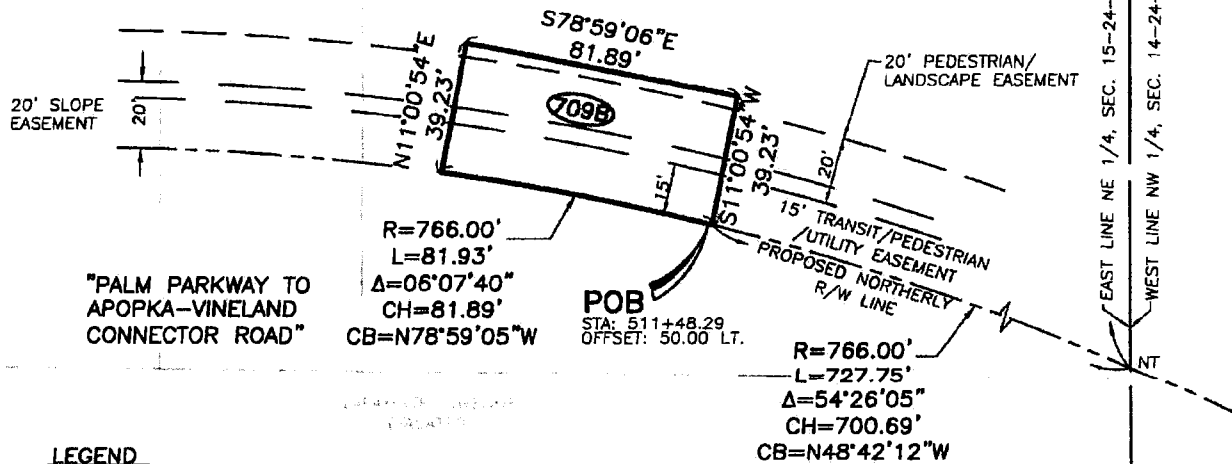


BRAMBLETON AVENUE
(VACATED)

POC
NE CORNER, NE 1/4,
SEC. 15-24-28

SCHOOL BOARD OF ORANGE
COUNTY FLORIDA
PARCEL ID # 14-24-28-1242-78-001
DOC#20180872962
CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

STREETS INDICATED AS "VACATED"
PER RESOLUTION OF THE COUNTY COMMISSION.
PER OFFICIAL RECORDS BOOK 395, PAGE 377,
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



LEGEND

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
LB = LICENSED BUSINESS
ID = IDENTIFICATION
DOC = DOCUMENT
STA = STATION
LT. = LEFT

R = RADIUS
L = ARC LENGTH
Δ = DELTA ANGLE
CH = CHORD
CB = CHORD BEARING

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 11 OF RIGHT OF WAY MAPS.



SOUTHEASTERN SURVEYING & MAPPING CORP.
8500 All American Boulevard
Orlando, Florida 32810-4360
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email:info@southeasternsurveying.com

Drawing No: 51599107
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
Revision: 06/2017	
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



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

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 *TS 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, Drainage Easements, Slope Easement, Pedestrian and Landscape Easement, Transit, Pedestrian and Utility Easement, and Temporary Construction Easements from Pulte Home Company, LLC to Orange County, approval of Drainage Easement, Slope Easement, Pedestrian and Landscape Easement, and Transit, Pedestrian and Utility Easement from Adventist Health System/Sunbelt, Inc. and Pulte Home Company, LLC to Orange County, and approval of Slope Easement, Pedestrian and Landscape Easement, and Transit, Pedestrian and Utility Easement from Adventist Health System/Sunbelt, Inc. to Orange County, approval and execution of Subordination of Utility Interests between Duke Energy Florida, LLC, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, d/b/a Progress Energy Florida, Inc., and 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 (Parcels 103 and 106)
Cost: Donation
Total size: 3.02 acres
- Drainage Easement (Parcel 803K)
Cost: Donation
Size: 2,295 square feet
- Drainage Easement (Parcels 803J, 806H and 806L)
Cost: Donation
Total size: 2,619 square feet
- Slope Easement (Parcels 803E, 803F, 803H and 803I)
Cost: Donation
Total size: 1.51 acres
- Pedestrian and Landscape Easement (Parcels 803F and 803I)
Cost: Donation
Total size: 32,836 square feet
- Transit, Pedestrian and Utility Easement (Parcels 803D and 803G)
Cost: Donation
Total size: 24,772 square feet
- Temporary Construction Easement (Parcel 703)
Cost: Donation
Size: 3,576 square feet
Term: Seven years, or until completion of construction
- Temporary Construction Easement (Parcel 706A)
Cost: Donation
Size: 3,523 square feet
Term: Seven years, or until completion of construction
- Drainage Easement (Parcels 806G and 806M)
Cost: Donation
Total size: 12,149 square feet
- Slope Easement (Parcels 806I and 806J)
Cost: Donation
Total size: 11,095 square feet
- Pedestrian and Landscape Easement (Parcel 806I)
Cost: Donation
Size: 5,099 square feet

Transit, Pedestrian and Utility Easement (Parcel 806K)
Cost: Donation
Size: 4,613 square feet

Slope Easement (Parcels 806E and 806F)
Cost: Donation
Total size: 14,125 square feet

Pedestrian and Landscape Easement (Parcel 806F)
Cost: Donation
Size: 7,379 square feet

Transit, Pedestrian and Utility Easement (Parcel 806D)
Cost: Donation
Size: 4,981 square feet

Subordination of Utility Interests

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.

The Subordination of Utility Interests will subordinate Duke Energy's interest in their existing easement encumbering Parcel 106 of the Palm Parkway Connector project. If Orange County should require Duke Energy to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, Orange County shall pay the reasonable cost of such alteration, adjustment, or relocation, including but not limited to the cost of acquiring appropriate easements.

Orange County is executing the Subordination of Utility Interests to show acceptance of the terms and conditions.

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:

Daniel T. O'Keefe, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)
PARCEL ID NO.: PORTION OF 15-24-28-7774-00-020,
14-24-28-1242-69-241, AND 15-24-28-7774-00-022

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-4.014913).

SPECIAL WARRANTY DEED
(Parcels 103 and 106)

THIS SPECIAL WARRANTY DEED is made and executed as of the 13th day of August, 2018, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 (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:

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.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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"

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

Witness 1 sign: _____



Witness 1 print name: _____

Cliff Tuzas

By: _____



Print name: _____

Neil Klaproth

Title: _____

Director of Land

Witness 2 sign: _____



Witness 2 print name: _____

Amy Steiger

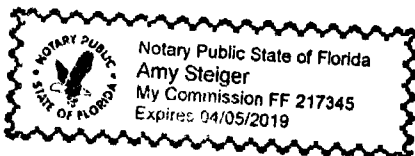
STATE OF FLORIDA

COUNTY OF _____

Orange

The foregoing instrument was acknowledged before me this 13th day of August, 2018, by Neil Klaproth, as Director of Land of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of said company. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Notary Public Signature

Amy Steiger

Typed or Printed Notary Name

Notary Public – State of _____

Commission No. _____

FF 217345

My Commission Expires: _____

4/5/2019

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "A"

to Special Warranty Deed

Legal Description
(Parcels 103 and 106)

[See attached Sketch and Legal Descriptions]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103
 ESTATE: Fee Simple
 PURPOSE: Road Right of Way

PARCEL 103

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 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 Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet 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, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 68°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

SURVEYORS REPORT

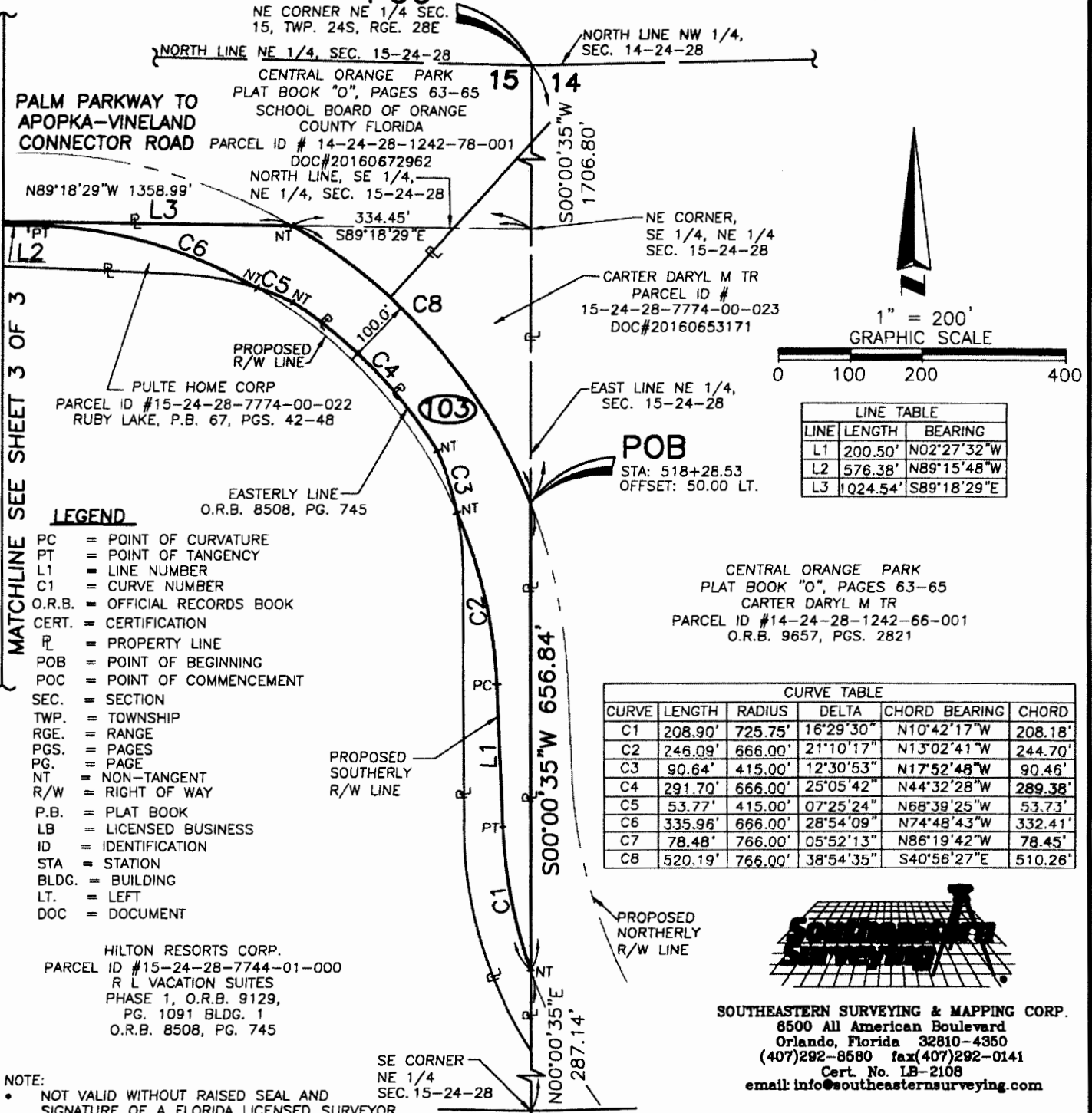
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 2-3

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

<p style="text-align: center;">DESCRIPTION</p> <p style="text-align: center;">FOR</p> <p style="text-align: center;">ORANGE COUNTY</p> <p style="text-align: center;">GOVERNMENT</p> <p style="text-align: center;">FLORIDA</p>	<p>Date: June 23, 2014 CBvG</p> <p>Job Number: 51599</p> <p>Scale: 1" = 200'</p> <p>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</p> <p style="text-align: center;">THIS IS NOT A SURVEY.</p> <p style="text-align: center;">SHEET 1 OF 3</p> <p style="text-align: center;">SEE SHEETS 2-3 FOR SKETCH</p>	<p>Certification Number LB2108 51599062</p> <div style="text-align: center;">  <p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax (407)292-0141 email: info@southeasternsurveying.com</p> </div> <p>JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</p>
--	--	---

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

POC 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 SHEETS 1-2 of 3
 - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

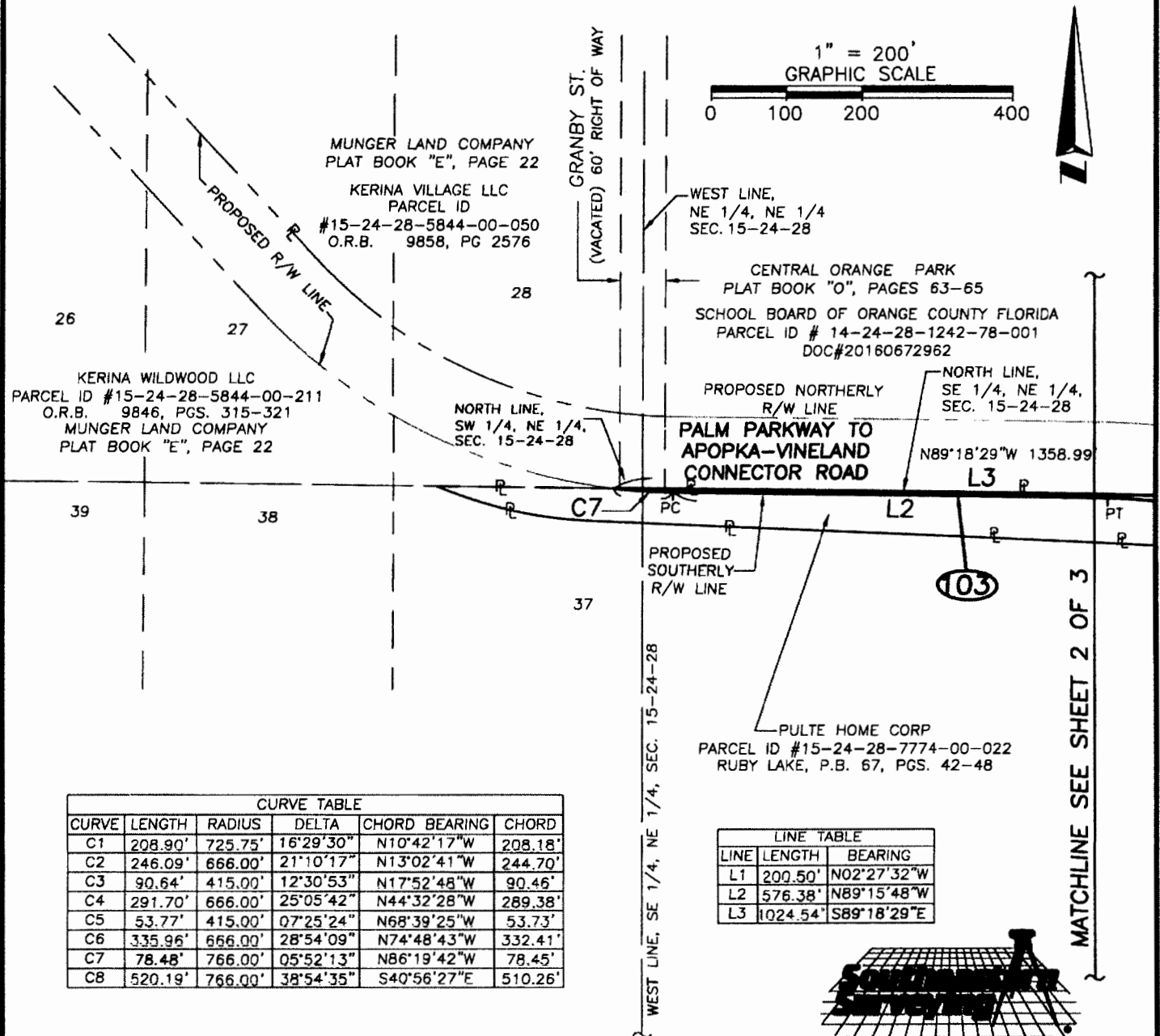
Drawing No: 51599062
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

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: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E



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

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 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

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

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106
 ESTATE: Fee Simple
 PURPOSE: Road Right of Way

PARCEL 106

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


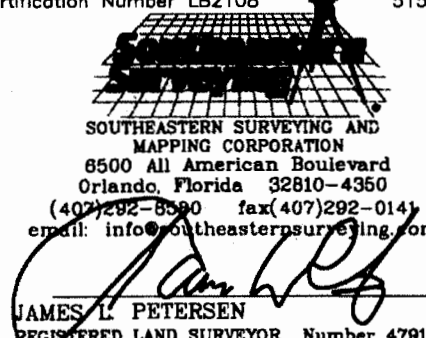
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

SURVEYORS REPORT

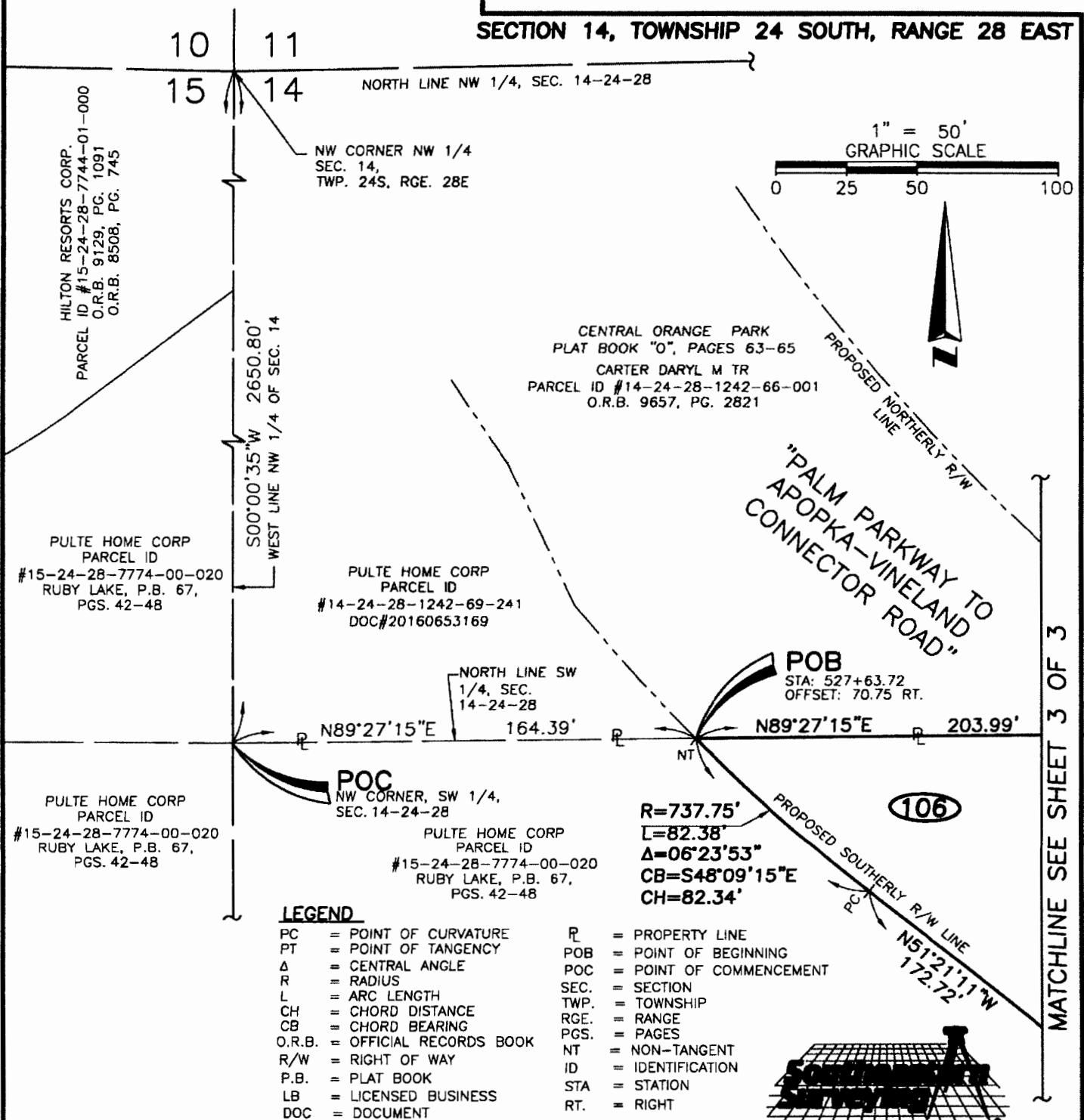
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR 	Date: <div style="text-align: center; font-weight: bold;">June 23, 2014 CBvG</div>	Certification Number LB2108 51599095  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax (407)292-0141 email: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: <div style="text-align: center; font-weight: bold;">51599</div>	Scale: <div style="text-align: center; font-weight: bold;">1" = 50'</div>
	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 3 SEE SHEETS 2-3 FOR SKETCH	

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LEGEND

- | | |
|--------------------------------|-----------------------------|
| PC = POINT OF CURVATURE | R = PROPERTY LINE |
| PT = POINT OF TANGENCY | POB = POINT OF BEGINNING |
| Δ = CENTRAL ANGLE | POC = POINT OF COMMENCEMENT |
| R = RADIUS | SEC. = SECTION |
| L = ARC LENGTH | TWP. = TOWNSHIP |
| CH = CHORD DISTANCE | RGE. = RANGE |
| CB = CHORD BEARING | PGS. = PAGES |
| O.R.B. = OFFICIAL RECORDS BOOK | NT = NON-TANGENT |
| R/W = RIGHT OF WAY | ID = IDENTIFICATION |
| P.B. = PLAT BOOK | STA = STATION |
| LB = LICENSED BUSINESS | RT. = RIGHT |
| DOC = DOCUMENT | |

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

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

Drawing No: 51599095
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

Revision: 06/2017

Address Comments

Revision: 02/15-4/17

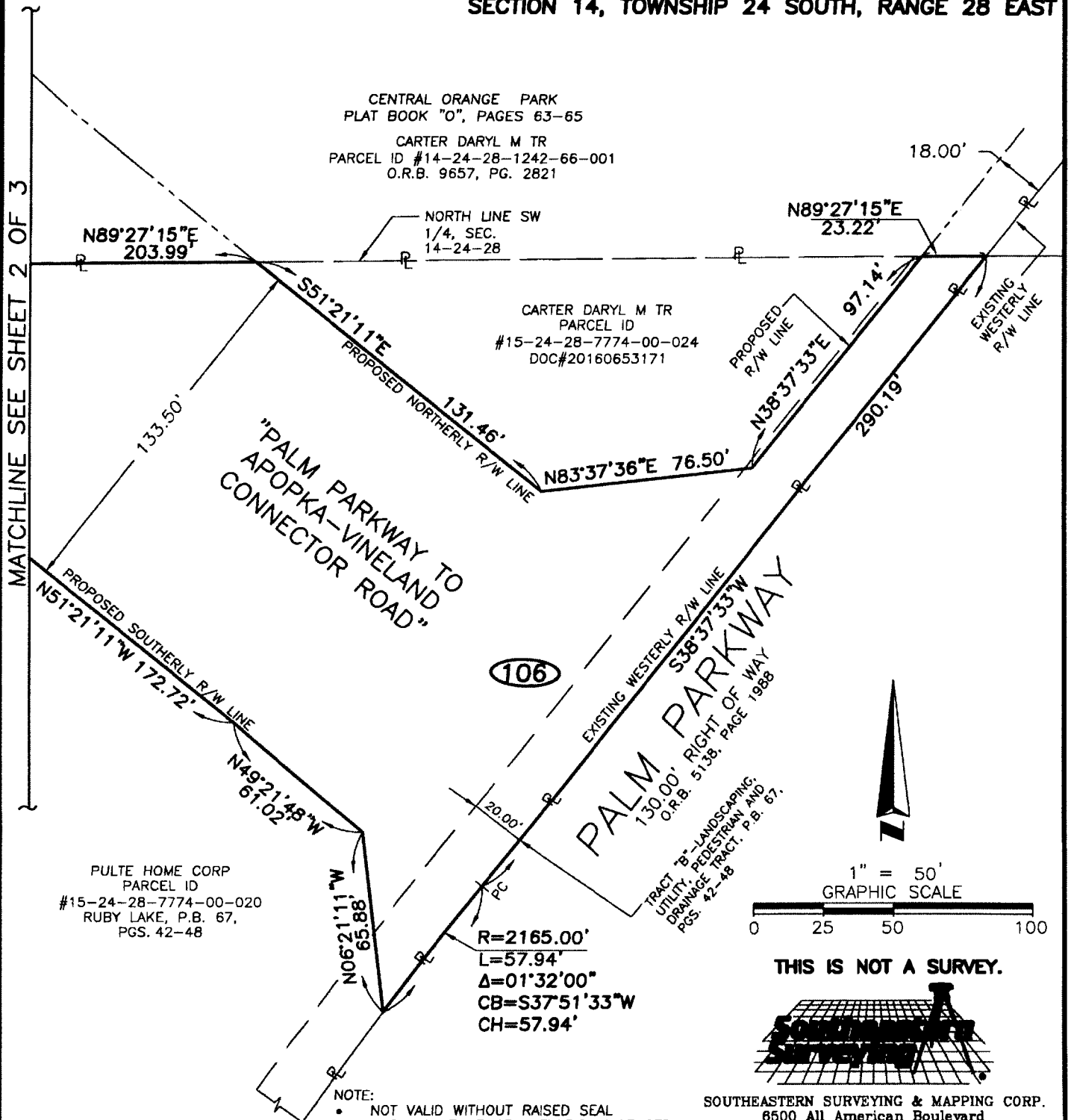
Orange County comments CBvG-Parcel Owners

Revision: 12/2014

Orange County comments CBvG

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

Drawing No: 51599095
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

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: 02/15-4/17

Orange County comments CBvG-Parcel Owners

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 15-24-28-7774-00-022

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-4.014913).

DRAINAGE EASEMENT
(Parcel 803K)

THIS DRAINAGE EASEMENT is made and entered this 14th day of December, 2018, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**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”

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

Witness 1 sign: [Signature]

By: [Signature]

Witness 1 print name: Edward LaFera

Print name: Neil Klapproth

Witness 2 sign: [Signature]

Title: Director of Land

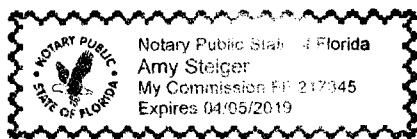
Witness 2 print name: Amy Steiger

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

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of December, 2018, by Neil Klapproth as Director of Land and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
Amy Steiger
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
(Parcel 803K)

[See attached Sketch and Legal Descriptions]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803K
ESTATE: Perpetual Easement
PURPOSE: Drainage Easement

PARCEL 803K

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 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 Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence North 89°18'29" West, a distance of 971.29 feet along the North line of said Southeast quarter of the Northeast quarter; thence leaving said North line, run South 00°41'31" West, a distance of 4.32 feet for a POINT OF BEGINNING; thence South 68°54'12" West, a distance of 125.84 feet; thence South 01°14'43" West, a distance of 0.67 feet to a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence North 87°33'39" West, a distance of 20.00 feet along said Northerly line; thence leaving said Northerly line, run North 01°14'43" East, a distance of 13.65 feet; thence North 68°54'12" East, a distance of 89.32 feet; thence South 89°15'48" East, a distance of 53.78 feet to the POINT OF BEGINNING.

Containing 2,295 square feet, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), 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: 06/2017	Address Comments
Revision: 09/16-4/14	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 08/2016	Revised Legal Description REJ
Revision: 06/2015	Revised per construction plan changes EC
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION



Date: June 23, 2014 CBvG

Job Number:
51599

Scale:
1" = 40'

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 2
SEE SHEETS 2 FOR SKETCH

Certification Number LB2108 51599122



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

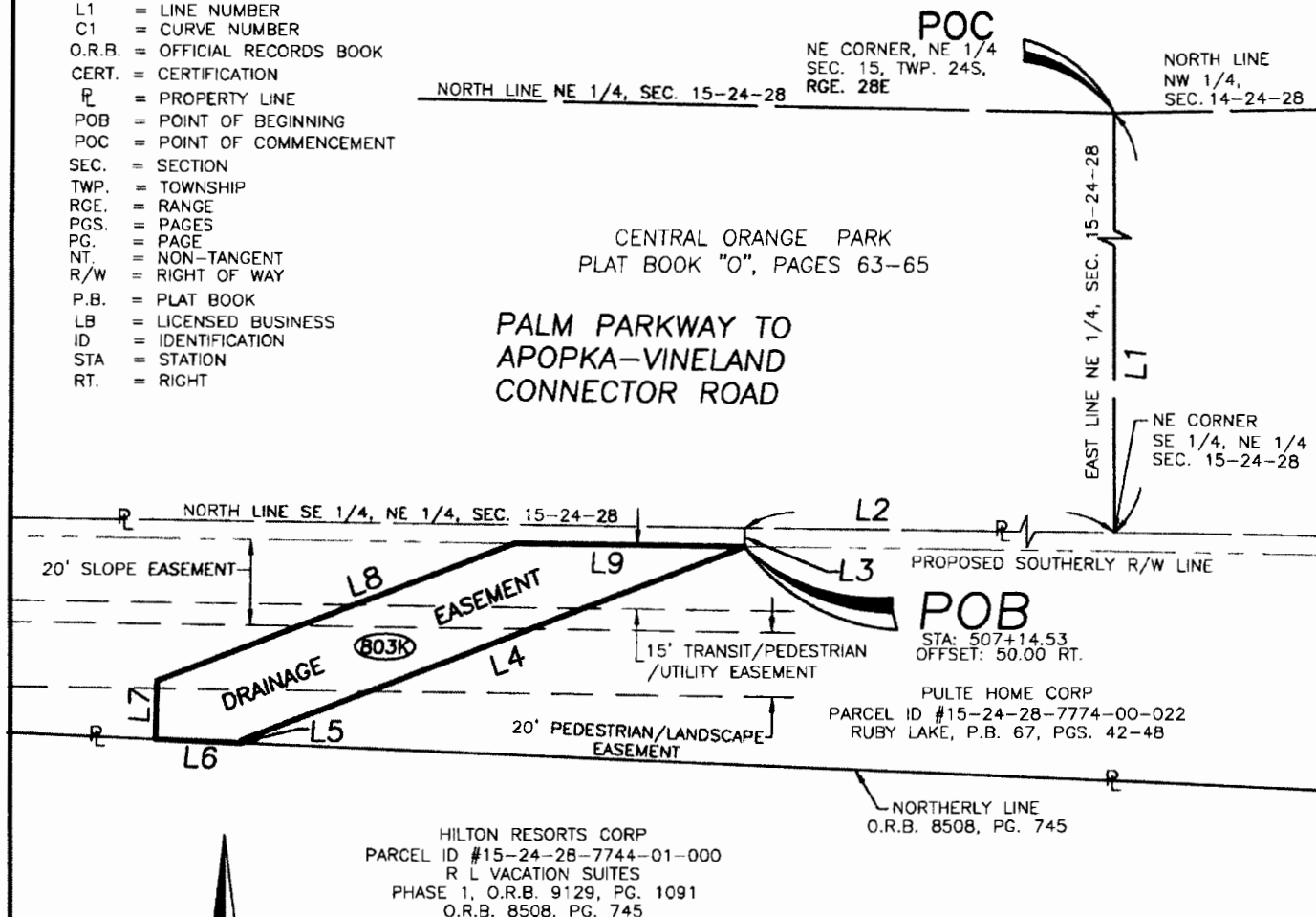
JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803K

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	971.29'	N89°18'29"W
L3	4.32'	S00°41'31"W
L4	125.84'	S68°54'12"W
L5	0.67'	S01°14'43"W
L6	20.00'	N87°33'39"W
L7	13.65'	N01°14'43"E
L8	89.32'	N68°54'12"E
L9	53.78'	S89°15'48"E

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 SHEET 1
- SEE SHEETS 10-11 OF RIGHT OF WAY MAPS.

Drawing No: 51599122
 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
Revision: 06/2017	
Revision: 09/16-4/14	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 08/2016	Revised Legal Description REJ
Revision: 06/2015	Revised per construction plan changes EC
Revision: 02/2015	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:

Daniel T. O'Keefe, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)
PARCEL ID NO.: PORTIONS OF 14-24-28-1242-69-241,
15-24-28-7774-00-020, AND 15-24-28-7774-00-022

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-4.014913).

DRAINAGE EASEMENT
(Parcels 803J, 806H, and 806L)

THIS DRAINAGE EASEMENT is made and entered this 13th day of August, 2018, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**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"

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

Witness 1 sign: _____

Witness 1 print name: _____

Witness 2 sign: _____

Witness 2 print name: _____

By: _____

Print name: _____

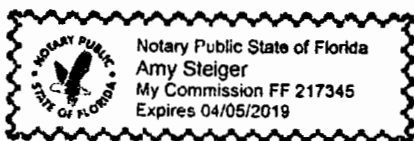
Title: _____

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

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 13 day of August, 2018, by Neil Klaproth, as Director of Land of and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



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 803J, 806H, and 806L)

[See attached Sketch and Legal Descriptions]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803J

ESTATE: Perpetual Easement
PURPOSE: Drainage Easement

PARCEL 803J

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


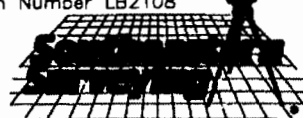
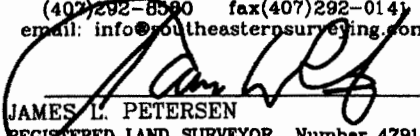
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.63 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.42 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 31°49'28" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 01°44'49", a distance of 17.84 feet for the POINT OF BEGINNING; thence continue Northwesterly along the arc of said curve and said Easterly line of said parcel of land, having a radius of 585.00 feet, through a central angle of 02°15'34", a distance of 23.07 feet; thence leaving said Easterly line, run South 89°55'53" East, a distance of 8.33 feet; thence North 25°10'53" East, a distance of 29.51 feet to a point on the aforesaid East line of the Northeast quarter of Section 15; thence South 00°00'35" West, a distance of 46.72 feet along said East line; thence leaving said East line, run North 89°55'53" West, a distance of 9.41 feet to the Point of Beginning.

Containing 472 square feet, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), 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

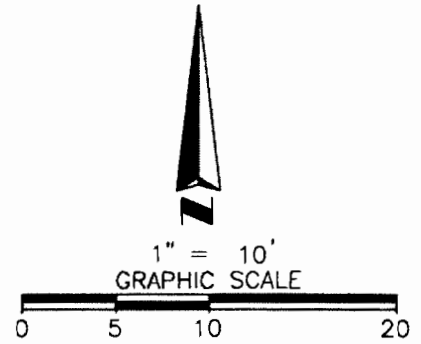
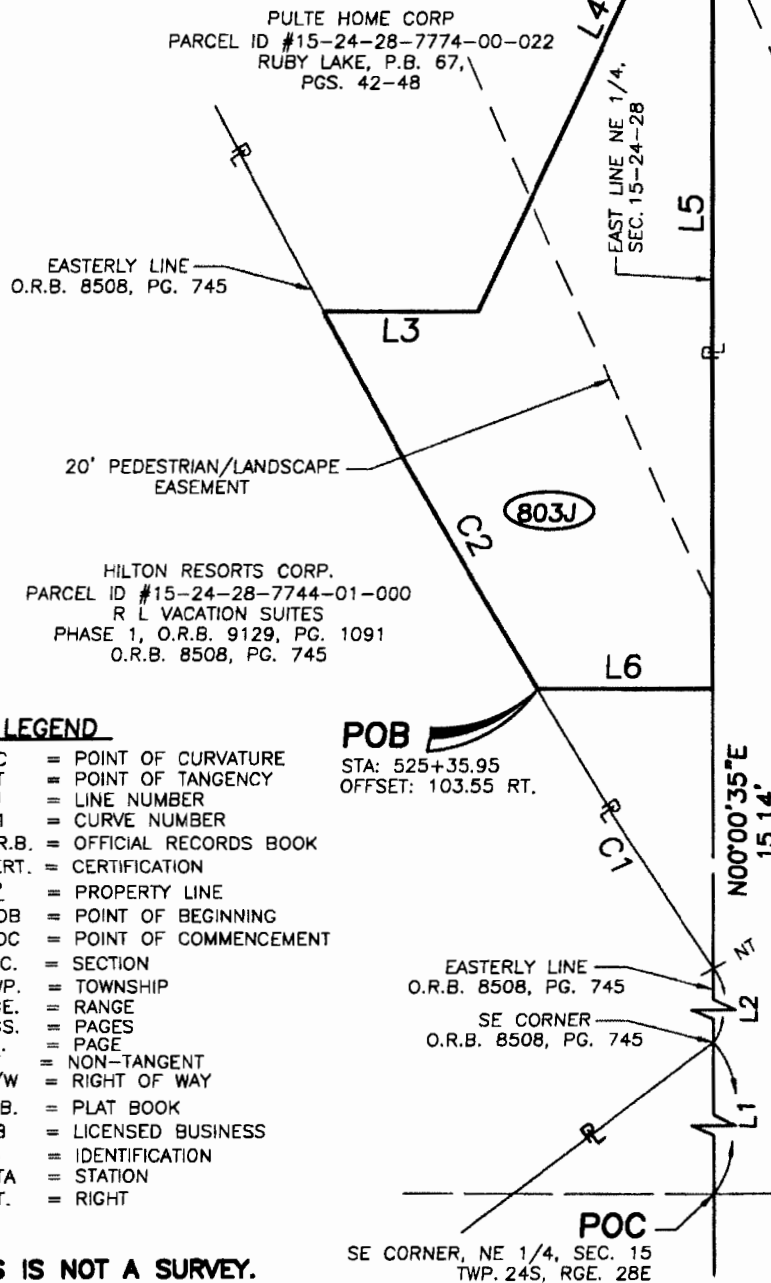
Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599121  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 fax (407) 292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
	Job Number: 51599		Scale: 1" = 10'
	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 2 SEE SHEETS 2 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803J

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

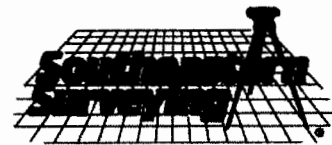
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.84'	585.00'	01°44'49"	N31°49'28"W	17.84'
C2	23.07'	585.00'	02°15'34"	N29°49'16"W	23.07'



CENTRAL ORANGE PARK
 PLAT BOOK "O", PAGES 63-65

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.63'	N00°00'35"E
L2	15.42'	N00°00'35"E
L3	8.33'	S89°55'53"E
L4	29.51'	N25°10'53"E
L5	46.72'	S00°00'35"W
L6	9.41'	N89°55'53"W

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEETS 1-2 OF 3
 - SEE SHEETS 15 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

THIS IS NOT A SURVEY.

Drawing No: 51599121
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 2
 See Sheet 1 for Description

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

Revision: 06/2017 Address Comments

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806H
ESTATE: Perpetual Easement
PURPOSE: 20' Drainage Easement

PARCEL 806H

A Portion of RUBY LAKE-PHASE 1, according to the Plat thereof as recorded in Plat Book 88, Pages 120 through 125, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



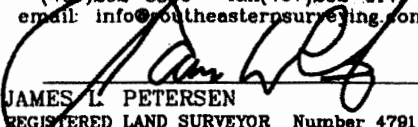
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.63 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.42 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 31°49'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 01°44'49", a distance of 17.84 feet; thence leaving said Easterly line, run North 89°55'53" West, a distance of 198.84 feet; thence North 63°05'55" West, a distance of 198.21 feet; thence South 81°22'32" West, a distance of 100.17 feet; thence South 59°50'18" West, a distance of 18.44 feet for the POINT OF BEGINNING, said Point of Beginning being a point on the Westerly line of the aforesaid parcel of land; thence continue South 59°50'18" West, a distance of 72.69 feet; thence North 30°09'42" West, a distance of 20.00 feet; thence North 59°50'18" East a distance of 69.19 feet to a point on the aforesaid Westerly line, said Westerly line being a non-tangent curve concave Southwesterly, having a radius of 500.00 feet and a chord bearing of South 40°03'54" East; thence Southeasterly along the arc of said curve and said Westerly line, through a central angle of 03°19'36", a distance of 20.30 feet to the Point of Beginning.

Containing: 1,420 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), 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 & 3

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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599102	
	Job Number: 51599	Scale: 1" = 40'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	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 3 SEE SHEETS 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806H

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
 P.B. = PLAT BOOK
 LB = LICENSED BUSINESS
 ID = IDENTIFICATION
 STA = STATION
 RT = RIGHT
 BLDG. = BUILDING
 DOC = DOCUMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.63'	N00°00'35"E
L2	15.42'	N00°00'35"E
L3	18.44'	S59°50'18"W
L4	72.69'	S59°50'18"W
L5	20.00'	N30°09'42"W
L6	69.19'	N59°50'18"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.84'	585.00'	01°44'49"	N31°49'28"W	17.84'
C2	20.30'	500.00'	03°19'36"	S40°03'54"E	20.30'

NORTHERLY LINE
 O.R.B. 8508, PG. 745

1" = 40'
 GRAPHIC SCALE

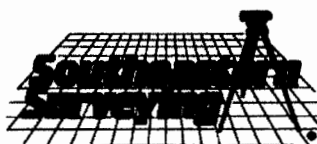
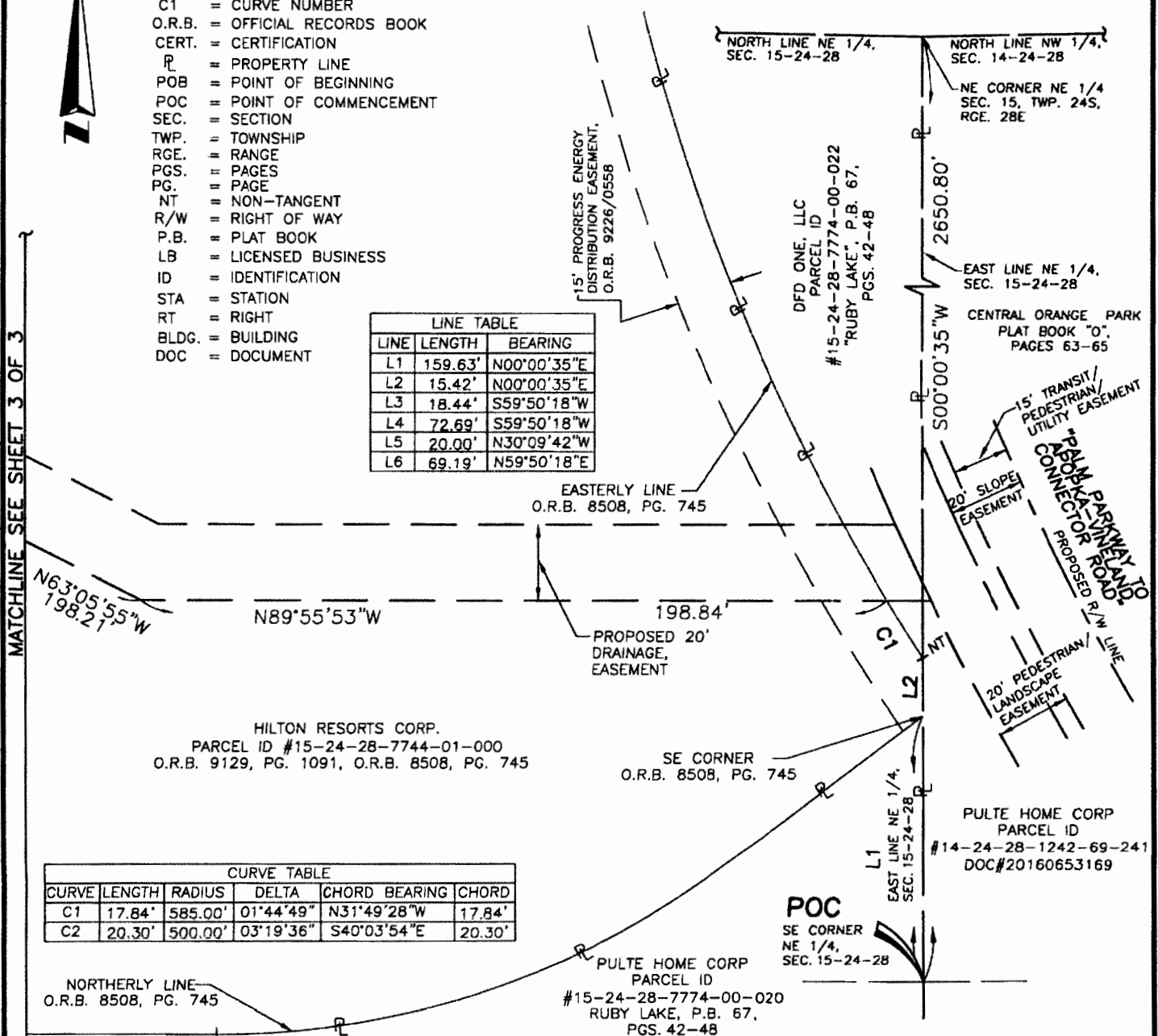
NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEET 19 OF RIGHT OF WAY MAPS.

Drawing No: 51599102
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

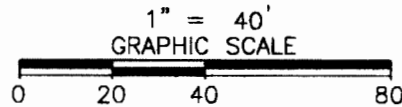


SOUTHEASTERN SURVEYING & MAPPING CORP.
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

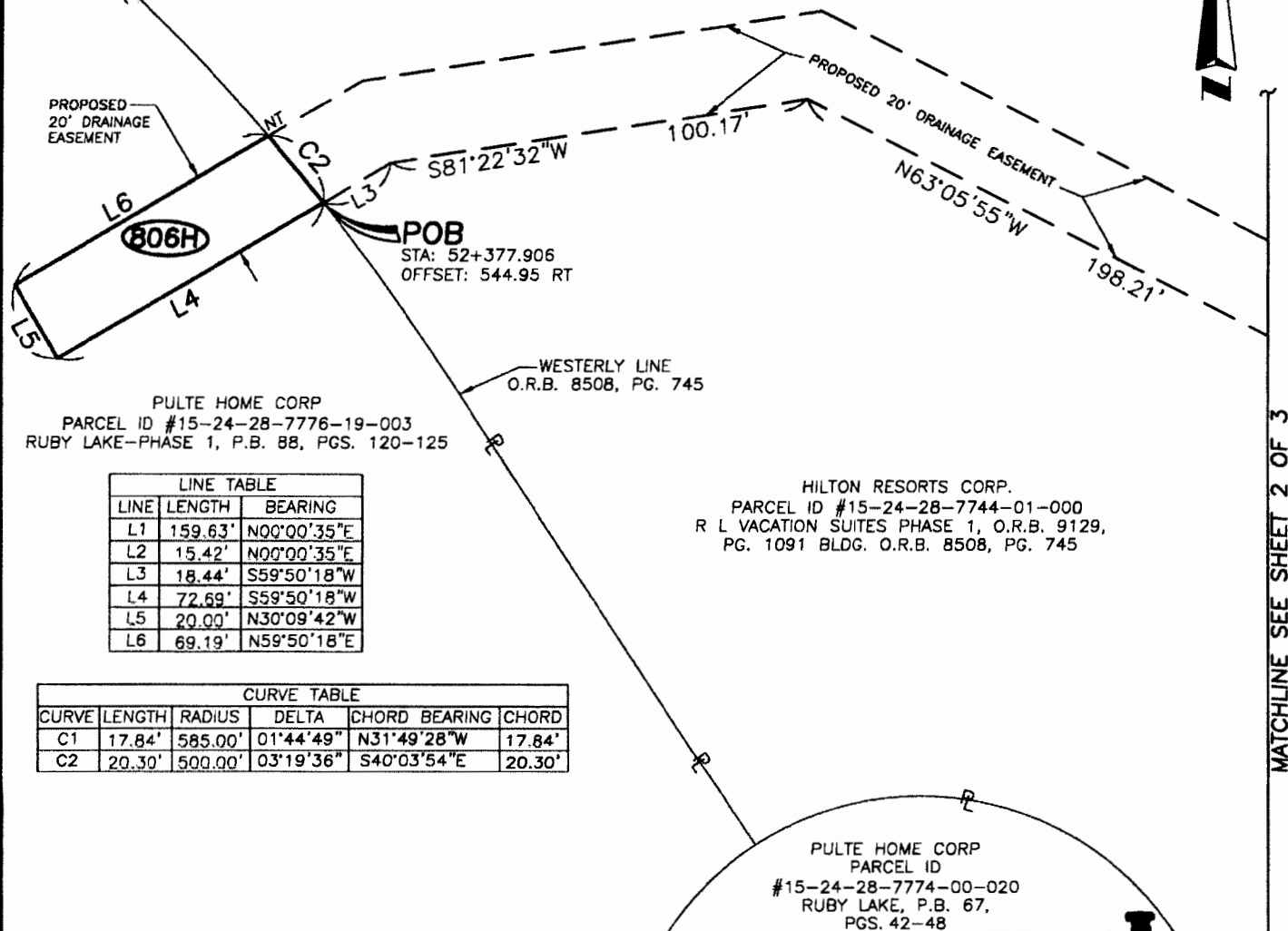
Revision:	Comments
Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership
Revision: 08/2016	Revised Description REJ
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806H

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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



PULTE HOME CORP
PARCEL ID #15-24-28-7776-19-003
RUBY LAKE-PHASE 1, P.B. 88, PGS. 120-125

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.63'	N00°00'35"E
L2	15.42'	N00°00'35"E
L3	18.44'	S59°50'18"W
L4	72.69'	S59°50'18"W
L5	20.00'	N30°09'42"W
L6	69.19'	N59°50'18"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.84'	585.00'	01°44'49"	N31°49'28"W	17.84'
C2	20.30'	500.00'	03°19'36"	S40°03'54"E	20.30'

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

PULTE HOME CORP
PARCEL ID
#15-24-28-7774-00-020
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

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 2
- SEE SHEET 19 OF RIGHT OF WAY MAPS.

Drawing No: 51599102
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
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
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 806L
ESTATE: Perpetual Easement
PURPOSE: Drainage

PARCEL 806L

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


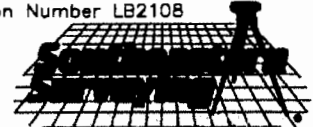
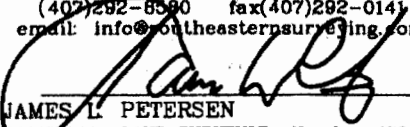
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2413.89 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; thence departing said West line North 25°10'53" East, a distance of 24.33 feet to a point on the Southerly right-of-way line of the proposed Palm-Parkway to Apopka-Vineland Connector Road, said Southerly right-of-way line being non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of South 22°23'32" East; thence run Southeasterly along the arc of said curve and said Southerly right-of-way line, through a central angle of 02°08'21", a distance of 27.10 feet; thence South 25°10'53" West, a distance of 48.28 feet; thence North 89°55'53" West, a distance of 0.14 feet to the aforesaid West line of Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 46.72 feet along said West line to the POINT OF BEGINNING.

Containing 727 square feet more or less.

SURVEYORS REPORT

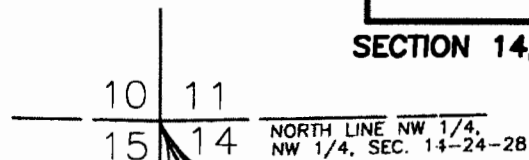
1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG		Certification Number LB2108 51599092  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax (407)292-0141 email: info@seasurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 20'	
	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 2 SEE SHEET 2 FOR SKETCH			

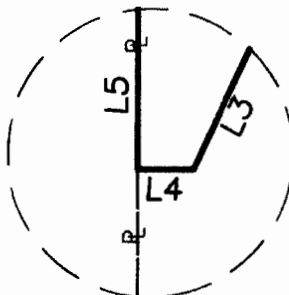
SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806L

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



POC
NW CORNER NW 1/4,
SEC. 14, TWP. 24S
RGE. 28E

WEST LINE NW 1/4,
SEC. 14-24-28

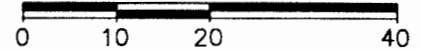


DETAIL "A"
(NOT TO SCALE)

CARTER DARYL M TR
PARCEL ID
#14-24-28-1242-66-001
O.R.B. 9657, PG. 2821



1" = 20'
GRAPHIC SCALE



LEGEND

ID = IDENTIFICATION
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

LINE TABLE		
LINE	LENGTH	BEARING
L1	2413.89'	S00°00'35"W
L2	24.33'	N25°10'53"E
L3	48.28'	S25°10'53"W
L4	0.14'	N89°55'53"W
L5	46.72'	N00°00'35"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	27.10'	725.75'	02°08'21"	S22°23'32"E	27.09'



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

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEET 15 OF RIGHT OF WAY MAPS.

THIS IS NOT A SURVEY.

Drawing No: 51599092
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

Revision: 02/15-4/17 Orange County comments CBvG-Parcel Owners
Revision: 12/2014 Orange County comments CBvG

Revision: 06/2017 Address Comments

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

Daniel T. O'Keefe, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Telephone: (407) 423-3200

PARCEL ID NO.: PORTION OF 15-24-28-7774-00-022, AND
15-24-28-7774-00-020

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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-4.014913)

SLOPE EASEMENT

(Parcels 803E, 803F, 803H, 803I, and 103, 105B, 106, 108)

THIS SLOPE EASEMENT AGREEMENT (this "**Agreement**") is made and entered this 13th day of August, 2018, by and between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**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 (RIFCC)

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"

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

Witness 1 sign: _____



Witness 1 print name: Cliff Torres

By: _____



Print name: Neil Kleproth

Witness 2 sign: _____



Witness 2 print name: Amy Steiger

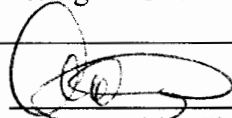
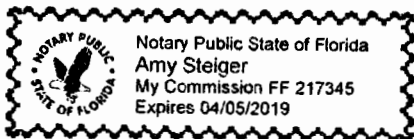
Title: Director of Land

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

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th day of August, 2018, by Neil Kleproth as Director of Land of and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Notary Public Signature

Amy Steiger

Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. FF 217345

My Commission Expires: 4/5/2019

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "A"

to Slope Easement

Legal Description of Easement Area
(Parcels 803E, 803F, 803H, and 803I)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803E

ESTATE: Perpetual Easement
PURPOSE: 20' SLOPE EASEMENT

PARCEL 803E



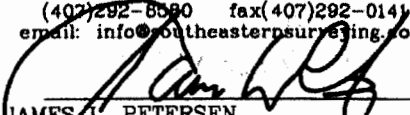
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence leaving said East line, run North 89°18'29" West, a distance of 1321.37 feet along said North line of said Southeast quarter of the Northeast quarter to the Northwest corner thereof; thence North 89°18'29" West, a distance of 37.62 feet along the North line of the Southwest quarter of the aforesaid Northeast quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northerly, having a radius of 766.00 feet and a chord bearing of South 86°19'42" East; thence Easterly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a 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 28°54'09", a distance of 335.96 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Southerly, having a radius of 415.00 feet and a chord bearing of North 78°00'00" West; thence Westerly along the arc of said curve and said Easterly line, through a central angle of 11°15'46", a distance of 81.58 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 646.00 feet and a chord bearing of North 78°15'45" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 22°00'07", a distance of 248.07 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 786.00 feet; thence Westerly along the arc of said curve through a central angle of 14°10'26", a distance of 194.44 feet to a point on the aforesaid North line of the Southwest quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 114.12 feet along said North line to the POINT OF BEGINNING.

Containing 20,203 square feet, more or less.

SURVEYORS REPORT

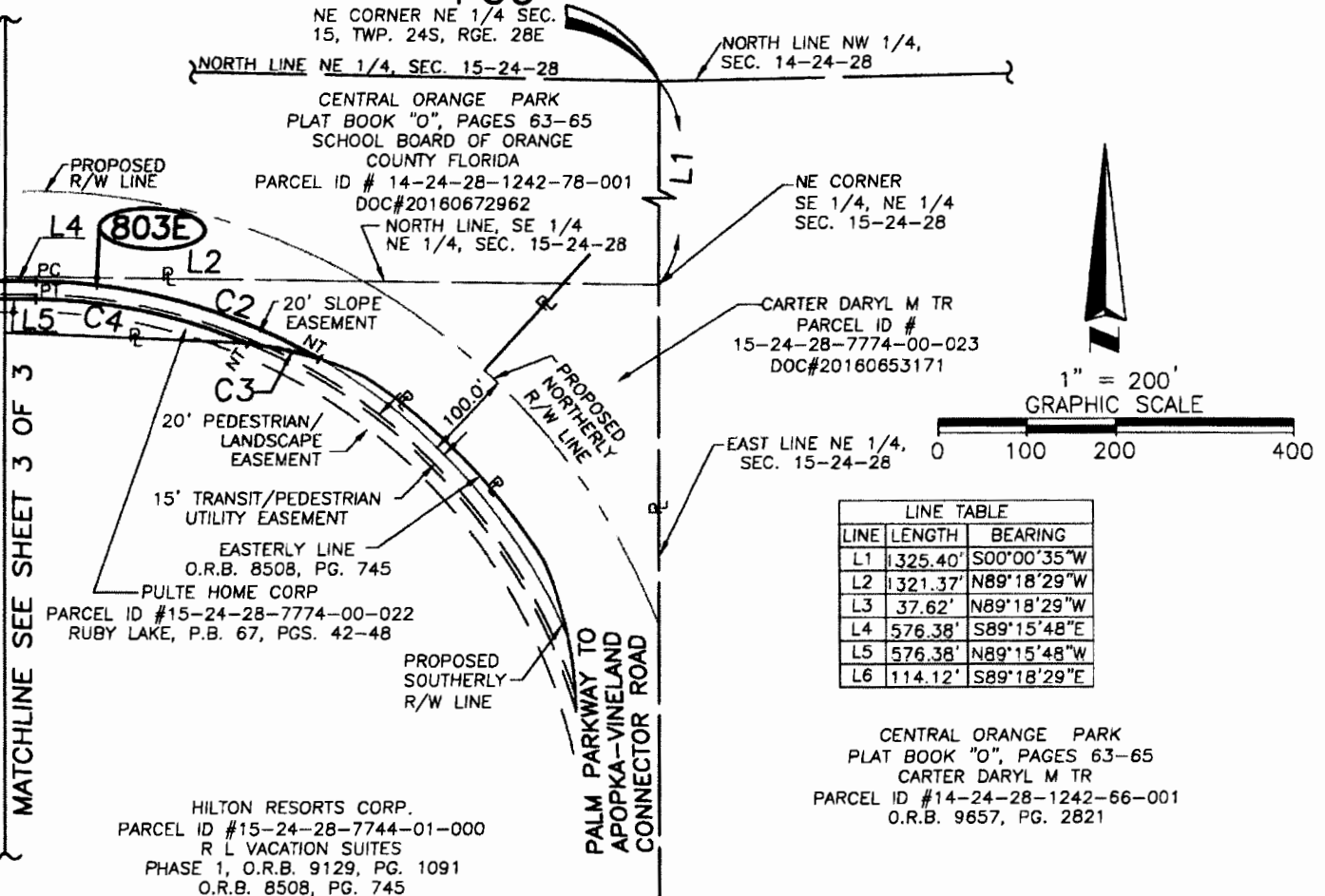
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 2-3

<div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Revision: 04/17 Parcel Ownership S.S.</div><div style="width: 45%;">Revision: 06/2017 Address Comments</div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Revision: 01/2017 Revised Description BMD</div><div style="width: 45%;">Revision: 08/2016 Revised Sketch REJ</div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Revision: 09/2016 Revised Sketch BMD</div><div style="width: 45%;">Revision: 02/2015 Orange County comments CBvG</div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Revision: 12/2014 Orange County comments CBvG</div></div>		<div style="display: flex; justify-content: space-between;"><div style="width: 60%;">Date: June 23, 2014 CBvG</div><div style="width: 40%;">Certification Number LB2108 51599116</div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%; text-align: center;"><p>ORANGE COUNTY GOVERNMENT FLORIDA</p></div><div style="width: 50%; border: 1px solid black; padding: 5px;"><div style="display: flex; justify-content: space-between;"><div>Job Number: 61599</div><div>Scale: 1" = 200'</div></div><div style="text-align: center; margin-top: 10px;"><p>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</p><p>THIS IS NOT A SURVEY.</p></div><div style="text-align: center; margin-top: 10px;"><p>SHEET 1 OF 3</p><p>SEE SHEETS 2-3 FOR SKETCH</p></div></div><div style="width: 50%; text-align: center;"><p>SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8080 fax (407)292-0141 email: info@southeasternsurveying.com</p><div style="text-align: right; margin-top: 20px;"><p>JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</p></div></div></div>
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SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803E

POC

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



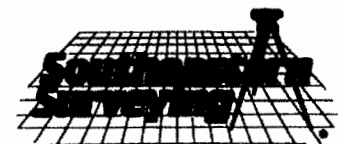
LEGEND

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
P.B. = PLAT BOOK
LB = LICENSED BUSINESS
ID = IDENTIFICATION
STA = STATION
RT. = RIGHT
DOC = DOCUMENT

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 10-11 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	78.48'	766.00'	05°52'13"	S86°19'42"E	78.45'
C2	335.96'	666.00'	28°54'09"	S74°48'43"E	332.41'
C3	81.58'	415.00'	11°15'46"	N78°00'00"W	81.45'
C4	248.07'	646.00'	22°00'07"	N78°15'45"W	246.55'
C5	194.44'	786.00'	14°10'26"	N82°10'36"W	193.95'



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: 51599116
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

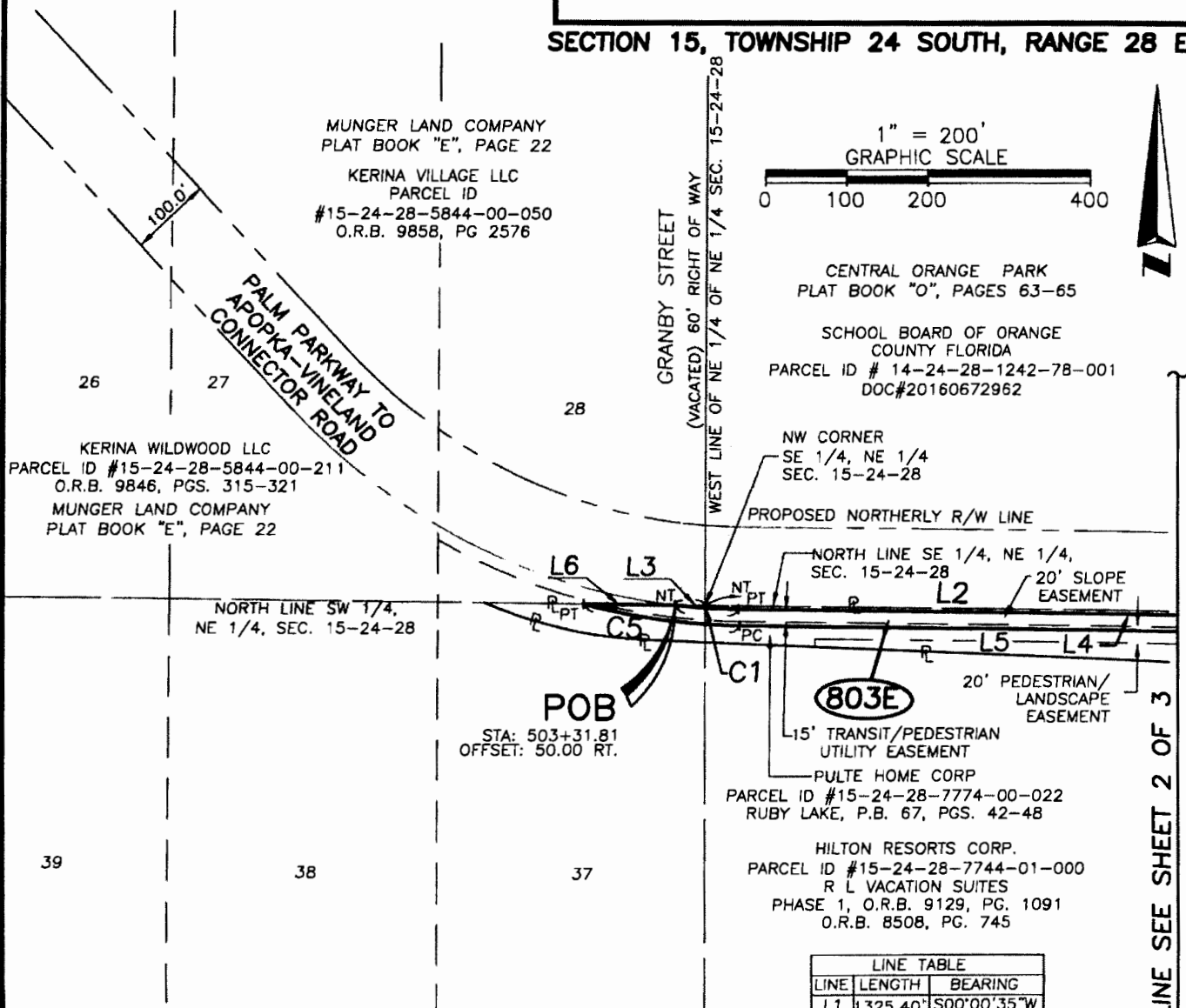
THIS IS NOT A SURVEY.

Revision: 06/2017 Address Comments

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

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803E

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	78.48'	766.00'	05°52'13"	S86°19'42"E	78.45'
C2	335.96'	666.00'	28°54'09"	S74°48'43"E	332.41'
C3	81.58'	415.00'	11°15'46"	N78°00'00"W	81.45'
C4	248.07'	646.00'	22°00'07"	N78°15'45"W	246.55'
C5	194.44'	786.00'	14°10'26"	N82°10'36"W	193.95'

LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	37.62'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	576.38'	N89°15'48"W
L6	114.12'	S89°18'29"E

- 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 10-11 OF RIGHT OF WAY MAPS.

Drawing No: 51599116
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

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: 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: 12/2014	Orange County comments CBvG

SCHEDULE "A"

PALM PARKWAY TO APOPKA--VINELAND

CONNECTOR ROAD

PARCEL 803F

ESTATE: Perpetual Easement

PURPOSE:

20' Pedestrian/Landscape/Slope Easement

Parcel 803F

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence leaving said East line, run North 89°18'29" West, a distance of 1321.37 feet along said North line of said Southeast quarter of the Northeast quarter to the Northwest corner thereof; thence North 89°18'29" West, a distance of 130.25 feet along the North line of the Southwest quarter of the aforesaid Northeast quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northerly, having a radius of 781.00 feet and a chord bearing of South 82°56'27" East; thence Easterly along the arc of said curve, through a central angle of 12°38'45", a distance of 172.37 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a 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 23°33'15", a distance of 267.62 feet to a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 8508, page 745, Public Records of Orange County, Florida, said point lying on a non-tangent curve concave Southerly, having a radius of 415.00 feet and a chord bearing of North 84°20'06" West; thence Westerly along the arc of said curve and said Easterly line, through a central angle of 06°27'06", a distance of 46.73 feet to the point of tangency; thence North 87°33'39" West, a distance of 22.79 feet along said Northerly line to a point on a non-tangent curve concave Southwesterly, having a radius of 631.00 feet and a chord bearing of North 80°27'41" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 17°36'14", a distance of 193.87 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 801.00 feet; thence Northwesterly along the arc of said curve through a central angle of 17°55'35", a distance of 250.61 feet to a point on the aforesaid North line of the Southwest quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 75.57 feet along said North line to the POINT OF BEGINNING.

Containing 20,401 square feet, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), 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.

Revision: 06/2017		Revision: 08/2016	
Address Comments		Revised Sketch	
Revision: 04/2017		Revision: 06/2016	
Revised & Parcel Ownership S.S.		Revised per construction plan changes	
Revision: 09/2016		Revision: 02/2015	
Revised Sketch		Orange County comments	
BMD		Revision: 12/2014	
		Orange County comments	

DESCRIPTION



Date:

June 23, 2014 CBvG

Job Number:
51599

Scale:
1" = 200'

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 3
SEE SHEETS 2-3 FOR SKETCH

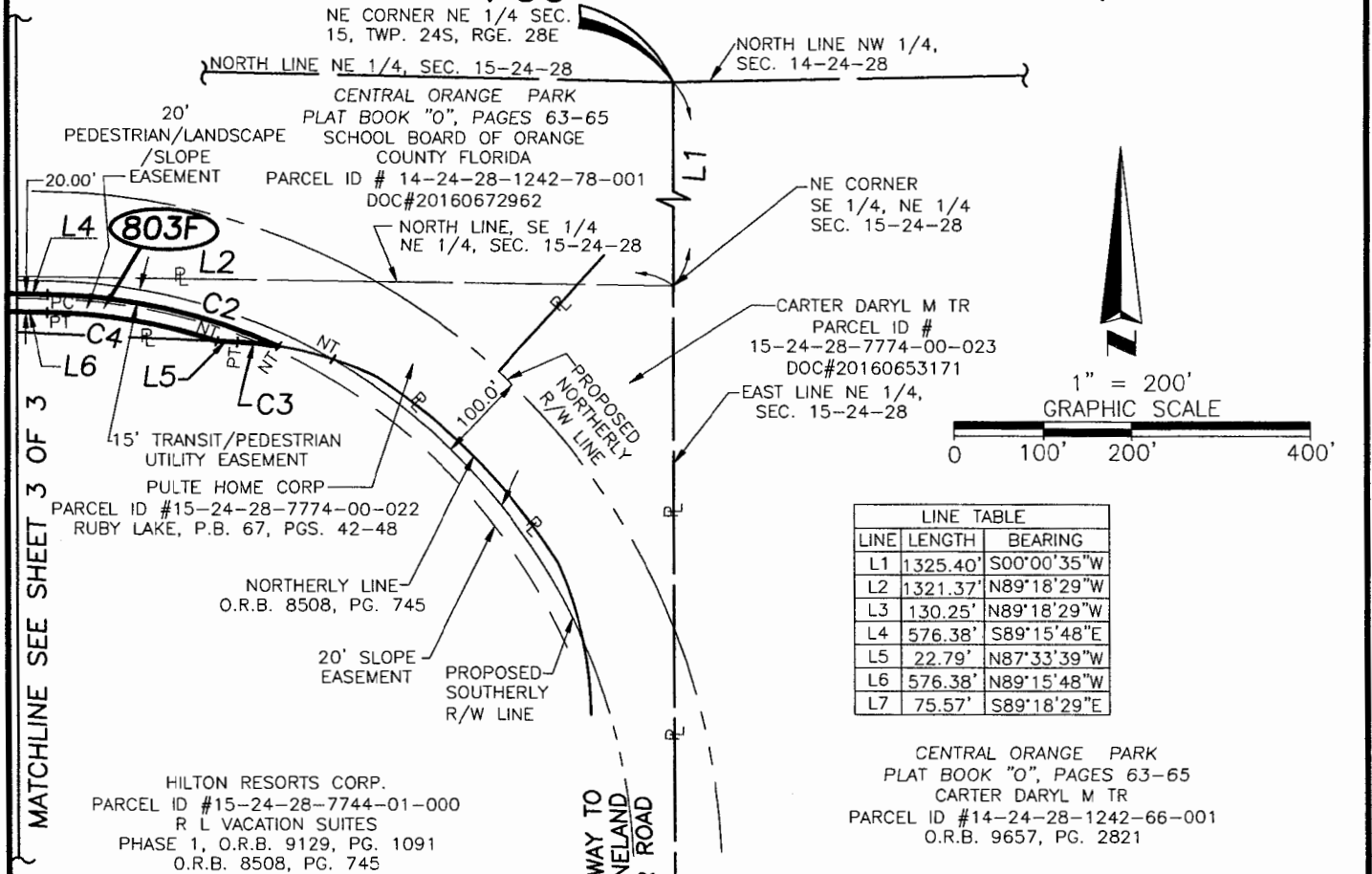
Certification Number LB2108

51599117

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 Air American Boulevard
Orlando, Florida 32810-4850
(407) 293-8800 fax (407) 292-6041
email: info@southeasternsurveying.com
JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803F

POC SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE

LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	130.25'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	22.79'	N87°33'39"W
L6	576.38'	N89°15'48"W
L7	75.57'	S89°18'29"E

CENTRAL ORANGE PARK
 PLAT BOOK "O", PAGES 63-65
 CARTER DARYL M TR
 PARCEL ID #14-24-28-1242-66-001
 O.R.B. 9657, PG. 2821

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	172.37'	781.00'	12°38'45"	S82°56'27"E	172.02'
C2	267.62'	651.00'	23°33'15"	S77°29'11"E	265.74'
C3	46.73'	415.00'	06°27'06"	N84°20'06"W	46.71'
C4	193.87'	631.00'	17°36'14"	N80°27'41"W	193.11'
C5	250.61'	801.00'	17°55'35"	N80°18'01"W	249.59'

- 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
 - P.B. = PLAT BOOK
 - LB = LICENSED BUSINESS
 - ID = IDENTIFICATION
 - STA = STATION
 - RT. = RIGHT
 - DOC = DOCUMENT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2 OF 3
- SEE SHEETS 10-11 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: 51599117
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

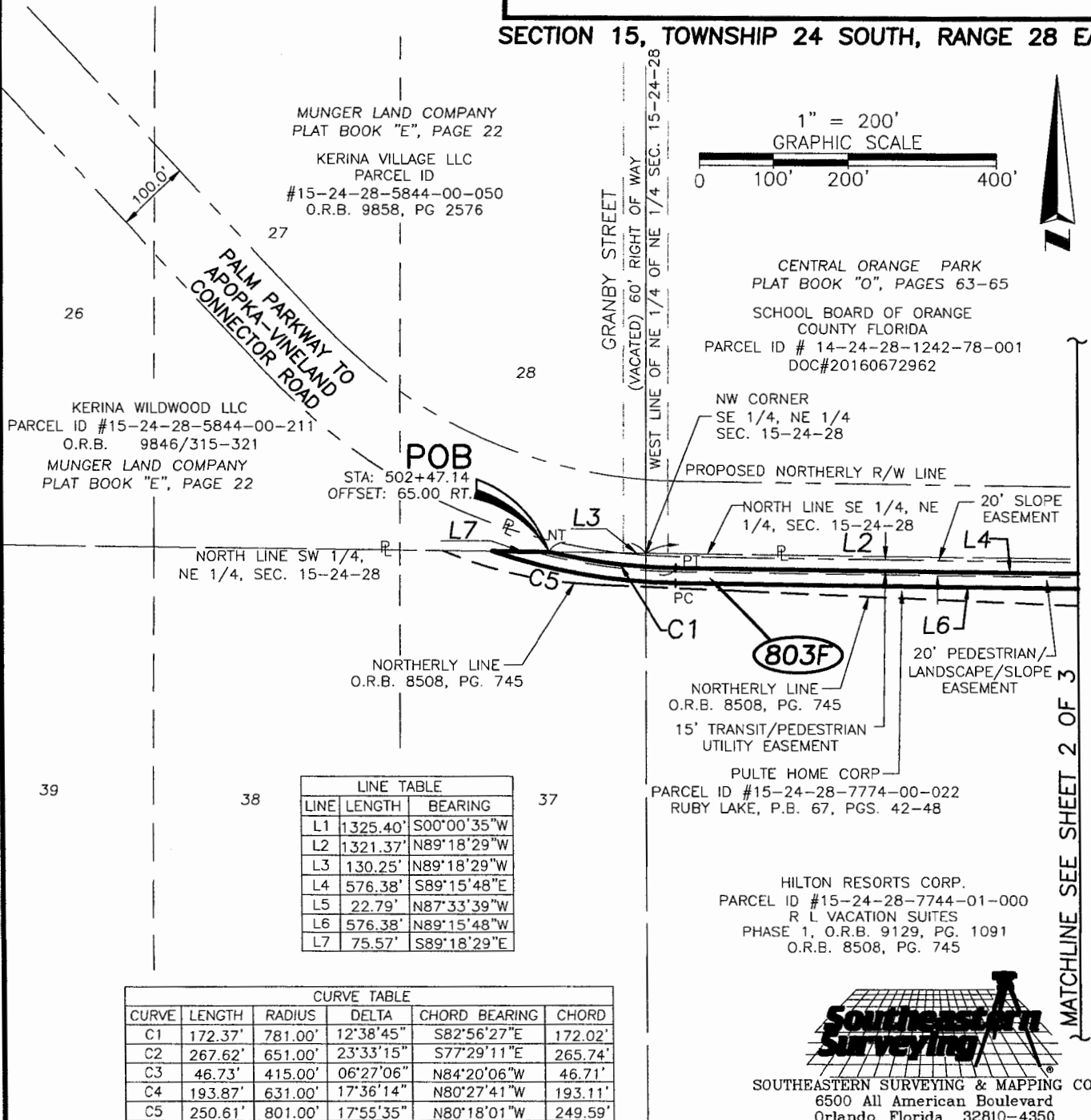
THIS IS NOT A SURVEY.

Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments CBvG
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Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 08/2016	Revised Sketch REJ
Revision: 06/2016	Revised per construction plan changes EC
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 803F

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 SHEETS 1 & 2 OF 3
- SEE SHEET 2 OF 3 FOR LEGEND
- SEE SHEETS 10-11 OF RIGHT OF WAY MAPS.

Drawing No: 51599117
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017 Address Comments

Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 08/2016	Revised Sketch REJ
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Southeastern Surveying
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

MATCHLINE SEE SHEET 2 OF 3

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803H
ESTATE: Perpetual Easement
PURPOSE: 20' SLOPE EASEMENT

PARCEL 803H

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

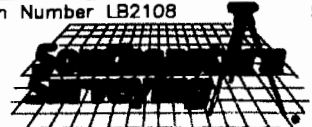

Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 231.33 feet along the East line of said Northeast quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Easterly, having a radius of 745.75 feet and a chord bearing of North 12°44'01" West; thence Northerly along the arc of said curve, through a central angle of 20°32'59", a distance of 267.47 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to the point of curvature of a curve concave Westerly, having a radius of 646.00 feet; thence Northerly along the arc of said curve, through a central angle of 14°16'14", a distance of 160.90 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 05°59'28" West; thence Northerly along the arc of said curve and said Easterly boundary, through a central angle of 11°15'46", a distance of 81.58 feet to a point on a non-tangent curve concave Westerly, having a radius of 666.00 feet and a chord bearing of South 13°02'41" East; thence leaving said Easterly line, run Southerly along the arc of said curve, through a central angle of 21°10'17", a distance of 246.09 feet to the point of tangency; thence South 02°27'32" East, a distance of 200.50 feet to the point of curvature of a curve concave Easterly, having a radius of 725.75 feet; thence Southerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to a point on the aforesaid the East line of said Northeast quarter; thence South 00°00'35" West 55.80 feet along said East line to the POINT OF BEGINNING.

Containing 12,813 square feet more or less.

SURVEYORS REPORT

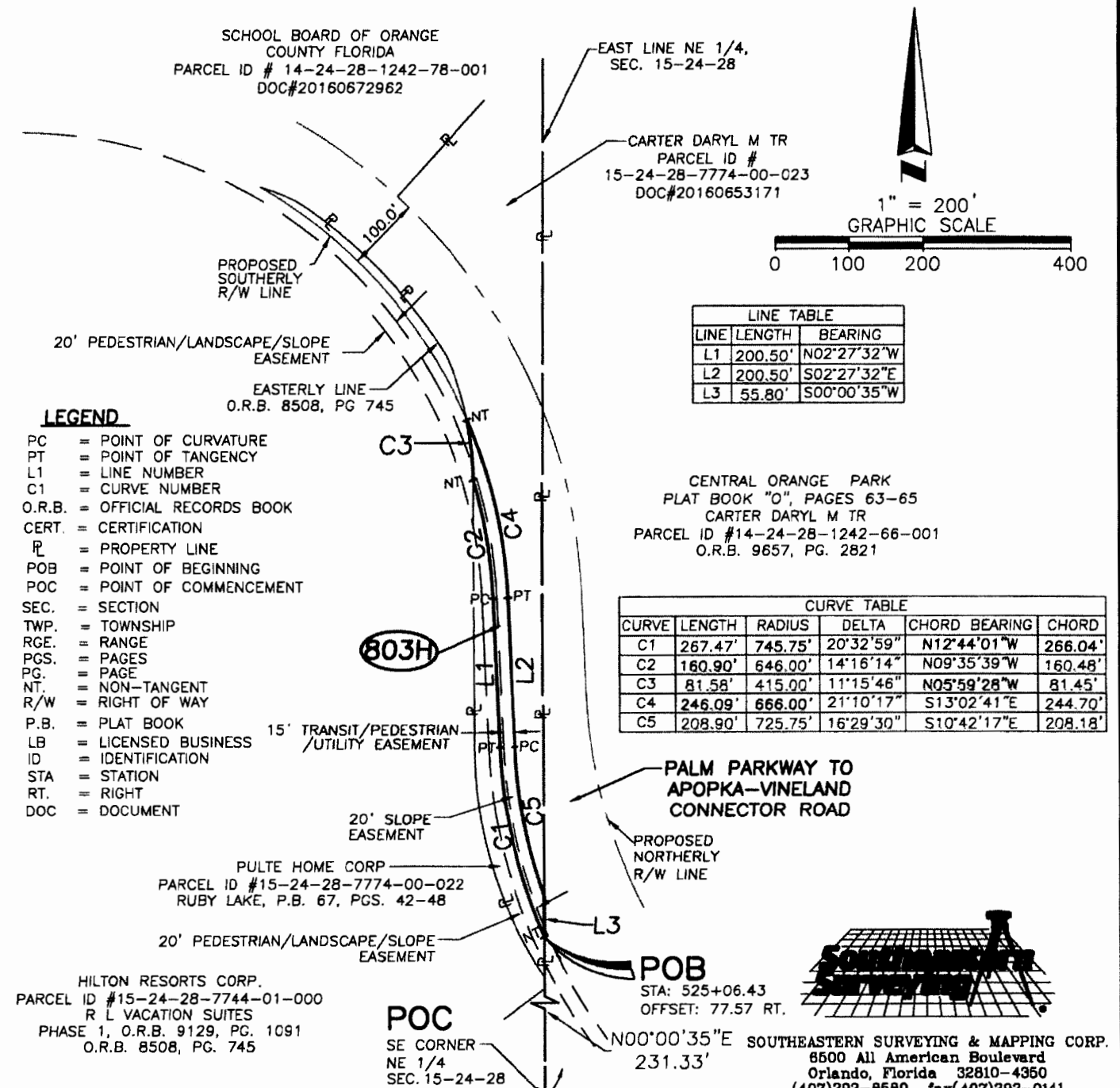
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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: 06/17-5/18	Address Comments/Revised sketch
Revision: 10/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION	Date: June 23, 2014 CBvG		Certification Number LB2108 51599119  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8000 fax (407) 292-0141 email: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
		Job Number: 51599		Scale: 1" = 200'
		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 2 SEE SHEETS 2 FOR SKETCH		

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803H

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



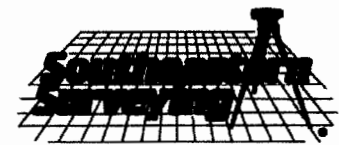
NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1
- SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599119
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: 10/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 02/2015	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

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803I

ESTATE: Perpetual Easement

PURPOSE:
20' Pedestrian/Landscape/Slope Easement

PARCEL 803I

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


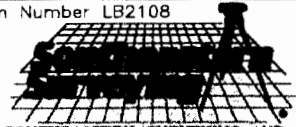
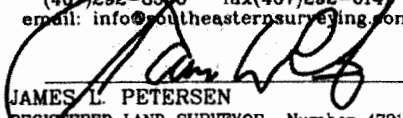
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 194.87 feet along the East line of said Northeast quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Easterly, having a radius of 760.75 feet and a chord bearing of North 13°59'52" West; thence leaving said East line, run Northerly along the arc of said curve, through a central angle of and a central angle of 23°04'43" a distance of 306.43 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to a point of curvature of a curve concave Westerly, having a radius of 631.00 feet and a central angle of 08°47'16"; thence Northerly along the arc of said curve a distance of 96.78 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence North 00°12'13" West, a distance of 61.76 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly boundary, through a central angle of 02°40'42", a distance of 19.40 feet to a point on a non-tangent curve concave Westerly, having a radius of 651.00 feet and a chord bearing of South 10°22'13" East; thence leaving said Easterly line, run Southerly along the arc of said curve, through a central angle of 15°49'23", a distance of 179.78 feet to the point of tangency; thence South 02°27'32" East, a distance of 200.50 feet to the point of curvature of a curve concave Easterly, having a radius of 740.75 feet; thence Southerly along the arc of said curve, through a central angle of 19°37'18", a distance of 253.68 feet to a point on the aforesaid the East line of said Northeast quarter; thence South 00°00'35" West, 49.50 feet along said East line to the POINT OF BEGINNING.

Containing 12,435 square feet more or less.

SURVEYORS REPORT

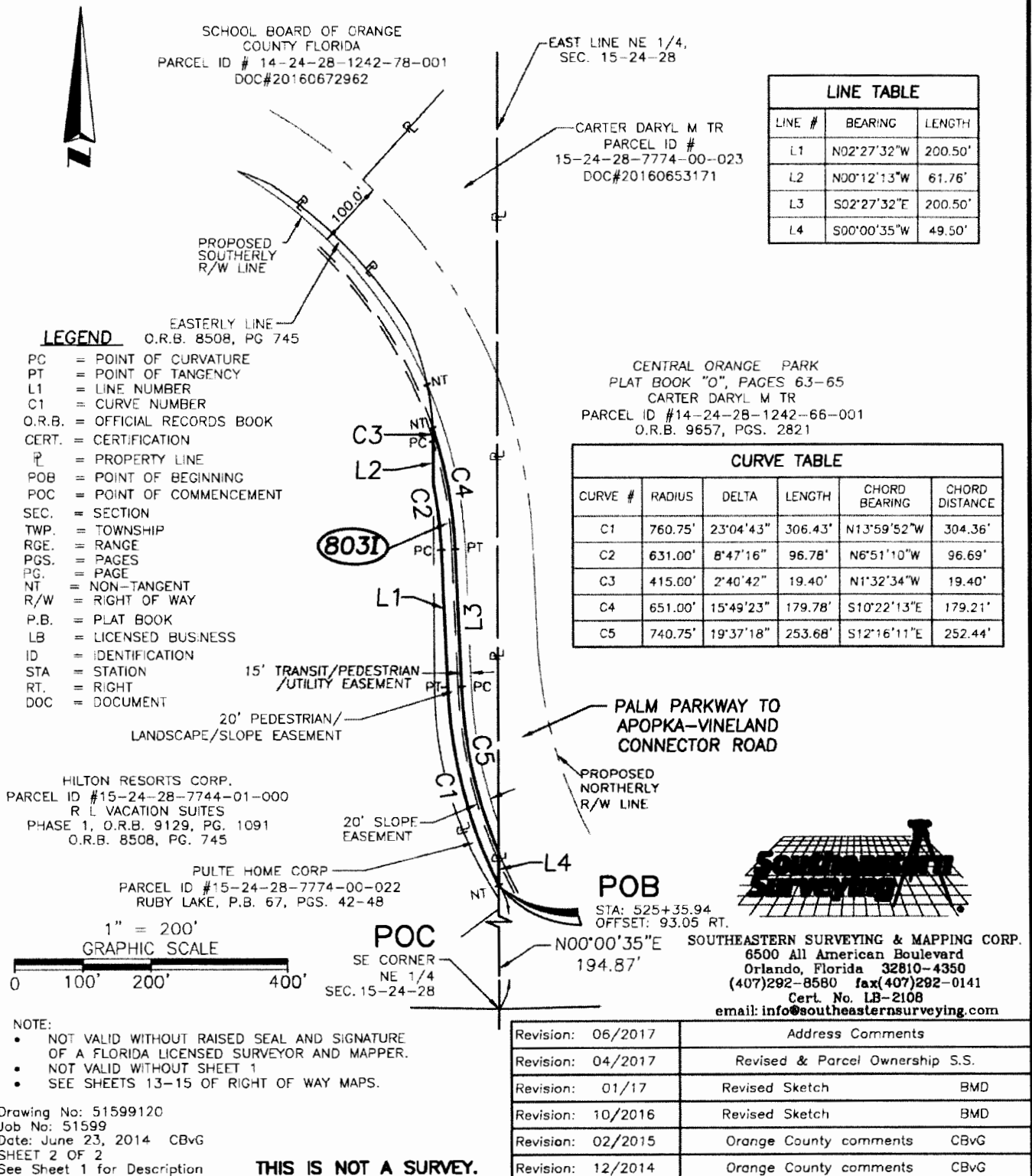
- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the 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: 04/2017 Revised & Parcel Ownership S.S.		Revision: 06/2017 Address Comments	
Revision: 01/17 Revised Sketch BMD		Revision: 07/2016 Engineer comments BMD	
Revision: 10/2016 Revised Sketch BMD		Revision: 02/2015 Orange County comments CBvG	
		Revision: 12/2014 Orange County comments CBvG	

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG Job Number: 51599 Scale: 1" = 200' 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 2 SEE SHEETS 2 FOR SKETCH	Certification Number LB2108 51599120  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8390 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
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SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803I

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "B"

to Slope Easement

Legal Description of Benefited Property
(Parcels 103, 105B, 106, and 108)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103
ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 103

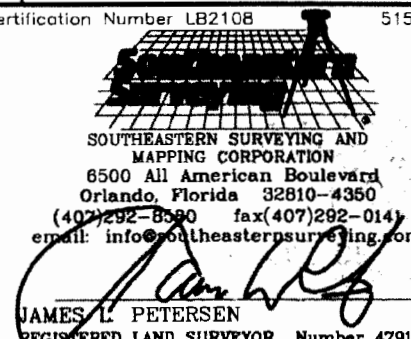
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet 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, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 68°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

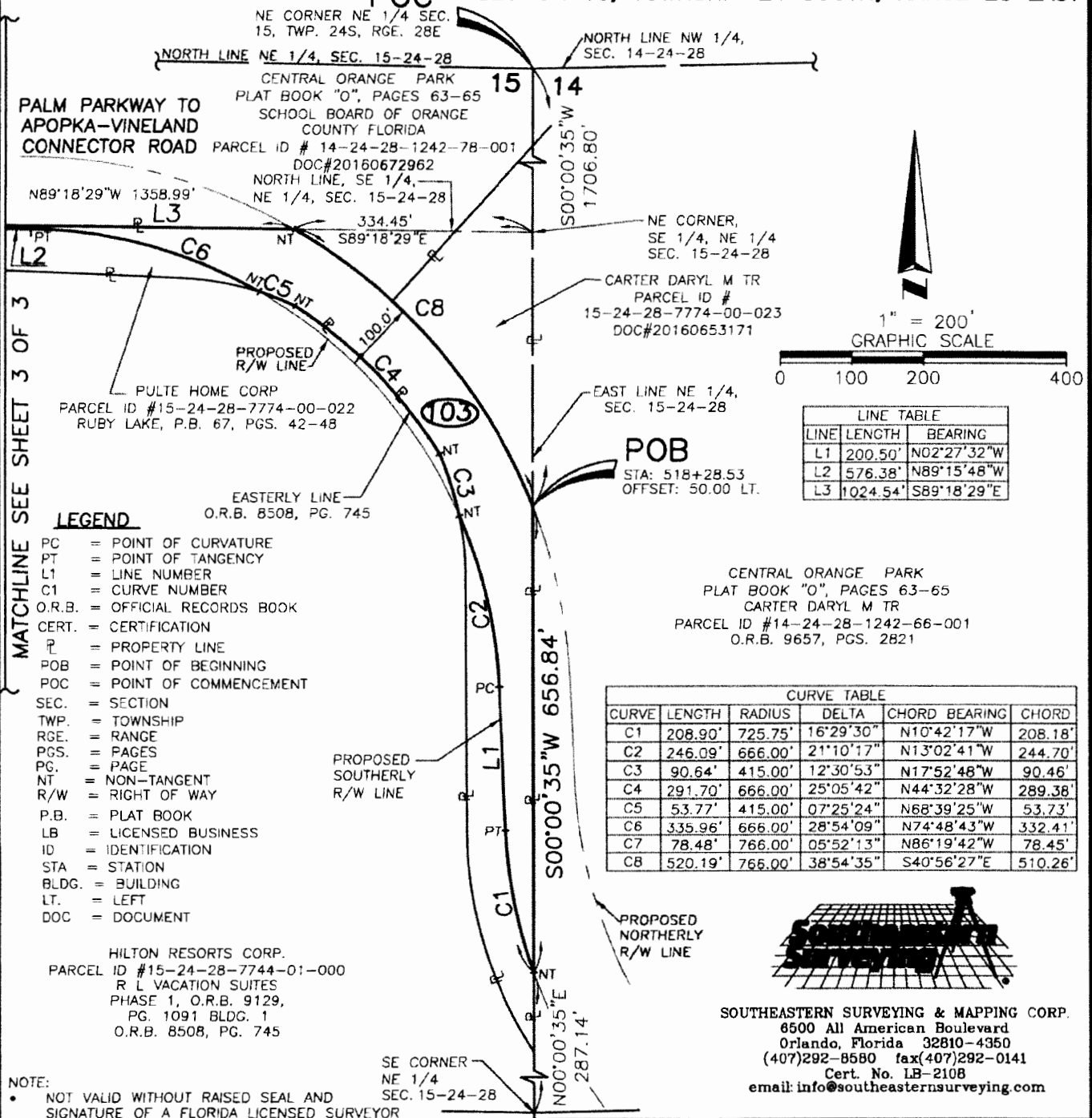
SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), 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 2-3

Revision: 06/2017		Address Comments		Revision: 09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S	
Revision: 09/2016		Revised Sketch		Revision: 02/2015		Orange County comments CBvG	
Revision: 12/2014		BMD		Revision: 12/2014		Orange County comments CBvG	
DESCRIPTION FOR ORANGE COUNTY GOVERNMENT FLORIDA				Date: June 23, 2014 CBvG		Certification Number LB2108 51599062	
				Job Number: 51599		Scale: 1" = 200'	
				Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that 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 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
				SHEET 1 OF 3 SEE SHEETS 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



- 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
 - P.B. = PLAT BOOK
 - LB = LICENSED BUSINESS
 - ID = IDENTIFICATION
 - STA = STATION
 - BLDG. = BUILDING
 - LT. = LEFT
 - DOC = DOCUMENT

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

CENTRAL ORANGE PARK
 PLAT BOOK "O", PAGES 63-65
 CARTER DARYL M TR
 PARCEL ID #14-24-28-1242-66-001
 O.R.B. 9657, PGS. 2821

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'



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 of 3
 - SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

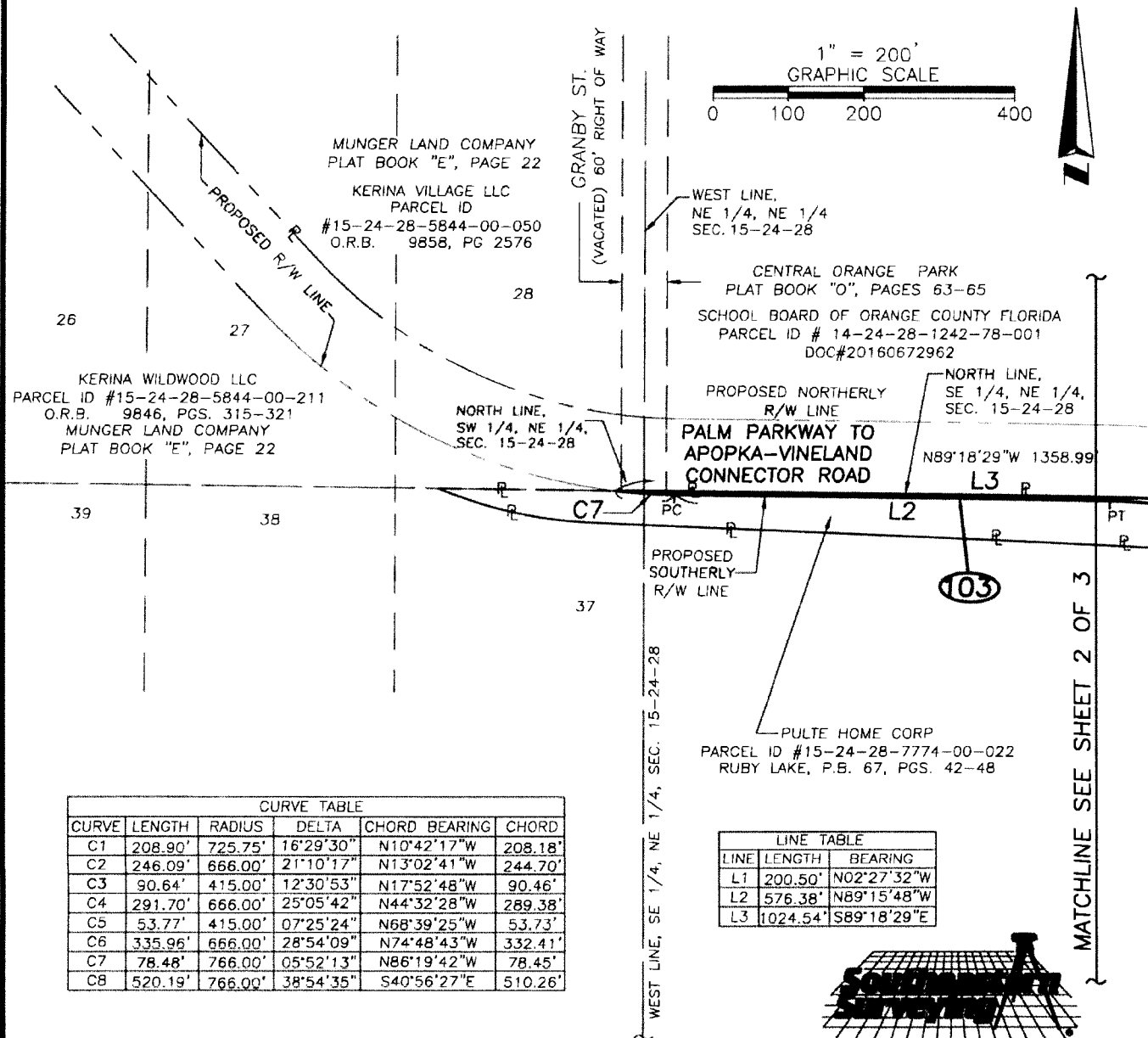
Drawing No: 51599062
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

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

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

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 SHEETS 1 & 2 OF 3
- SEE SHEET 2 OF 3 FOR LEGEND.
- SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
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 Sketch 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 105B
ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 105B

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

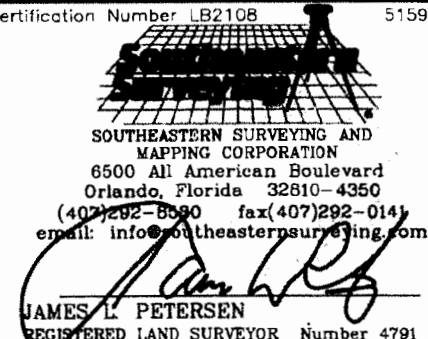
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 766.00 feet and a chord bearing of South 11°58'21" East; run Southerly along the arc of said curve, through a central angle of 19°01'38", a distance of 254.38 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence South 51°21'11" East, a distance of 58.05 feet to a point on the South line of the Southwest quarter of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 203.99 feet along said South line to a point on a non-tangent curve concave Easterly, having a radius of 737.75 feet and a chord bearing of North 42°29'16" West; thence run Northerly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point; thence North 25°25'27" West, a distance of 55.52 feet to a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 27°21'46" West; thence run Northerly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 656.84 feet along said West line to the POINT OF BEGINNING.

Containing 1.908 acres, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
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

DESCRIPTION FOR ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599084
	Job Number: 51599	Scale: 1" = 200'
	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 2 SEE SHEET 2 FOR SKETCH		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 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 105B

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

POC NW COR. NW 1/4 SEC. 14,
TWP. 24S, RGE. 28E

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	254.38'	766.00'	19°01'38"	S11°58'21"E	253.21'
C2	602.69'	706.25'	48°53'39"	S26°54'22"E	584.57'
C3	63.54'	737.75'	04°56'05"	N42°29'16"W	63.52'
C4	213.11'	725.75'	16°49'27"	N27°21'46"W	212.34'

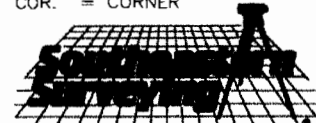
LINE TABLE	
LINE	BEARING
L1	S00°00'35"W
L2	S02°27'32"E
L3	S51°21'11"E
L4	S89°27'15"W
L5	N25°25'27"W
L6	N00°00'35"E

1" = 200'
GRAPHIC SCALE

0 100 200 400

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
- P.C.S. = PAGES
- P.G. = 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

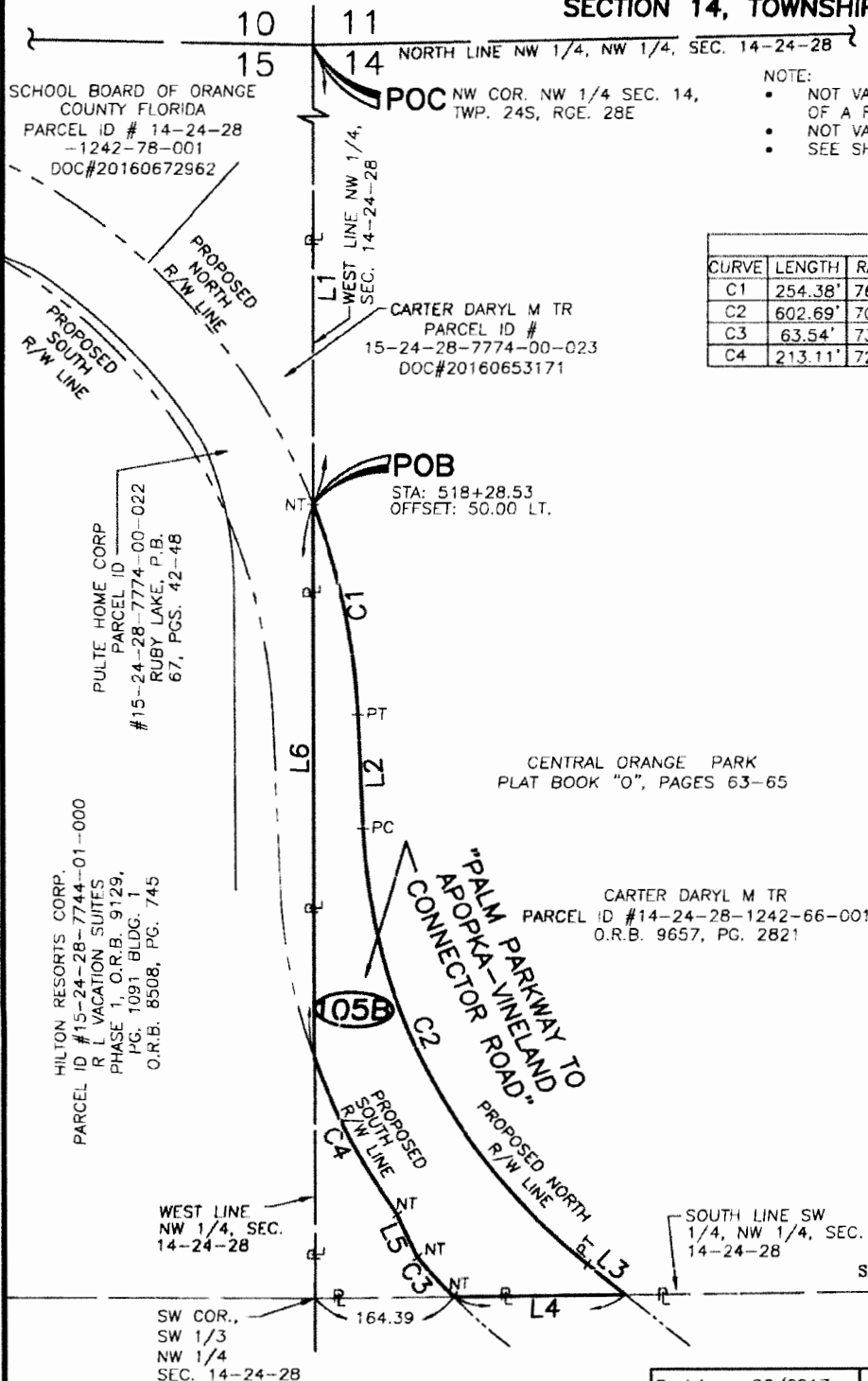


SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com

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

Drawing No: 51599084
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.



SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 106

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


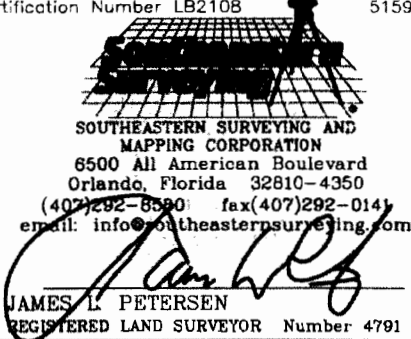
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), 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 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

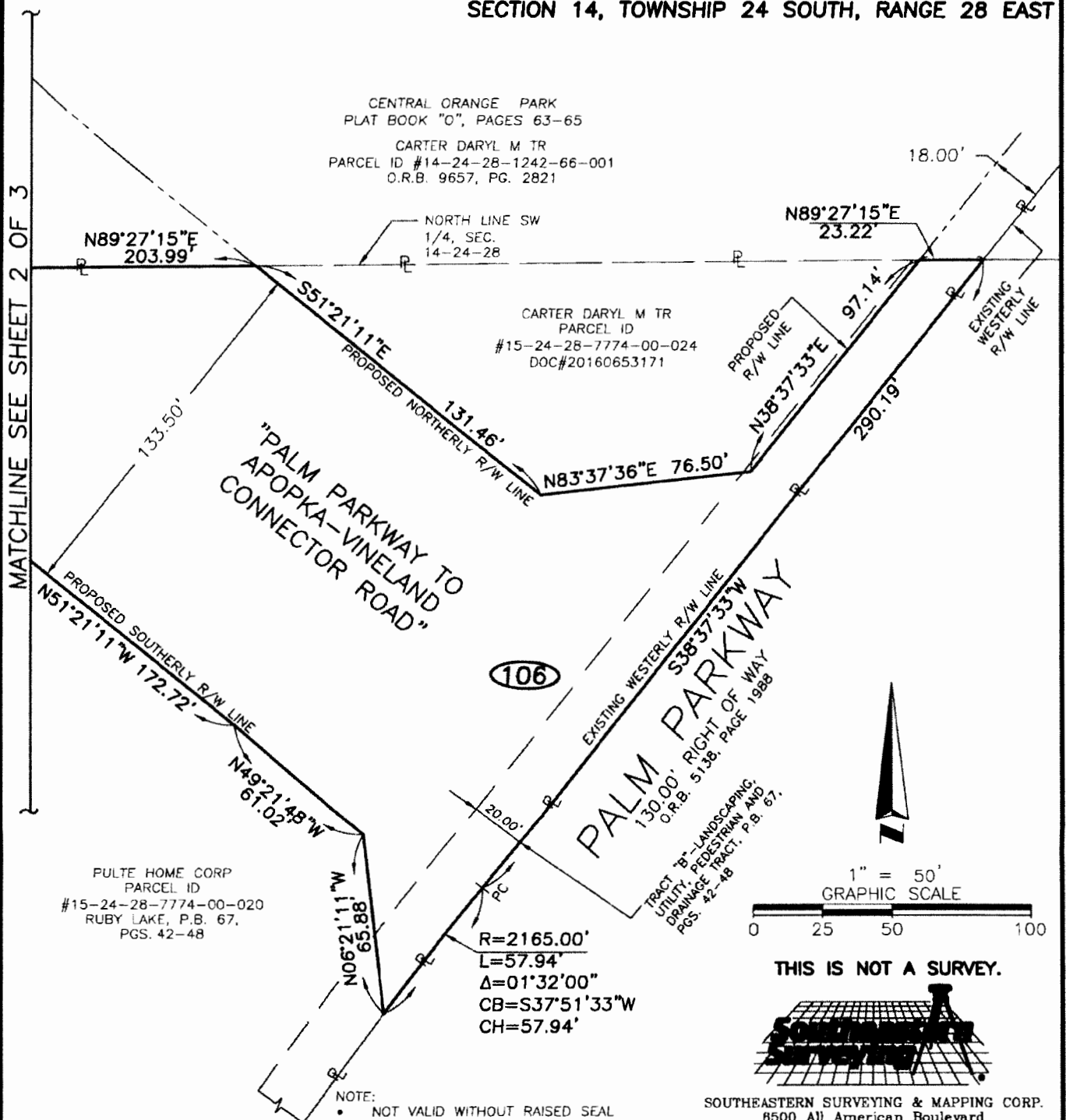
DESCRIPTION FOR ORANGE  COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599095	
	Job Number: 51599	Scale: 1" = 50'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0145 email: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	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 3 SEE SHEETS 2-3 FOR SKETCH		

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



Drawing No: 51599095
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEETS 1 & 2
 - SEE SHEETS 16-17 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

Revision: 02/15-4/17

Orange County comments CBvG-Parcel Owners

Revision: 06/2017

Address Comments

Revision: 12/2014

Orange County comments CBvG

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

DESCRIPTION

Date:

June 23, 2014 CBvG

FOR



Job Number:
51599

Scale:
1" = 200'

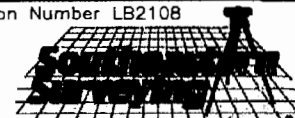
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that

THIS IS NOT A SURVEY.

SHEET 1 OF 3
SEE SHEET 2-3 FOR SKETCH

Certification Number LB2108

51599048



SOUTHEASTERN SURVEYING AND
MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350

(407) 292-8300 fax (407) 292-0141
email: info@seasurveysurveying.com

JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

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)

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

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

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'	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'

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

POB
STA: 476+53.97
OFFSET: 76.35 LT.

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

PALM PARKWAY TO
APOPKA VINELAND
CONNECTOR ROAD

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

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

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, JOB: N078W
ORANGE COUNTY, FLORIDA

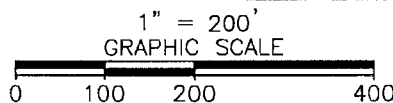
LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.64'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W
L13	35.00'	S44°40'11"W
L14	151.10'	N00°01'47"W

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
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
P.B. = PLAT BOOK
LB = LICENSED BUSINESS
ID = IDENTIFICATION
STA = STATION
LT. = LEFT
DOC = DOCUMENT
COR. = CORNER

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



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.
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 2 OF 3
See Sheet 1 for Description

Revision: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 06/2017

Address Comments

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'

1" = 200'
GRAPHIC SCALE

0 100 200 400

MATCHLINE SEE SHEET 2 OF 3

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

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.

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

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

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

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



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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 26 2019

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

Daniel T. O'Keefe, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)
PARCEL ID NOS.: PORTION OF 15-24-28-7774-00-022,
14-24-28-1242-69-241, AND 15-24-28-7774-00-020

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 12-B4.014(13).

PEDESTRIAN AND LANDSCAPE EASEMENT
(Parcels 803F and 803I)

THIS INDENTURE, made and executed this 18th day of January, 2019, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811, **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,

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

"GRANTOR"

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

Witness 1 sign: *Mark D. Thomson*

By: *[Signature]*

Witness 1 print name: MARK D. THOMSON

Print name: Neil Klaproth

Witness 2 sign: *Terry E. Bissen*

Title: Director of Land

Witness 2 print name: Terry E. Bissen

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

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18TH day of
JANUARY, 2019 by NEIL KLAPROTH, as DIRECTOR OF LAND of PULTE
HOME COMPANY, LLC, a Michigan limited liability company, on behalf of said company. .
He is personally known to me or produced FL DR LIC as identification.

(NOTARY SEAL)

Terry E. Bissen
Notary Public Signature
Terry E. Bissen
Typed or Printed Notary Name
Notary Public – State of FLORIDA
Commission No. _____
My Commission Expires: 5/22/2020



Schedule "A"

to Pedestrian and Landscape Easement

Legal Description of the Easement Area

(Parcels 803F and 803I)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803F

ESTATE: Perpetual Easement

PURPOSE:

20' Pedestrian/Landscape/Slope Easement

Parcel 803F

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence leaving said East line, run North 89°18'29" West, a distance of 1321.37 feet along said North line of said Southeast quarter of the Northeast quarter to the Northwest corner thereof; thence North 89°18'29" West, a distance of 130.25 feet along the North line of the Southwest quarter of the aforesaid Northeast quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northerly, having a radius of 781.00 feet and a chord bearing of South 82°56'27" East; thence Easterly along the arc of said curve, through a central angle of 12°38'45", a distance of 172.37 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a 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 23°33'15", a distance of 267.62 feet to a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 8508, page 745, Public Records of Orange County, Florida, said point lying on a non-tangent curve concave Southerly, having a radius of 415.00 feet and a chord bearing of North 84°20'06" West; thence Westerly along the arc of said curve and said Easterly line, through a central angle of 06°27'06", a distance of 46.73 feet to the point of tangency; thence North 87°33'39" West, a distance of 22.79 feet along said Northerly line to a point on a non-tangent curve concave Southwesterly, having a radius of 631.00 feet and a chord bearing of North 80°27'41" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 17°36'14", a distance of 193.87 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 801.00 feet; thence Northwesterly along the arc of said curve through a central angle of 17°55'35", a distance of 250.61 feet to a point on the aforesaid North line of the Southwest quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 75.57 feet along said North line to the POINT OF BEGINNING.

Containing 20,401 square feet, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), 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 2-3

Revision: 08/2016	Revised Sketch	REJ
Revision: 06/2016	Revised per construction plan changes	EC
Revision: 02/2015	Orange County comments	CBvG
Revision: 12/2014	Orange County comments	CBvG

DESCRIPTION



Date: June 23, 2014 CBvG

Job Number: 51599 Scale: 1" = 200'

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

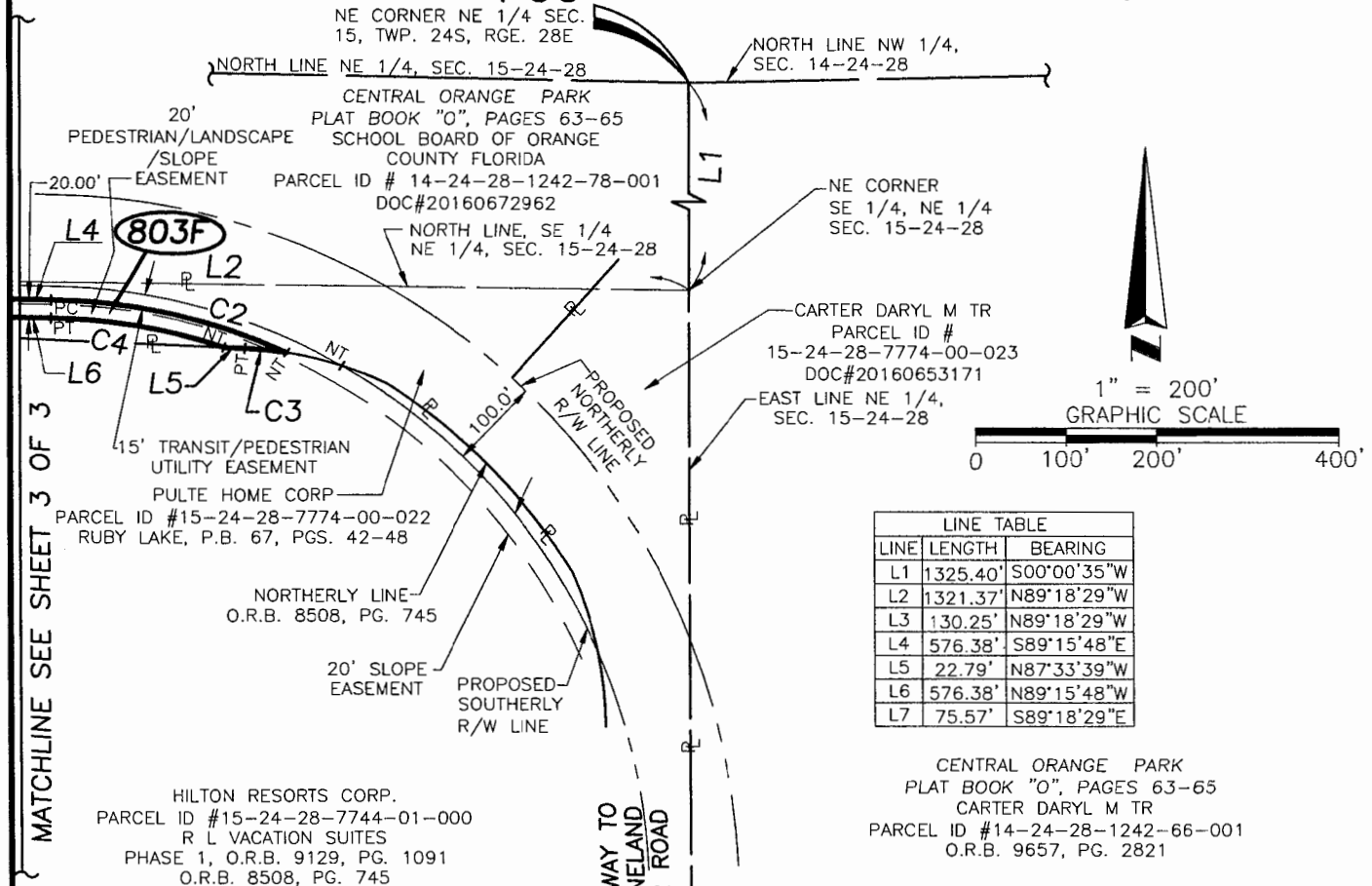
SHEET 1 OF 3
SEE SHEETS 2-3 FOR SKETCH

Certification Number LB2108 51599117

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 Alhambra Boulevard
Orlando, Florida 32810-4050
(407) 293-8880 fax (407) 292-0141
email: info@southeasternsurveying.com
STATE OF FLORIDA
JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803F

POC SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	130.25'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	22.79'	N87°33'39"W
L6	576.38'	N89°15'48"W
L7	75.57'	S89°18'29"E

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65
CARTER DARYL M TR
PARCEL ID #14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	172.37'	781.00'	12°38'45"	S82°56'27"E	172.02'
C2	267.62'	651.00'	23°33'15"	S77°29'11"E	265.74'
C3	46.73'	415.00'	06°27'06"	N84°20'06"W	46.71'
C4	193.87'	631.00'	17°36'14"	N80°27'41"W	193.11'
C5	250.61'	801.00'	17°55'35"	N80°18'01"W	249.59'

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
P.B. = PLAT BOOK
LB = LICENSED BUSINESS
ID = IDENTIFICATION
STA = STATION
RT. = RIGHT
DOC = DOCUMENT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 & 2 OF 3
- SEE SHEETS 10-11 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: 51599117
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

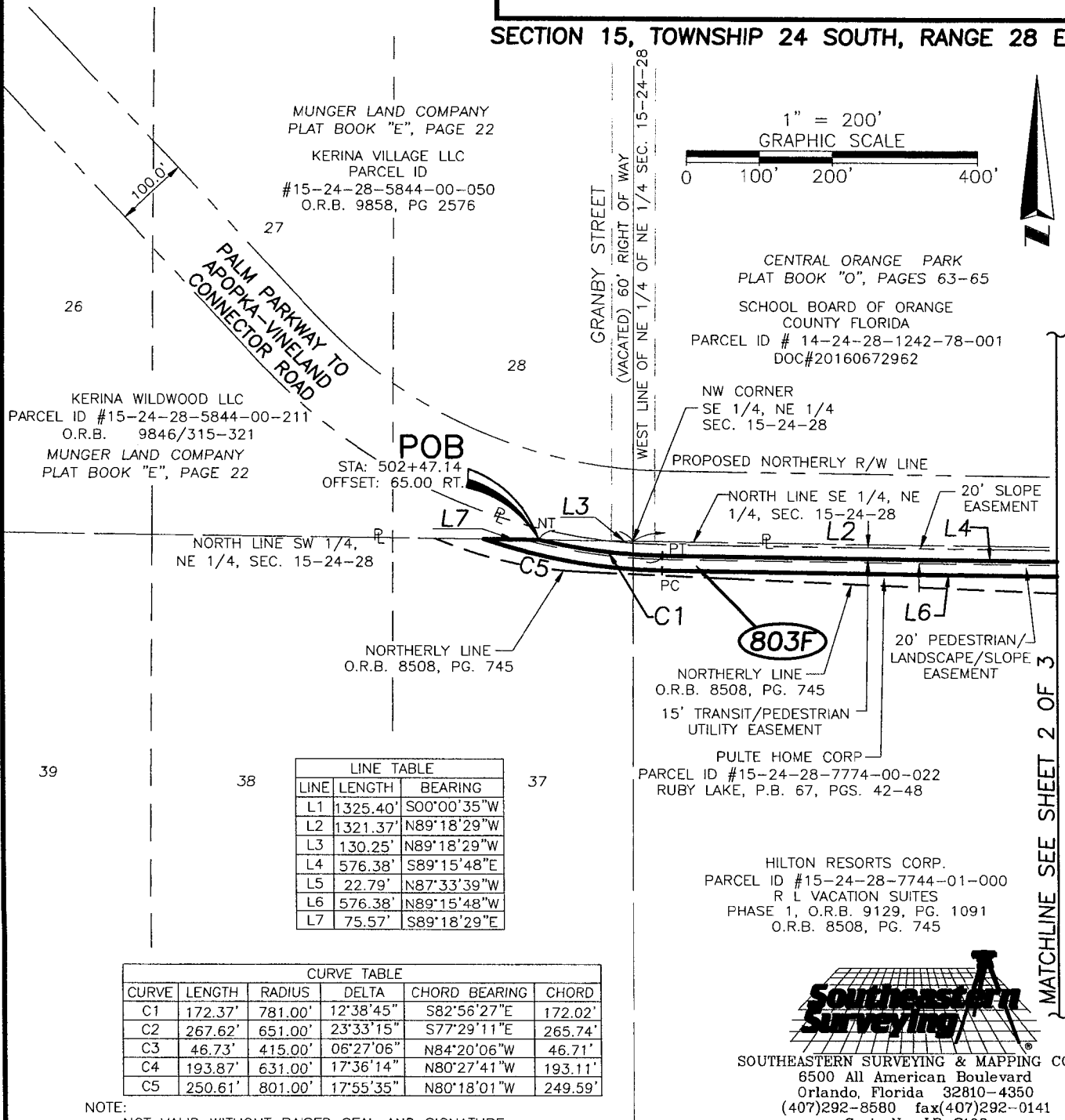
THIS IS NOT A SURVEY.

Revision: 06/2017	Address Comments	Revision: 12/2014	Orange County comments	CBvG
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Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 08/2016	Revised Sketch REJ
Revision: 06/2016	Revised per construction plan changes EC
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 803F

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



Drawing No: 51599117
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017 Address Comments

Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 09/2016	Revised Sketch BMD
Revision: 08/2016	Revised Sketch REJ
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/2015	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

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803I

ESTATE: Perpetual Easement

PURPOSE:
20' Pedestrian/Landscape/Slope Easement

PARCEL 803I

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


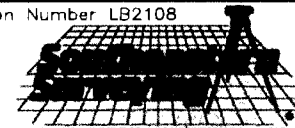
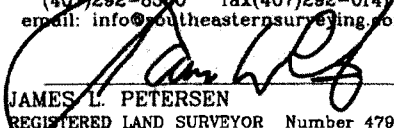
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 194.87 feet along the East line of said Northeast quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Easterly, having a radius of 760.75 feet and a chord bearing of North 13°59'52" West; thence leaving said East line, run Northerly along the arc of said curve, through a central angle of and a central angle of 23°04'43" a distance of 306.43 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to a point of curvature of a curve concave Westerly, having a radius of 631.00 feet and a central angle of 08°47'16"; thence Northerly along the arc of said curve a distance of 96.78 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence North 00°12'13" West, a distance of 61.76 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly boundary, through a central angle of 02°40'42", a distance of 19.40 feet to a point on a non-tangent curve concave Westerly, having a radius of 651.00 feet and a chord bearing of South 10°22'13" East; thence leaving said Easterly line, run Southerly along the arc of said curve, through a central angle of 15°49'23", a distance of 179.78 feet to the point of tangency; thence South 02°27'32" East, a distance of 200.50 feet to the point of curvature of a curve concave Easterly, having a radius of 740.75 feet; thence Southerly along the arc of said curve, through a central angle of 19°37'18", a distance of 253.68 feet to a point on the aforesaid the East line of said Northeast quarter; thence South 00°00'35" West, 49.50 feet along said East line to the POINT OF BEGINNING.

Containing 12,435 square feet more or less.

SURVEYORS REPORT

- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(399), 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: 04/2017 Revised & Parcel Ownership S.S.		Revision: 06/2017 Address Comments	
Revision: 01/17 Revised Sketch BMD		Revision: 07/2016 Engineer comments BMD	
Revision: 10/2016 Revised Sketch BMD		Revision: 02/2015 Orange County comments CBvG	
Revision: 12/2014 Orange County comments CBvG			

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	<div style="text-align: right;">Certification Number LB2108 51599120</div>  <div style="text-align: center;">SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com</div>  <div style="text-align: center;">JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</div>	
	Job Number: 51599		Scale: 1" = 200'
	<small>Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that</small> THIS IS NOT A SURVEY.		

SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH
--

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803I

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



SCHOOL BOARD OF ORANGE
COUNTY FLORIDA
PARCEL ID # 14-24-28-1242-78-001
DOC#20160672952

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

CARTER DARYL M TR
PARCEL ID #
15-24-28-7774-00-023
DOC#20160653171

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N02°27'32"W	200.50'
L2	N00°12'13"W	61.76'
L3	S02°27'32"E	200.50'
L4	S00°00'35"W	49.50'

PROPOSED
SOUTHERLY
R/W LINE

EASTERLY LINE
O.R.B. 8508, PG 745

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
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- RT. = RIGHT
- DOC = DOCUMENT

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65
CARTER DARYL M TR
PARCEL ID #14-24-28-1242-66-001
O.R.B. 9657, PGS. 2821

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	760.75'	23°04'43"	306.43'	N13°59'52"W	304.36'
C2	631.00'	8°47'16"	96.78'	N6°51'10"W	96.69'
C3	415.00'	2°40'42"	19.40'	N1°32'34"W	19.40'
C4	651.00'	15°49'23"	179.78'	S10°22'13"E	179.21'
C5	740.75'	19°37'18"	253.68'	S12°16'11"E	252.44'

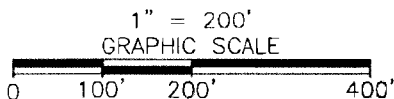
803I

15' TRANSIT/PEDESTRIAN
/UTILITY EASEMENT

20' PEDESTRIAN/
LANDSCAPE/SLOPE EASEMENT

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

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



POC
SE CORNER
NE 1/4
SEC. 15-24-28

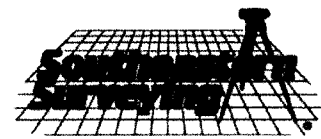
POB

STA: 525+35.94
OFFSET: 93.05 RT.

N00°00'35"E
194.87'

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

PROPOSED
NORTHERLY
R/W LINE



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 SHEET 1
- SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599120
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
Revision: 06/2017	
Revision: 04/2017	Revised & Parcel Ownership S.S.
Revision: 01/17	Revised Sketch BMD
Revision: 10/2016	Revised Sketch BMD
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:

Daniel T. O'Keefe, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)
Parcel ID No.: Portion of 15-24-28-7774-00-022,
14-24-28-1241-69-241, and 15-24-28-7774-00-020

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-4.014913).

TRANSIT, PEDESTRIAN AND UTILITY EASEMENT
(Parcels 803D and 803G)

THIS INDENTURE, made this 13th day of August AD, 2018, between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811, **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"

Property Appraiser's Parcel Identification Number(s):
a portion of 15-24-28-7774-00-022, 14-24-28-1241-69-241, and 15-24-28-7774-00-020.

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.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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"

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

Witness 1 sign: [Signature]

By: [Signature]

Witness 1 print name: Curt T. Jones

Print name: Neil Klaproth

Witness 2 sign: [Signature]

Title: Director of Land

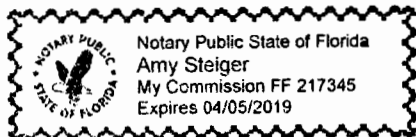
Witness 2 print name: Amy Steiger

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

STATE OF FLORIDA
COUNTY OF Orange

I HEREBY CERTIFY, that on this 13th day of August, 2018, before me personally appeared Neil Klaproth, as Director of Land of PULTE HOME COMPANY, LLC, a Michigan 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. He is personally known to me or produced _____ as identification.

(NOTARY SEAL)



Notary Public Signature

Amy Steiger

Typed or Printed Notary Name

Notary Public – State of _____

Commission No. FF 217345

My Commission Expires: 4/5/2019

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Schedule "A"

to Transit, Pedestrian and Utility Easement

Legal Description of the Easement Area
(Parcels 803D and 803G)

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803D
 ESTATE: Perpetual Easement
 PURPOSE: 15' TRANSIT/PEDESTRIAN/
 UTILITY EASEMENT

PARCEL 803D

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 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 Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence leaving said East line, run North 89°18'29" West, a distance of 1321.37 feet along said North line of said Southeast quarter of the Northeast quarter to the Northwest corner thereof; thence North 89°18'29" West, a distance of 37.62 feet along the North line of the Southwest quarter of the aforesaid Northeast quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northerly, having a radius of 766.00 feet and a chord bearing of South 86°19'42" East; thence Easterly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to the point of tangency; thence South 89°15'48" East, a distance of 576.38 feet to a 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 28°54'09", a distance of 335.96 feet; to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Southerly, having a radius of 415.00 feet and a chord bearing of North 76°44'20" West; thence Westerly along the arc of said curve and said Easterly line, through a central angle of 08°44'26", a distance of 63.31 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 651.00 feet and a chord bearing of North 77°29'11" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 23°33'15", a distance of 267.62 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to a point of curvature of a curve concave Northerly, having a radius of 781.00 feet; thence Westerly along the arc of said curve through a central angle of 12°38'45", a distance of 172.37 feet to a point on the aforesaid North line of the Southwest quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 92.63 feet along said North line to the POINT OF BEGINNING.

Containing 15,115 square feet, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), 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 2-3

Revision: 06/2017	Address Comments	Revision: 09/2016	Revised Sketch	BMD
Revision: 04/17	Parcel Ownership S.S.	Revision: 08/2016	Revised Sketch	REJ
Revision: 01/2017	Revised Description	Revision: 02/2015	Orange County comments	CBvG
		Revision: 12/2014	Orange County comments	CBvG

DESCRIPTION



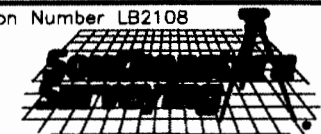
Date: **June 23, 2014** CBvG

Job Number: **51599** Scale: **1" = 200'**

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 3
 SEE SHEETS 2-3 FOR SKETCH

Certification Number LB2108 51599115



**SOUTHEASTERN SURVEYING AND
 MAPPING CORPORATION**
 6500 All American Boulevard
 Orlando, Florida 32810-4350

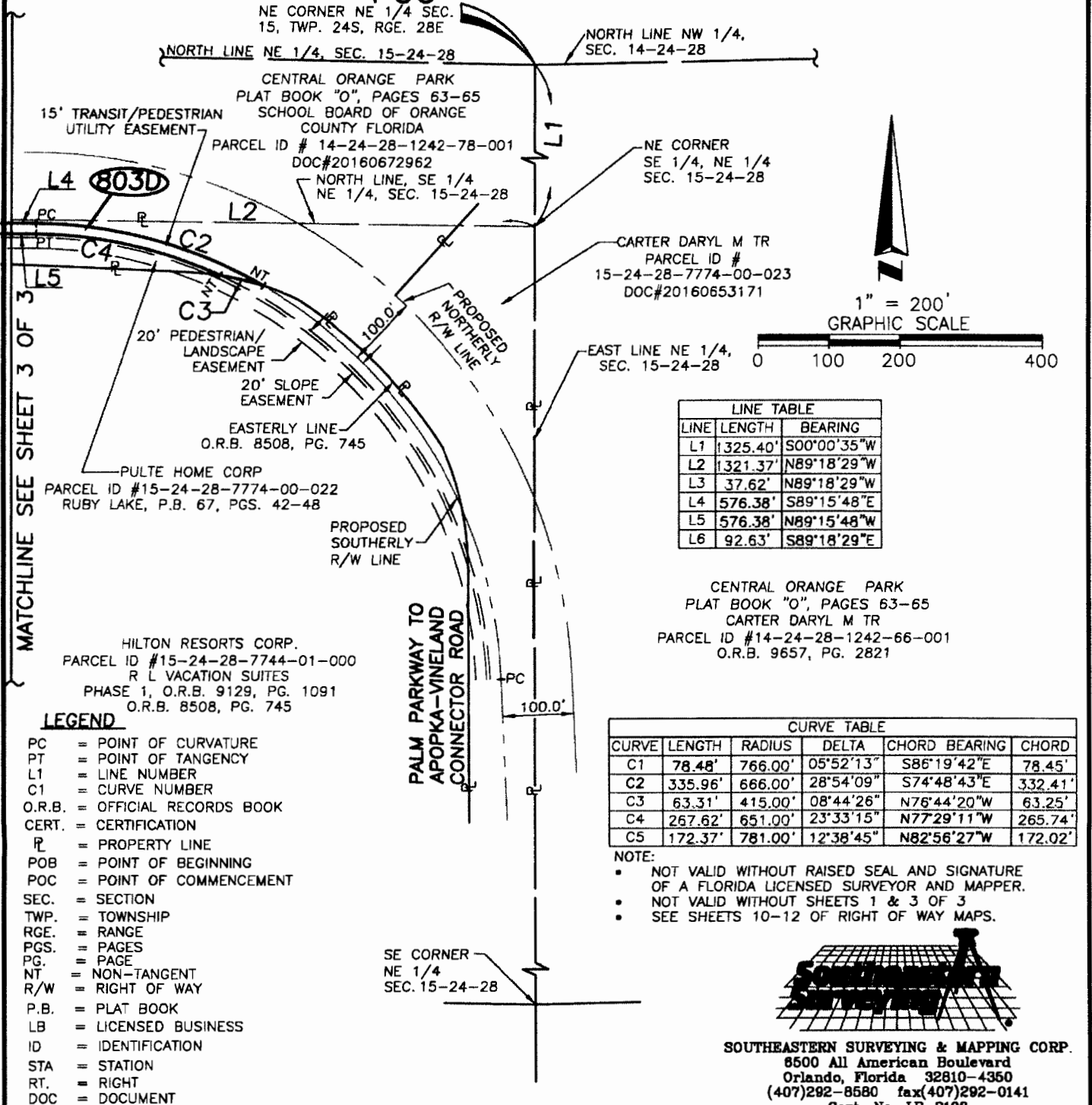
(407)292-8580 fax(407)292-0141
 email: info@seasurveying.com

JAMES L. PETERSEN
 REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803D

POC

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



Drawing No: 51599115
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 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: 02/2015

Orange County comments

CBvG

Revision: 12/2014

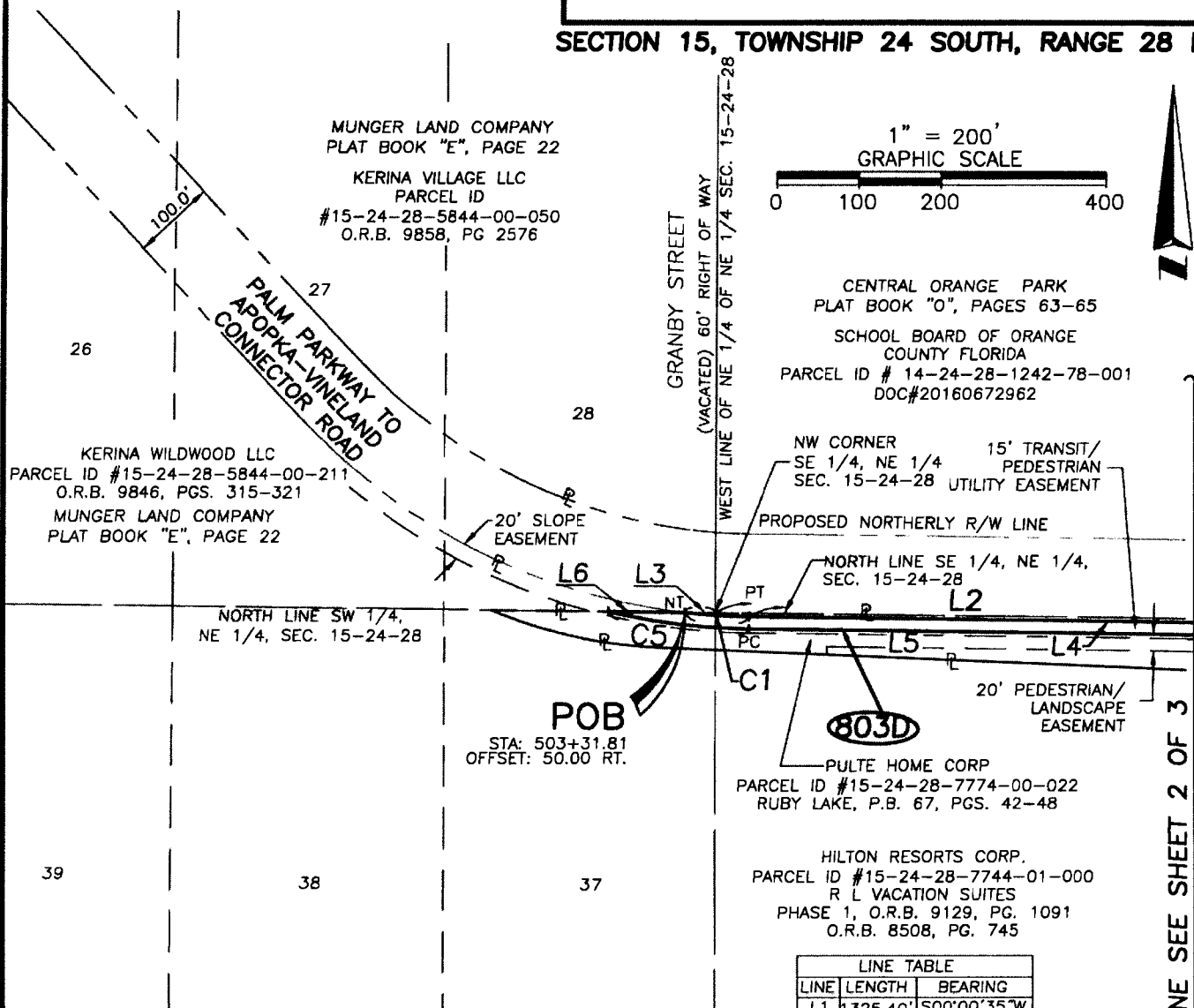
Orange County comments

CBvG

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

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803D

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	78.48'	766.00'	05°52'13"	S86°19'42"E	78.45'
C2	335.96'	666.00'	28°54'09"	S74°48'43"E	332.41'
C3	63.31'	415.00'	08°44'26"	N76°44'20"W	63.25'
C4	267.62'	651.00'	23°33'15"	N77°29'11"W	265.74'
C5	172.37'	781.00'	12°38'45"	N82°56'27"W	172.02'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	1321.37'	N89°18'29"W
L3	37.62'	N89°18'29"W
L4	576.38'	S89°15'48"E
L5	576.38'	N89°15'48"W
L6	92.63'	S89°18'29"E

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 10-12 OF RIGHT OF WAY MAPS.

Drawing No: 51599115
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017 Address Comments

SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8680 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: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

MATCHLINE SEE SHEET 2 OF 3

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803G

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

PARCEL 803G

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


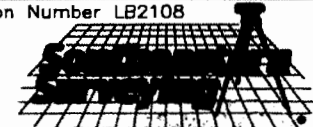

Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 244.37 feet along the East line of said Northeast quarter for a POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Easterly, having a radius of 740.75 feet and a chord bearing of North 12°16'11" West; thence Northerly along the arc of said curve, through a central angle of 19°37'18", a distance of 253.68 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet to the point of curvature of a curve concave Westerly, having a radius of 651.00 feet; thence Northerly along the arc of said curve, through a central angle of 15°49'23", a distance of 179.78 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 07°15'08" West; thence Northerly along the arc of said curve and said Easterly boundary, through a central angle of 08°44'26", a distance of 63.31 feet to a point on a non-tangent curve concave Westerly, having a radius of 666.00 feet and a chord bearing of South 13°02'41" East; thence leaving said Easterly line, run Southerly along the arc of said curve, through a central angle of 21°10'17", a distance of 246.09 feet to the point of tangency; thence South 02°27'32" East, a distance of 200.50 feet to the point of curvature of a curve concave Easterly, having a radius of 725.75 feet; thence Southerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to a point on the aforesaid East line of said Northeast quarter; thence South 00°00'35" West 42.77 feet along said East line to the POINT OF BEGINNING.

Containing 9,657 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
2. I have reviewed the First American title search report #2037-3170(399), 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: 06/2017	Address Comments
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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599118	
	Job Number: 51599	Scale: 1" = 200'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8990 fax (407) 292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	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 2 SEE SHEETS 2 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 803G

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

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

CARTER DARYL M TR
 PARCEL ID #
 15-24-28-7774-00-023
 DOC#20160653171

1" = 200'
 GRAPHIC SCALE

0 100 200 400

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
 P.B. = PLAT BOOK
 LB = LICENSED BUSINESS
 ID = IDENTIFICATION
 STA = STATION
 RT. = RIGHT
 DOC = DOCUMENT

EASTERLY LINE
 O.R.B. 8508, PG 745

803G

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

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

POC
 SE CORNER
 NE 1/4
 SEC. 15-24-28

CENTRAL ORANGE PARK
 PLAT BOOK "O", PAGES 63-65
 CARTER DARYL M TR
 PARCEL ID #14-24-28-1242-66-001
 O.R.B. 9657, PG. 2821

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	253.68'	740.75'	19°37'18"	N12°16'11"W	252.44'	
C2	179.78'	651.00'	15°49'23"	N10°22'13"W	179.21'	
C3	63.31'	415.00'	08°44'26"	N07°15'08"W	63.25'	
C4	246.09'	666.00'	21°10'17"	S13°02'41"E	244.70'	
C5	208.90'	725.75'	16°29'30"	S10°42'17"E	208.18'	

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

POB
 STA: 524+95.61
 OFFSET: 72.38 RT.



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

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1 OF 2
 - SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599118
 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: 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

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 15-24-28-7774-00-022

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-4.014913).

TEMPORARY CONSTRUCTION EASEMENT
(Parcel 703)

FOR AND IN CONSIDERATION of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**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:



Witness 1 Sign

EDWARD LAFETRA.

Witness 1 Printed Name



Witness 2 Sign

Amy Steiger

Witness 2 Printed Name

(Signature of TWO Witnesses required
by Florida Law)

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

By: 

Printed Name: Neil Klapproth

Title: Director of Land


(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of December, 2018, by Neil Klapproth as Director of Land of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of said company. He is personally known to me, or has produced _____ as identification.

(NOTARY SEAL)





Notary Public Signature

Amy Steiger

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 703)

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 703
ESTATE: Temporary Easement
PURPOSE: Temporary Construction

PARCEL 703

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



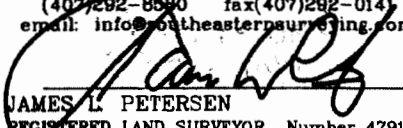
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of the said Northeast quarter of Section 15; thence leaving said East line North 89°18'29" West, a distance of 627.12 feet, along the North line of said Southeast quarter of the Northeast quarter; thence leaving said North line, run South 00°41'31" West, a distance of 9.07 feet for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Southerly, having a radius of 666.00 feet and a chord bearing of South 78°59'04" East; thence Easterly along the arc of said curve, through a central angle of 07°15'09", a distance of 84.30 feet; thence South 11°00'54" West, a distance of 41.56 feet; thence North 78°59'06" West, a distance of 84.25 feet; thence North 11°00'54" East, a distance of 41.56 feet to the POINT OF BEGINNING.

Containing: 3,576 square feet, more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), 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: 06/2017	Address Comments
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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599106  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax (407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	

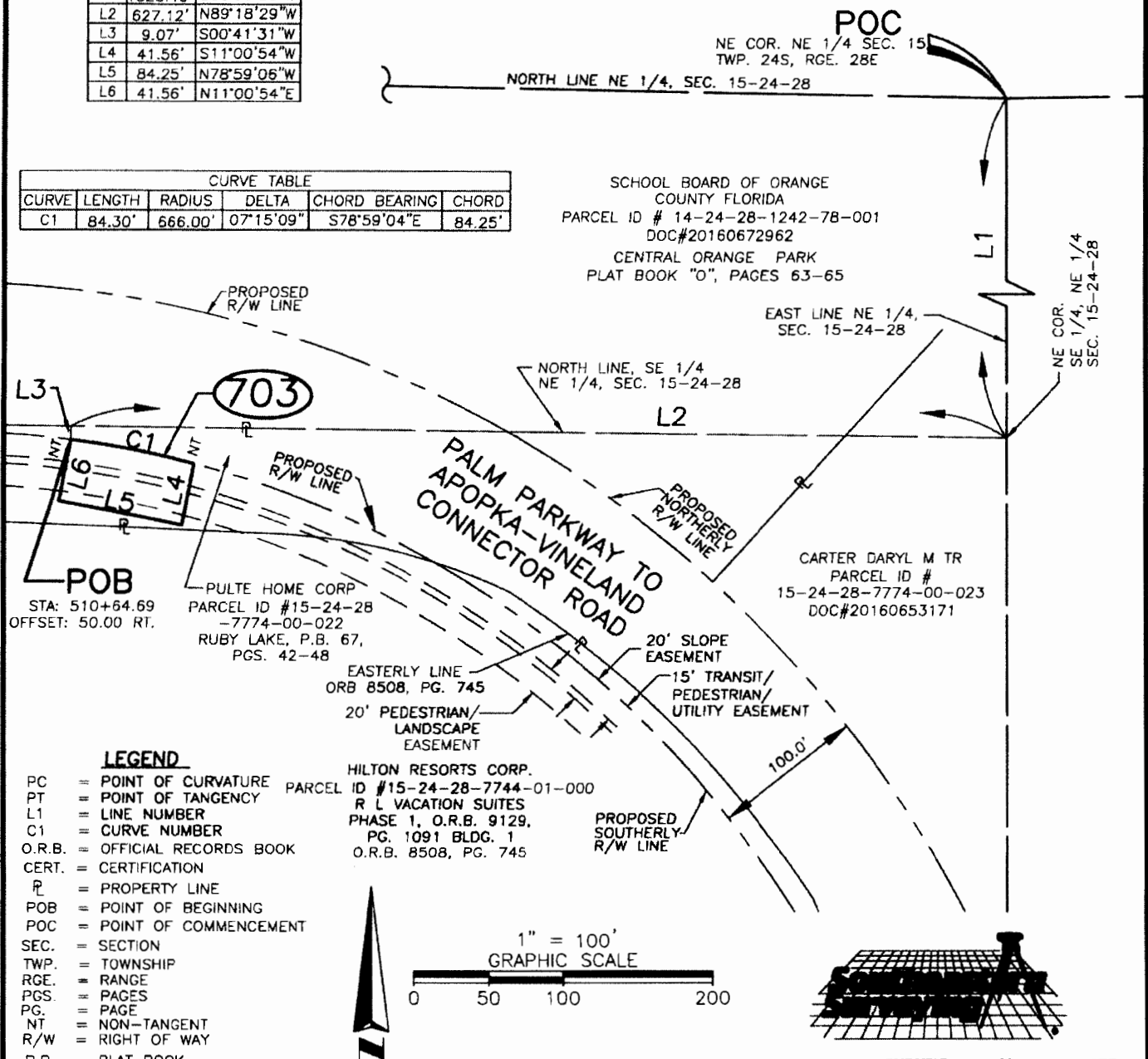
Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.
SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH

**SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 703**

LINE TABLE		
LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	627.12'	N89°18'29"W
L3	9.07'	S00°41'31"W
L4	41.56'	S11°00'54"W
L5	84.25'	N78°59'06"W
L6	41.56'	N11°00'54"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	84.30'	666.00'	07°15'09"	S78°59'04"E	84.25'

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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
BLDG. = BUILDING
STA = STATION
RT. = RIGHT
DOC = DOCUMENT
COR. = CORNER

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

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1.
- SEE SHEETS 11 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: 51599106
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	
09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
02/2015	Orange County comments CBvG
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:

Daniel T. O'Keefe, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Telephone: (407) 423-3200

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)
PARCEL ID NO.: PORTION OF 14-24-28-1242-69-241

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-4.014913).

TEMPORARY CONSTRUCTION EASEMENT
(Parcel 706A)

FOR AND IN CONSIDERATION of TEN DOLLARS (\$10.00), other valuable considerations, and of the benefits accruing to us, we, **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**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 (RIFCC)

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:



Witness 1 Sign

Chris Toures

Witness 1 Printed Name




Witness 2 Sign

Amy Steiger

Witness 2 Printed Name

(Signature of TWO Witnesses required
by Florida Law)

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

By: 

Printed Name: Neil Klaproth

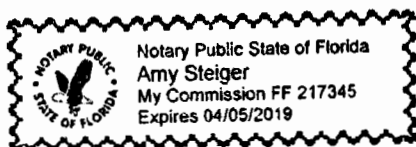
Title: Director of Land

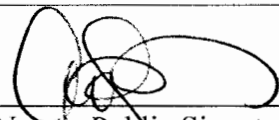
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th day of August, 2018, by Neil Klaproth as Director of Land of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of said company. He is personally known to me, or has produced _____ as identification.

(NOTARY SEAL)





Notary Public Signature

Amy Steiger

Typed or Printed Notary Name
Notary Public – State of Florida
Commission No. FF217345
My Commission Expires: 4/5/2019

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "A"

to Temporary Construction Easement

Legal Description of the Easement Area
(Parcel 706A)

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 706A
ESTATE: Temporary Easement
PURPOSE: Temporary Construction

PARCEL 706A


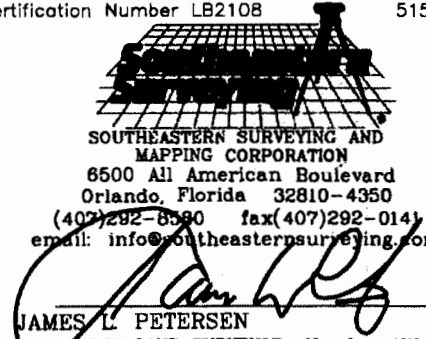
A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the South line of said Northwest quarter to a point on a non-tangent curve concave Northeasterly, having a radius of 737.75 feet and a chord bearing of North 42°29'16" West; thence from a tangent bearing of North 44°57'18" East; thence Northwesterly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet; thence North 25°25'27" West a distance of 55.52 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of North 34°27'10" West; thence run Northwesterly along the arc of said curve, through a central angle of 02°38'38", a distance of 33.49 feet for the POINT OF BEGINNING; thence South 58°26'52" West, a distance of 44.77 feet; thence North 27°57'45" West, a distance of 84.04 feet; thence North 61°43'40" East, a distance of 41.91 feet to a point on the aforesaid non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of South 29°54'42" East; thence run Southeasterly along the arc of said curve, through a central angle of 06°26'19", a distance of 81.56 feet to the POINT OF BEGINNING.

Containing 3,523 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments	Revision: 02/2015	Orange County comments CBvG
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.	Revision: 12/2014	Orange County comments CBvG
 DESCRIPTION FOR ORANGE COUNTY GOVERNMENT FLORIDA		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 2 SEE SHEET 2 FOR SKETCH	
		Certification Number LB2108 51599110  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 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 706A

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

NORTH LINE NE 1/4, NE 1/4, SEC. 14-24-28
 NORTH LINE NW 1/4, NW 1/4, SEC. 14-24-28

LINE TABLE		
LINE	LENGTH	BEARING
L1	164.39'	N89°27'15"E
L2	55.52'	N25°25'27"W
L3	44.77'	S58°26'52"W
L4	84.04'	N27°57'45"W
L5	41.91'	N61°43'40"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	63.54'	737.75'	04°56'05"	N42°29'16"W	63.52'
C2	33.49'	725.75'	02°38'38"	N34°27'10"W	33.48'
C3	81.56'	725.75'	06°26'19"	S29°54'42"E	81.51'

LEGEND

ID = IDENTIFICATION
 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
 P.B. = PLAT BOOK
 LB = LICENSED BUSINESS
 TB = TANGENT BEARING
 STA = STATION
 RT. = RIGHT
 DOC = DOCUMENT

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

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

20' SLOPE
 EASEMENT

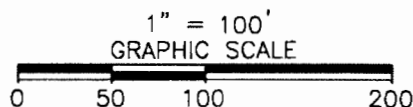
HILTON RESORTS CORP.
 PARCEL ID #15-24-28-7744
 -01-000
 R L VACATION SUITES
 PHASE 1, O.R.B. 9129,
 PG. 1091 BLDG. 1
 O.R.B. 8508, PG. 745

PULTE HOME CORP.
 PARCEL ID
 #15-24-28-7774-00-020
 RUBY LAKE, P.B. 67,
 PGS. 42-48

PULTE HOME CORP.
 PARCEL ID
 #14-24-28-1242
 -69-241
 DOC#20160653169

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 15 OF RIGHT OF WAY MAPS.



CENTRAL ORANGE PARK
 PLAT BOOK "O", PAGES 63-65
 CARTER DARYL M TR
 PARCEL ID #14-24-28-1242-66-001
 O.R.B. 9657, PG. 2821

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: 51599110
 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: 09/16-4/17

Revision: 02/2015

Revision: 12/2014

Revised Sketch BMD-Parcel Ownership S.S.

Orange County comments CBvG

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:

Borron J. Owen, Jr. Esq.
GRAY | ROBINSON
301 East Pine Street, Suite 1400
Orlando, Florida 32801
Telephone: (407) 843-8880

PARCEL ID NO.: PORTION OF 14-24-28-1242-69-241,
and 15-24-28-7774-00-020

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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-4.014913).

DRAINAGE EASEMENT
(Parcels 806G and 806M)

THIS DRAINAGE EASEMENT is made and entered this 25th day of January, 2019, by **ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation**, whose address is Attn: Florida Hospital Accounting Dep., 601 E. Rollins Street, Box 50, Orlando, Florida 32803 ("**ADVENTIST**"), and **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to transact business in the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Pulte**") (Adventist and Pulte are sometimes collectively referred as "**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**").

W I T N E S S E T H:

THAT ADVENTIST and PULTE, 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, do 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 to the extent of their respective interests in said 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.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

This Drainage Easement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same document.

[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”

ADVENTIST HEALTH
SYSTEM/SUNBELT, INC., a Florida not-
for-profit corporation

Witness 1 sign:

Martine Rivera

Witness 1 print name:

Martine Rivera

By:

Lars D. Houmann

Lars D. Houmann, Vice President

Witness 2 sign:

Mayra Arroyo

Witness 2 print name:

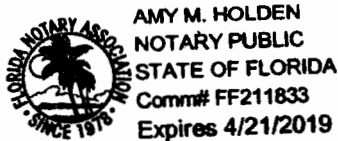
MAYRA ARROYO

(Signature of TWO witnesses required by
Florida law)

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25th day of January, 2019, by Lars D. Houmann, as Vice President of and on behalf of ADVENTIST HEALTH SYSTEM/SUNBELT, Inc., a Florida not –for-profit corporation. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Notary Public Signature

Amy M. Holden

Amy M. Holden

Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. FF211833

My Commission Expires: 4/21/2019

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”

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

Witness 1 sign: Angela Munoz

By: [Signature]

Witness 1 print name: Angela Munoz

Print name: Neil Klaproth

Witness 2 sign: Mark D. Thomson

Title: Director of Land

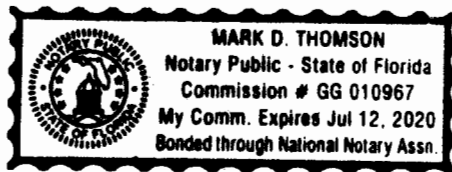
Witness 2 print name: MARK D. THOMSON

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

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of
JANUARY, 2019, by Neil Klaproth, as Director of Land of and on
behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is
personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Mark D. Thomson
Notary Public Signature
MARK D. THOMSON
Typed or Printed Notary Name
Notary Public – State of Florida
Commission No. GG 010967
My Commission Expires: 7/12/2020

Exhibit "A"

to Drainage Easement

Legal Description of Easement Area

(Parcels 806G and 806M)

[See attached Sketch and Legal Descriptions]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806G
ESTATE: Perpetual Easement
PURPOSE: 20' Drainage Easement

PARCEL 806G

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



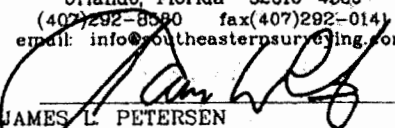
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 78.45 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence departing said East line South 59°39'10" West, a distance of 38.28 feet; thence South 71°01'45" West, a distance of 99.86 feet; thence South 09°26'57" East, a distance of 19.18 feet; thence South 09°44'31" East, a distance of 115.62 feet; thence South 48°29'37" West, a distance of 70.14 feet; thence South 02°49'07" East, a distance of 62.04 feet; thence South 41°07'15" East, a distance of 49.08 feet; thence South 48°52'30" West, a distance of 20.00 feet; thence North 41°07'15" West, a distance of 56.03 feet; thence North 02°49'07" West, a distance of 78.59 feet; thence North 48°29'37" East, a distance of 68.61 feet; thence North 09°44'31" West, a distance of 104.53 feet; thence North 09°26'57" West, a distance of 36.16 feet; thence North 71°01'45" East, a distance of 114.79 feet; thence North 59°39'10" East, a distance of 48.00 feet to a point on the aforesaid East line of the Northeast quarter; thence South 00°00'35" West, a distance of 23.18 feet along said East line to the POINT OF BEGINNING.

Containing 9,609 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(399), 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: 10/12/2017	REVISE BOUNDARY KR
Revision: 06/2017	Address Comments
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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599094	
	Job Number: 51599	Scale: 1" = 100'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	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 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806G

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
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- STA = STATION
- RT = RIGHT
- ID = IDENTIFICATION
- DOC = DOCUMENT

PROPOSED 20'
DRAINAGE
EASEMENT

"PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD"

PROPOSED NORTHERLY
R/W LINE

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65
CARTER DARYL M TR
PARCEL ID #14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

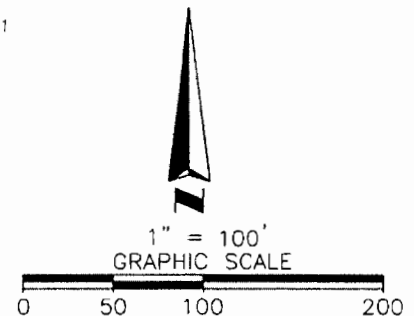
NORTH LINE SW 1/4,
SEC. 14-24-28

POB
STA: 526+22.35
OFFSET: 150.92 RT
N00°00'35"E
78.45'

POC
SE CORNER NE
1/4 SEC. 15-24-28

PULTE HOME CORP
PARCEL ID
#14-24-28-1242-69-241
DOC#20160653169

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.18'	S00°00'35"W
L2	38.28'	S59°39'10"W
L3	99.86'	S71°01'45"W
L4	19.18'	S09°26'57"E
L5	20.00'	S48°52'30"W
L6	36.16'	N09°26'57"W
L7	114.79'	N71°01'45"E
L8	48.00'	N59°39'10"E



PROPOSED DRAINAGE EASEMENT
N48°29'37"E 68.61'
N02°49'07"W 78.59'
S02°49'07"E 62.04'
S41°07'15"E 49.08'
N41°07'15"W 56.03'
S48°29'37"W 70.14'
S02°49'07"E 62.04'
S09°44'31"E 115.62'
N09°44'31"W 104.53'

NOTE:

1. NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NOT VALID WITHOUT SHEET 1
3. SEE SHEETS 15, 19 OF RIGHT OF WAY MAPS.

Drawing No: 51599094
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: 10/12/2017

Revised Sketch KR

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

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806M
 ESTATE: Perpetual Easement
 PURPOSE: Drainage

PARCEL 806M

A Portion of ORANGE CENTRAL PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


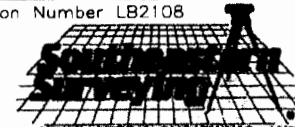
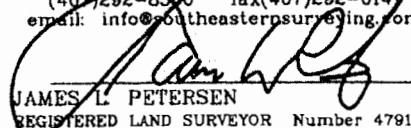
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2549.17 feet along the West line of said Northwest quarter for the POINT OF BEGINNING; thence leaving said West line North 59°39'10" East, a distance of 79.63 feet to a point on the Southerly right-of-way line of the proposed Palm-Parkway to Apopka-Vineland Connector Road, said Southerly right-of-way line being non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of South 33°43'08" East; thence run Southeasterly along the arc of said curve and said Southerly right-of-way line, through a central angle of 04°06'42", a distance of 52.08 feet; thence South 25°25'27" East, a distance of 49.71 feet along said Southerly right-of-way line; thence departing said Southerly right-of-way line North 40°57'28" West, a distance of 82.93 feet; thence South 59°39'10" West, a distance of 74.87 feet to aforesaid West line of the Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 23.18 feet along said west line to the POINT OF BEGINNING.

Containing 2,540 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners

DESCRIPTION 	Date: June 23, 2014 CBvG		Certification Number LB2108 51599093  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 20'	
	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 2 SEE SHEET 2 FOR SKETCH			

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 26 2019

This Instrument was prepared by,
and upon recording please return to:
Borron J. Owen, Jr. Esq.
GRAY | ROBINSON
301 East Pine Street, Suite 1400
Orlando, Florida 32801
Telephone: (407) 843-8880

PARCEL ID NO.: PORTION OF 15-24-28-7774-00-020,
AND 14-24-28-1242-69-241
PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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-4.014913)

SLOPE EASEMENT
(Parcels 806I, 806J, and 105B, 106)

THIS SLOPE EASEMENT AGREEMENT (this "**Agreement**") is made and entered this 28th day of January, 2019, by and **ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation**, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803 ("**Adventist**"), **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, organized and existing under the laws of the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Pulte**") (sometimes Adventist and Pulte are collectively referred herein as "**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, Adventist and Pulte are the owners of their respective interests 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 Adventist and Pulte have 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.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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 2. 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 3. 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 4. 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 5. 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 6. 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 7. 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.

Section 8. This easement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same document.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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"

**ADVENTIST HEALTH
SYSTEM/SUNBELT, INC.**, a Florida not-
for-profit corporation

Witness 1 sign:

Witness 1 print name:

Witness 2 sign:

Witness 2 print name:

By:

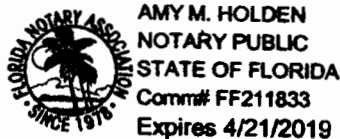
Lars D. Houmann, Vice President

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

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25th day of January, 2019, by
Lars D. Houmann, as Vice President of and on behalf of **ADVENTIST HEALTH
SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation. He is personally known to me or
has produced _____ as identification.

(NOTARY SEAL)



Notary Public Signature

Amy M. Holden
Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. FF211833

My Commission Expires: 4/21/2019

[PULTE SIGNATURE PAGE FOLLOWS]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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"

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

Witness 1 sign: Angela Muniz

By: [Signature]

Witness 1 print name: Angela Muniz

Print name: Neil Klaproth

Witness 2 sign: Mark Thomson

Title: Director of Land

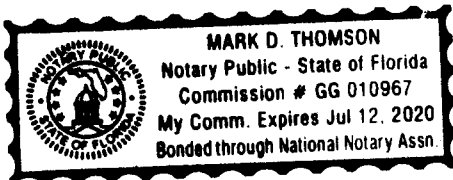
Witness 2 print name: MARK D. THOMSON

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

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of January, 2019, by Neil Klaproth, as Director of Land of and on behalf of PULTE HOME COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
MARK D. THOMSON

Typed or Printed Notary Name
Notary Public – State of Florida
Commission No. GG 010967
My Commission Expires: 7/12/2020

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "A"

to Slope Easement

Legal Description of Easement Area
(Parcels 806I and 806J)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806I

ESTATE: Perpetual Easement

PURPOSE:
20' Pedestrian/Landscape/Slope Easement

PARCEL 806I

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:—


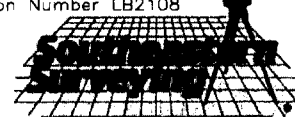
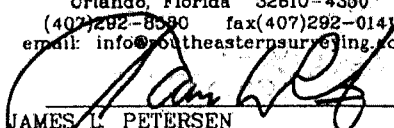
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2406.43 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northeasterly, having a radius of 740.75 feet and a chord bearing of South 28°52'29" East; thence run Southeasterly along the arc of said curve, through a central angle of 13°35'19", a distance of 175.68 feet; thence South 25°25'27" East, a distance of 56.08 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 752.75 feet and a chord bearing of South 41°51'37" East; thence run Southeasterly along the arc of said curve, through a central angle of 03°58'25", a distance of 52.21 feet to a point on the South line of the aforesaid Northwest quarter; thence South 89°27'15" West, a distance of 27.17 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 772.75 feet and a chord bearing of North 41°04'29" West; thence run Northwesterly along the arc of said curve, through a central angle of 02°46'51", a distance of 37.51 feet; thence North 25°25'27" West, a distance of 56.82 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 760.75 feet and a chord bearing of North 30°32'07" West; thence run Northwesterly along the arc of said curve, through a central angle of 09°59'46", a distance of 132.72 feet to the aforesaid West line of the Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 49.50 feet along said West line to the POINT OF BEGINNING.

Containing 5,099 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
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

DESCRIPTION FOR 	Date: June 23, 2014 CBvG		Certification Number LB2108 51599091  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	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 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO AOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806I

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LINE	LENGTH	BEARING
L1	2406.43'	S00°00'35"W
L2	56.08'	S25°25'27"E
L3	27.17'	S89°27'15"W
L4	56.82'	N25°25'27"W
L5	49.50'	N00°00'35"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	175.68'	740.75'	13°35'19"	S28°52'29"E	175.27'
C2	52.21'	752.75'	03°58'25"	S41°51'37"E	52.20'
C3	37.51'	772.75'	02°46'51"	N41°04'29"W	37.50'
C4	132.72'	760.75'	09°59'46"	N30°32'07"W	132.55'

LEGEND

ID = IDENTIFICATION
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
BLDG. = BUILDING

1" = 100'
GRAPHIC SCALE

0 50 100 200

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65
CARTER DARYL M TR
PARCEL ID #14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

SOUTH LINE
NW 1/4, SEC.
14-24-28

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

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

PULTE HOME CORP
PARCEL ID
#15-24-28-7774-00-020
RUBY LAKE, P.B. 67,
PGS. 42-48

PULTE HOME CORP
PARCEL ID
#14-24-28-1242-69-241
DOC#20160653169

POB
STA: 524+95.61
OFFSET: 72.38 RT.
PROPOSED 15'
TRANSIT/PEDESTRIAN/
UTILITY EASEMENT

PROPOSED 20'
PEDESTRIAN/LANDSCAPE
/SLOPE EASEMENT

806I

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 15-16 OF RIGHT OF WAY MAPS.

Drawing No: 51599091
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
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: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806J

ESTATE: Perpetual Easement
PURPOSE: 20' Slope Easement

PARCEL 806J

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


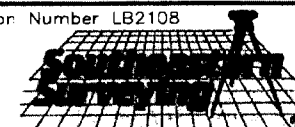
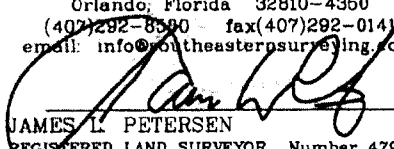
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2363.67 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of South 27°21'46" East; thence run Southeasterly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet; thence South 25°25'27" East, a distance of 55.52 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 737.75 feet and a chord bearing of South 42°29'16" East; thence run Southeasterly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point on the South line of the aforesaid Northwest quarter; thence South 89°27'15" West, a distance of 27.65 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 757.75 feet and a chord bearing of North 41°39'31" West; thence run Northwesterly along the arc of said curve, through a central angle of 03°39'59", a distance of 48.49 feet; thence North 25°25'27" West, a distance of 56.27 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 745.75 feet and a chord bearing of North 29°19'18" West; thence run Northwesterly along the arc of said curve, through a central angle of 12°37'34", a distance of 164.34 feet to the aforesaid West line of the Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 55.80 feet along said West line to the POINT OF BEGINNING.

Containing 5,996 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG		Certification Number LB2108 51599090  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4360 (407)292-8500 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	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 2 SEE SHEET 2 FOR SKETCH			

**SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806J**

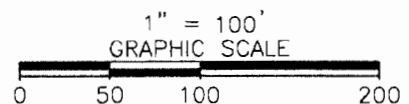
SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LINE TABLE		
LINE	LENGTH	BEARING
L1	2363.67'	S00°00'35"W
L2	55.52'	S25°25'27"E
L3	27.65'	S89°27'15"W
L4	56.27'	N25°25'27"W
L5	55.80'	N00°00'35"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	213.11'	725.75'	16°49'27"	S27°21'46"E	212.34'	
C2	63.54'	737.75'	04°56'05"	S42°29'16"E	63.52'	
C3	48.49'	757.75'	03°39'59"	N41°39'31"W	48.48'	
C4	164.34'	745.75'	12°37'34"	N29°19'18"W	164.01'	

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
DOC = DOCUMENT
STA = STATION
RT. = RIGHT



CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65
CARTER DARYL M TR
PARCEL ID #14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

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

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

PULTE HOME CORP.
PARCEL ID
#15-24-28-7774-00-020
RUBY LAKE, P.B. 67,
PGS. 42-48

PULTE HOME CORP.
PARCEL ID
#14-24-28-1242-69-241
DOC#20160653169

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 15-16 OF RIGHT OF WAY MAPS.

Drawing No: 51599090
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
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: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "B"

to Slope Easement

Legal Description of Benefited Property
(*Parcels 105B, 106*)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105B

ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 105B

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

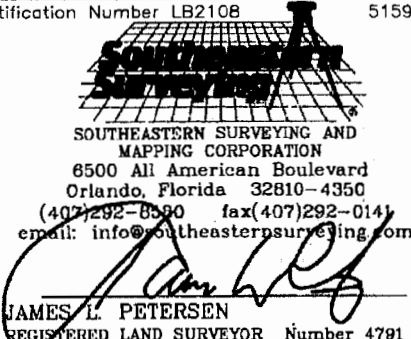
Commence at the Northwest corner of the Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said point being a point on a non-tangent curve concave Westerly, having a radius of 766.00 feet and a chord bearing of South 11°58'21" East; run Southerly along the arc of said curve, through a central angle of 19°01'38", a distance of 254.38 feet to the point of tangency; thence South 02°27'32" East, a distance of 135.37 feet to the point of curvature of a curve concave Easterly, having a radius of 706.25 feet; thence Southerly along the arc of said curve through a central angle of 48°53'39", a distance of 602.69 feet to the point of tangency; thence South 51°21'11" East, a distance of 58.05 feet to a point on the South line of the Southwest quarter of the aforesaid Northwest quarter of Section 14; thence South 89°27'15" West, a distance of 203.99 feet along said South line to a point on a non-tangent curve concave Easterly, having a radius of 737.75 feet and a chord bearing of North 42°29'16" West; thence run Northerly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point; thence North 25°25'27" West, a distance of 55.52 feet to a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 27°21'46" West; thence run Northerly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet to a point on the aforesaid West line of the Northwest quarter; thence North 00°00'35" East, a distance of 656.84 feet along said West line to the POINT OF BEGINNING.

Containing 1.908 acres, more or less.

SURVEYORS REPORT

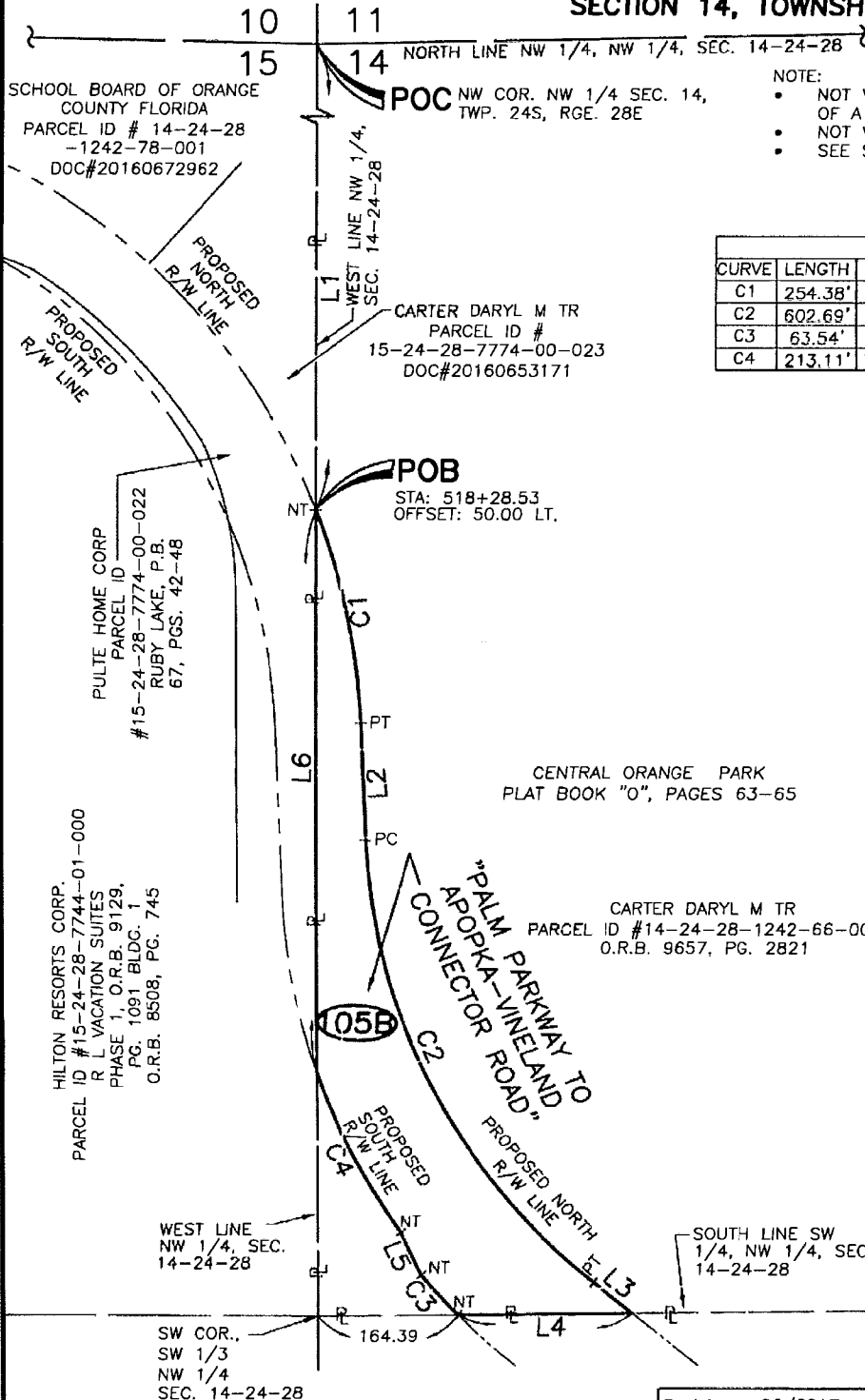
1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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: 06/2017	Address Comments
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

DESCRIPTION FOR ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599084
	Job Number: 51599	Scale: 1" = 200'
	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 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 105B

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

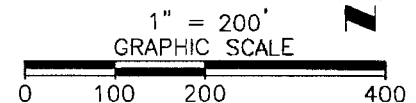


NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 13-15 OF RIGHT OF WAY MAPS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	254.38'	766.00'	19°01'38"	S11°58'21"E	253.21'
C2	602.69'	706.25'	48°53'39"	S26°54'22"E	584.57'
C3	63.54'	737.75'	04°56'05"	N42°29'16"W	63.52'
C4	213.11'	725.75'	16°49'27"	N27°21'46"W	212.34'

LINE TABLE		
LINE	LENGTH	BEARING
L1	1706.80'	S00°00'35"W
L2	135.37'	S02°27'32"E
L3	58.05'	S51°21'11"E
L4	203.99'	S89°27'15"W
L5	55.52'	N25°25'27"W
L6	656.84'	N00°00'35"E



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
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- STA = STATION
- LT. = LEFT
- DOC = DOCUMENT
- COR. = CORNER



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: 51599084
 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: 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

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 106

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


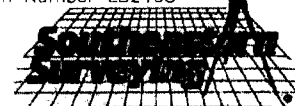
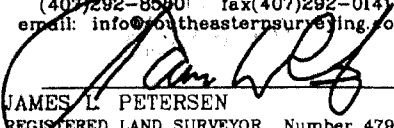
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

SURVEYORS REPORT

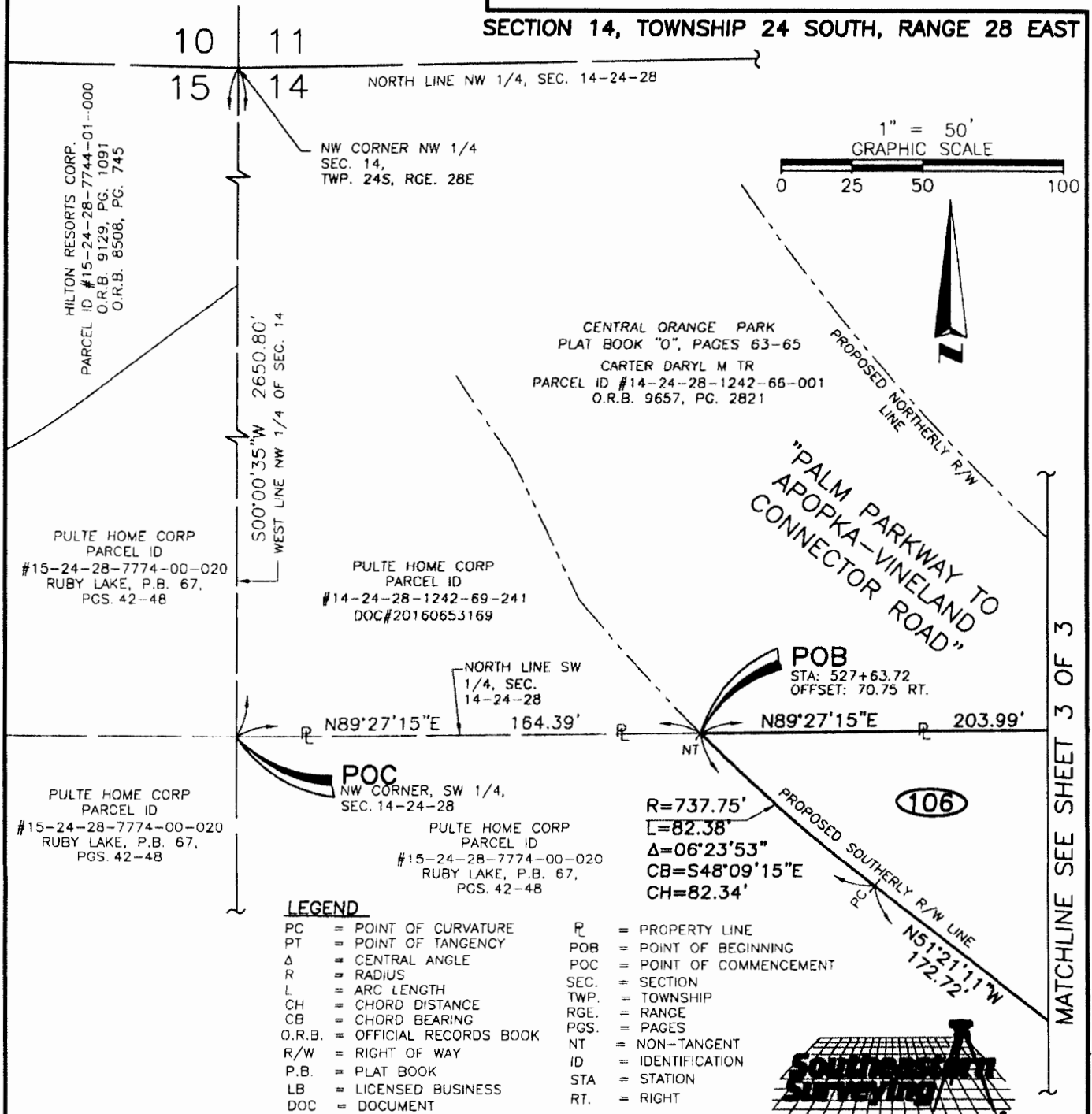
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG--Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR 	Date: June 23, 2014 CBvG		Certification Number LB2108 51599095  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8500 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 50'	
	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 3 SEE SHEETS 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LEGEND

PC = POINT OF CURVATURE	R = PROPERTY LINE
PT = POINT OF TANGENCY	POB = POINT OF BEGINNING
Δ = CENTRAL ANGLE	POC = POINT OF COMMENCEMENT
R = RADIUS	SEC. = SECTION
L = ARC LENGTH	TWP. = TOWNSHIP
CH = CHORD DISTANCE	RGE. = RANGE
CB = CHORD BEARING	PGS. = PAGES
O.R.B. = OFFICIAL RECORDS BOOK	NT = NON-TANGENT
R/W = RIGHT OF WAY	ID = IDENTIFICATION
P.B. = PLAT BOOK	STA = STATION
LB = LICENSED BUSINESS	RT. = RIGHT
DOC = DOCUMENT	

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

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

Drawing No: 51599095
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 02/15-4/17

Orange County comments CBvG-Parcel Owners

Revision: 06/2017

Address Comments

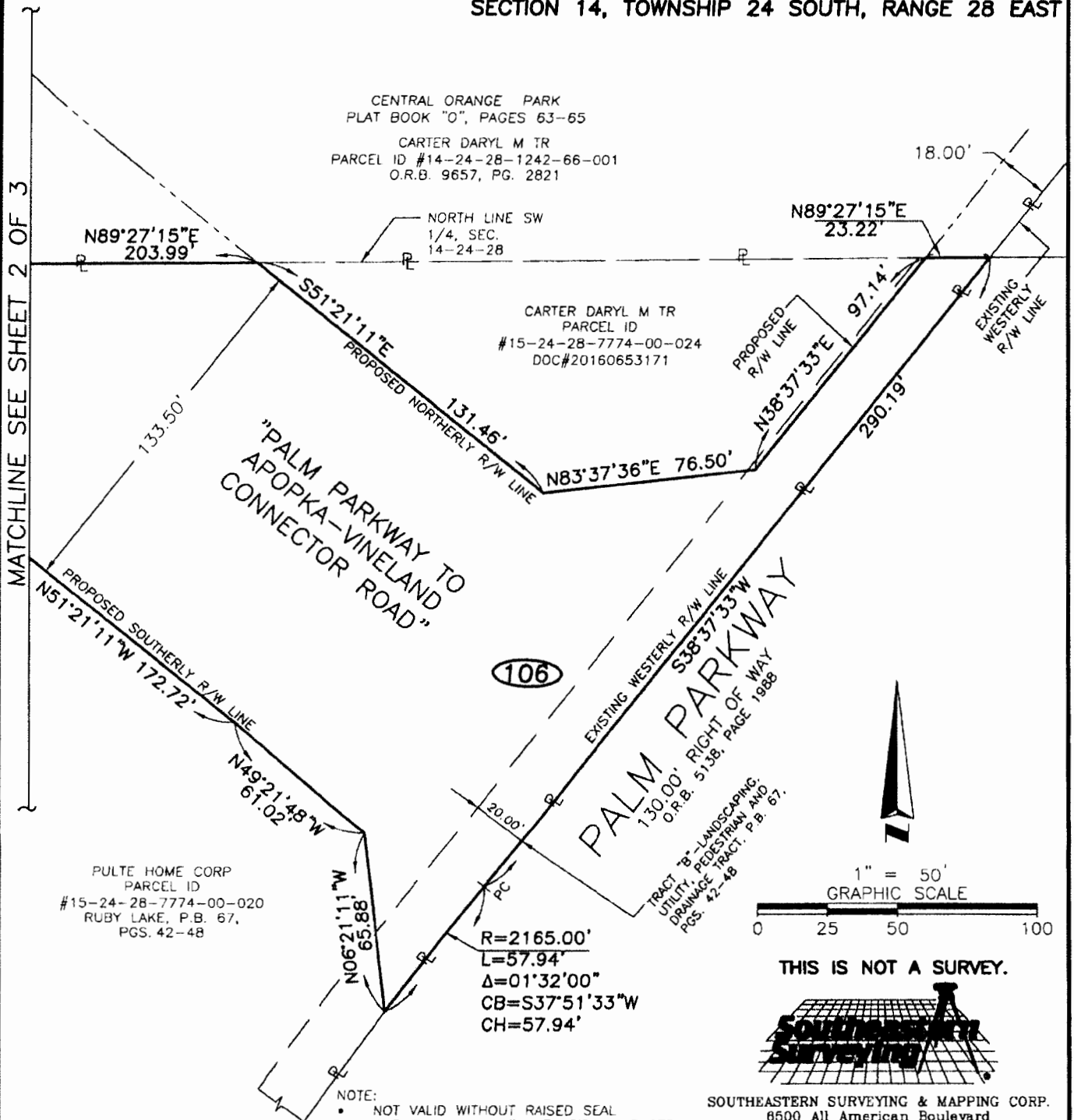
Revision: 12/2014

Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



Drawing No: 51599095
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

Revision: 06/2017

Address Comments

Revision: 02/15-4/17

Revision: 12/2014

Orange County comments CBvG-Parcel Owners

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:

Borron J. Owen, Jr. Esq.
GRAY | ROBINSON
301 East Pine Street, Suite 1400
Orlando, Florida 32801
Telephone: (407) 843-8880

PARCEL ID NO.: PORTION OF 15-24-28-7774-00-020, AND
PORTION OF 14-24-28-1242-69-241

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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 12-B4.014(13).

PEDESTRIAN AND LANDSCAPE EASEMENT

(Parcel 806I)

THIS INDENTURE, made and executed this 25th day of January, 2019, by **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803 ("**Adventist**"), **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, organized and existing under the laws of the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Pulte**") (sometimes Adventist and Pulte are collectively referred herein as "**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 Adventist and Pulte, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, do 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 Adventist and Pulte, to the extent of their respective interests in said lands, 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,

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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.

This easement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same document.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

“GRANTOR”

ADVENTIST HEALTH
SYSTEM/SUNBELT, INC., a Florida not-
for-profit corporation

Witness 1 sign: [Signature]

By: [Signature]
Lars D. Houmann, Vice President

Witness 1 print name: Markene Rivera

Witness 2 sign: [Signature]

Witness 2 print name: MAYRA ARROYO

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

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25th day of January, 2019
by Lars D. Houmann, as Vice President of ADVENTIST HEALTH
SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation, on behalf of said corporation.
He is personally known to me or produced _____ as identification.

(NOTARY SEAL)



AMY M. HOLDEN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF211833
Expires 4/21/2019

[Signature]
Notary Public Signature
Amy M. Holden
Typed or Printed Notary Name
Notary Public – State of Florida
Commission No. FF211833
My Commission Expires: 4/21/2019

[PULTE SIGNATURE PAGE FOLLOWS]

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”

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

Witness 1 sign: Angela Munoz

By: [Signature]

Witness 1 print name: Angela Munoz

Print name: Neil Klaproth

Witness 2 sign: Mark D. Thomson

Title: Director of Land

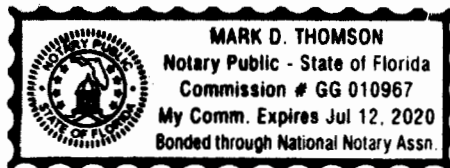
Witness 2 print name: MARK D. THOMSON

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

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of January, 2019,
by Neil Klaproth, as Director of Land of and on behalf of PULTE HOME
COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has
produced _____ as identification.

(NOTARY SEAL)



[Signature]

Notary Public Signature

MARK D. THOMSON

Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. GG 010967

My Commission Expires: 7/12/2020

Schedule "A"

to Pedestrian and Landscape Easement

Legal Description of the Easement Area
(Parcels 806I)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806I

ESTATE: Perpetual Easement

PURPOSE:

20' Pedestrian/Landscape/Slope Easement

PARCEL 806I

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, 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 Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2406.43 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northeasterly, having a radius of 740.75 feet and a chord bearing of South 28°52'29" East; thence run Southeasterly along the arc of said curve, through a central angle of 13°35'19", a distance of 175.68 feet; thence South 25°25'27" East, a distance of 56.08 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 752.75 feet and a chord bearing of South 41°51'37" East; thence run Southeasterly along the arc of said curve, through a central angle of 03°58'25", a distance of 52.21 feet to a point on the South line of the aforesaid Northwest quarter; thence South 89°27'15" West, a distance of 27.17 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 772.75 feet and a chord bearing of North 41°04'29" West; thence run Northwesterly along the arc of said curve, through a central angle of 02°46'51", a distance of 37.51 feet; thence North 25°25'27" West, a distance of 56.82 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 760.75 feet and a chord bearing of North 30°32'07" West; thence run Northwesterly along the arc of said curve, through a central angle of 09°59'46", a distance of 132.72 feet to the aforesaid West line of the Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 49.50 feet along said West line to the POINT OF BEGINNING.

Containing 5,099 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
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

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 2
SEE SHEET 2 FOR SKETCH

Certification Number LB2108 51599091

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

JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	175.68'	740.75'	13°35'19"	S28°52'29"E	175.27'
C2	52.21'	752.75'	03°58'25"	S41°51'37"E	52.20'
C3	37.51'	772.75'	02°46'51"	N41°04'29"W	37.50'
C4	132.72'	760.75'	09°59'46"	N30°32'07"W	132.55'

ID = IDENTIFICATION
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
L.B. = LICENSED BUSINESS
STA = STATION
RT. = RIGHT
BLDG. = BUILDING

SOUTH LINE
NW 1/4, SEC.
14-24-28

Revision: 06/2017	Address Comments
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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 26 2019

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

Borron J. Owen, Jr. Esq.
GRAY | ROBINSON
301 East Pine Street, Suite 1400
Orlando, Florida 32801
Telephone: (407) 843-8880

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)
PARCEL ID NO.: PORTION OF 14-24-28-1242-69-241

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-4.014913).

TRANSIT, PEDESTRIAN AND UTILITY EASEMENT
(Parcel 806K)

THIS INDENTURE, made this 25th day of January AD, 2019, between **ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation**, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803 ("**Adventist**"), **PULTE HOME COMPANY. LLC**, a Michigan limited liability company, organized and existing under the laws of the State of Florida, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 ("**Pulte**") (Sometimes Adventist and Pulte are collectively referred herein as "**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 Adventist and Pulte, 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 to the extent of their respective interest in said lands, situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number: a portion of 14-24-28-1242-69-241

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.

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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.

This easement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same document.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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"

**ADVENTIST HEALTH
SYSTEM/SUNBELT, INC., a Florida not-
for-profit corporation**

Witness 1 sign:

Martine Rivera

Witness 1 print name:

Martine Rivera

Witness 2 sign:

MAYRA ARROYO

Witness 2 print name:

MAYRA ARROYO

By:

Lars D. Houmann, Vice President

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

STATE OF FLORIDA

COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25th day of January, 2019, by Lars D. Houmann, as Vice President of and on behalf of ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



AMY M. HOLDEN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF211833
Expires 4/21/2019

Notary Public Signature

Amy M. Holden

Typed or Printed Notary Name

Notary Public – State of Florida

Commission No. FF211833

My Commission Expires: 4/21/2019

[PULTE SIGNATURE PAGE FOLLOWS]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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"

PULTE HOME COMPANY, LLC, a
Michigan limited liability company, authorized
to transact business in the State of Florida

Witness 1 sign: Angela Munoz

By: [Signature]

Witness 1 print name: Angela Munoz

Print name: Neil Klaproth

Witness 2 sign: Mark D. Thomson

Title: Director of Land

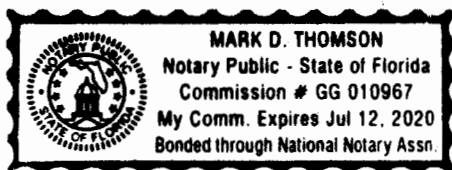
Witness 2 print name: MARK D. THOMSON

(Signature of TWO witnesses required by
Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28th day of January, 2019,
by Neil Klaproth, as Director of Land of and on behalf of PULTE HOME
COMPANY, LLC, a Michigan limited liability company. He is personally known to me or has
produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
MARK D. THOMSON

Typed or Printed Notary Name
Notary Public – State of Florida
Commission No. GG 010967
My Commission Expires: 7/12/2020

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Schedule "A"

to Transit, Pedestrian and Utility Easement

Legal Description of the Easement Area
(Parcel 806K)

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806K

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

PARCEL 806K

A Portion of CENTRAL ORANGE PARK, according to the Plat thereof as recorded in Plat Book "O", Pages 63 through 65 in Section 14, 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 Northwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 2363.67 feet along the West line of said Northwest quarter for a POINT OF BEGINNING; said Point of Beginning being a point on a non-tangent curve concave Northeasterly, having a radius of 725.75 feet and a chord bearing of South 27°21'46" East; thence run Southeasterly along the arc of said curve, through a central angle of 16°49'27", a distance of 213.11 feet; thence South 25°25'27" East, a distance of 55.52 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 737.75 feet and a chord bearing of South 42°29'16" East; thence run Southeasterly along the arc of said curve, through a central angle of 04°56'05", a distance of 63.54 feet to a point on the South line of the aforesaid Northwest quarter; thence South 89°27'15" West, a distance of 20.80 feet along said South line to a point on a non-tangent curve concave Northeasterly, having a radius of 752.75 feet and a chord bearing of North 41°51'37" East; thence run Northwesterly along the arc of said curve, through a central angle of 03°58'25", a distance of 52.21 feet; thence North 25°25'27" West, a distance of 56.08 feet to a point on a non-tangent curve concave Northeasterly, having a radius of 740.75 feet and a chord bearing of North 28°52'29" West; thence run Northwesterly along the arc of said curve, through a central angle of 13°35'19", a distance of 175.68 feet to the aforesaid West line of the Northwest 1/4 of Section 14; thence North 00°00'35" East, a distance of 42.77 feet along said West line to the POINT OF BEGINNING.

Containing 4,613 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 14 Township 24 South, Range 28 East being South 00°00'35" West.
2. I have reviewed the First American title search report #2037-3170(385), 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: 06/2017	Address Comments
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

DESCRIPTION



Date: **June 23, 2014 CBvG**

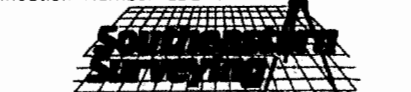
Job Number:
51599

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 2
SEE SHEET 2 FOR SKETCH

Certification Number LB2108 51599089


SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 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 806K

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

LINE TABLE		
LINE	LENGTH	BEARING
L1	2363.67'	S00°00'35"W
L2	55.52'	S25°25'27"E
L3	20.80'	S89°27'15"W
L4	56.08'	N25°25'27"W
L5	42.77'	N00°00'35"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	213.11'	725.75'	16°49'27"	S27°21'46"E	212.34'	
C2	63.54'	737.75'	04°56'05"	S42°29'16"E	63.52'	
C3	52.21'	752.75'	03°58'25"	N41°51'37"E	52.20'	
C4	175.68'	740.75'	13°35'19"	N28°52'29"W	175.27'	

LEGEND

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
RT. = RIGHT
STA = STATION
BLDG. = BUILDING
DOC = DOCUMENT

1" = 100'
GRAPHIC SCALE

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65
CARTER DARYL M TR
PARCEL ID #14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1
 - SEE SHEETS 15-16 OF RIGHT OF WAY MAPS.

Drawing No: 51599089
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: 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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 26 2019

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

Borron J. Owen, Jr. Esq.
GRAY | ROBINSON
301 East Pine Street, Suite 1400
Orlando, Florida 32801
Telephone: (407) 843-8880

PARCEL ID NO.: PORTION OF 15-24-28-7774-00-020
PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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-4.014913)

SLOPE EASEMENT
(Parcels 806E, 806F, and 106)

THIS SLOPE EASEMENT AGREEMENT (this "**Agreement**") is made and entered this ~~25th~~ day of January, 2019, by and **ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation**, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803 ("**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.

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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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

Section 2. 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 3. 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 4. 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 5. 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 6. 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 7. 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 (RIFCC)

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"

**ADVENTIST HEALTH
SYSTEM/SUNBELT, INC.**, a Florida not-
for-profit corporation

Witness 1 sign:

Marlene Rivera
Witness 1 print name: Marlene Rivera

By:

Lars D. Houmann
Lars D. Houmann, Vice President

Witness 2 sign:

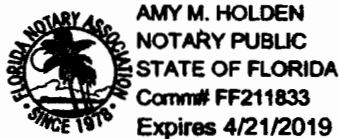
MAYRA ARROYO
Witness 2 print name: MAYRA ARROYO

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

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25th day of January, 2019, by Lars D. Houmann, as Vice President of and on behalf of **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Amy M. Holden
Notary Public Signature
Amy M. Holden
Typed or Printed Notary Name
Notary Public – State of Florida
Commission No. FF211833
My Commission Expires: 4/21/2019

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "A"

to Slope Easement

Legal Description of Easement Area
(Parcels 806E and 806F)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806E
ESTATE: Perpetual Easement
PURPOSE: 20' Slope Easement

PARCEL 806E

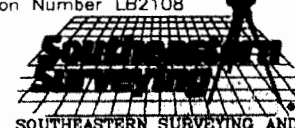
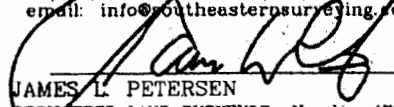

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 136.74 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 27.65 feet along said North line to point on a non-tangent curve concave Northeasterly, having a radius of 737.75 feet and a chord bearing of South 48°09'15" East; thence leaving said North line, run Southeasterly along the arc of said curve, through a central angle of 06°23'53", a distance of 82.38 feet to the point of tangency; thence South 51°21'11" East, a distance of 172.72 feet; thence South 49°21'48" East, a distance of 61.02 feet; thence South 06°21'11" East, a distance of 29.32 feet; thence North 49°21'48" West, a distance of 82.11 feet; thence North 51°21'11" West, a distance of 172.37 feet to the point of curvature of a curve concave Northeasterly, having a radius of 757.75 feet; thence Northwesterly along the arc of said curve through a central angle of 07°51'41", a distance of 103.97 feet to the POINT OF BEGINNING.
Containing 6,746 square feet more or less.

SURVEYORS REPORT

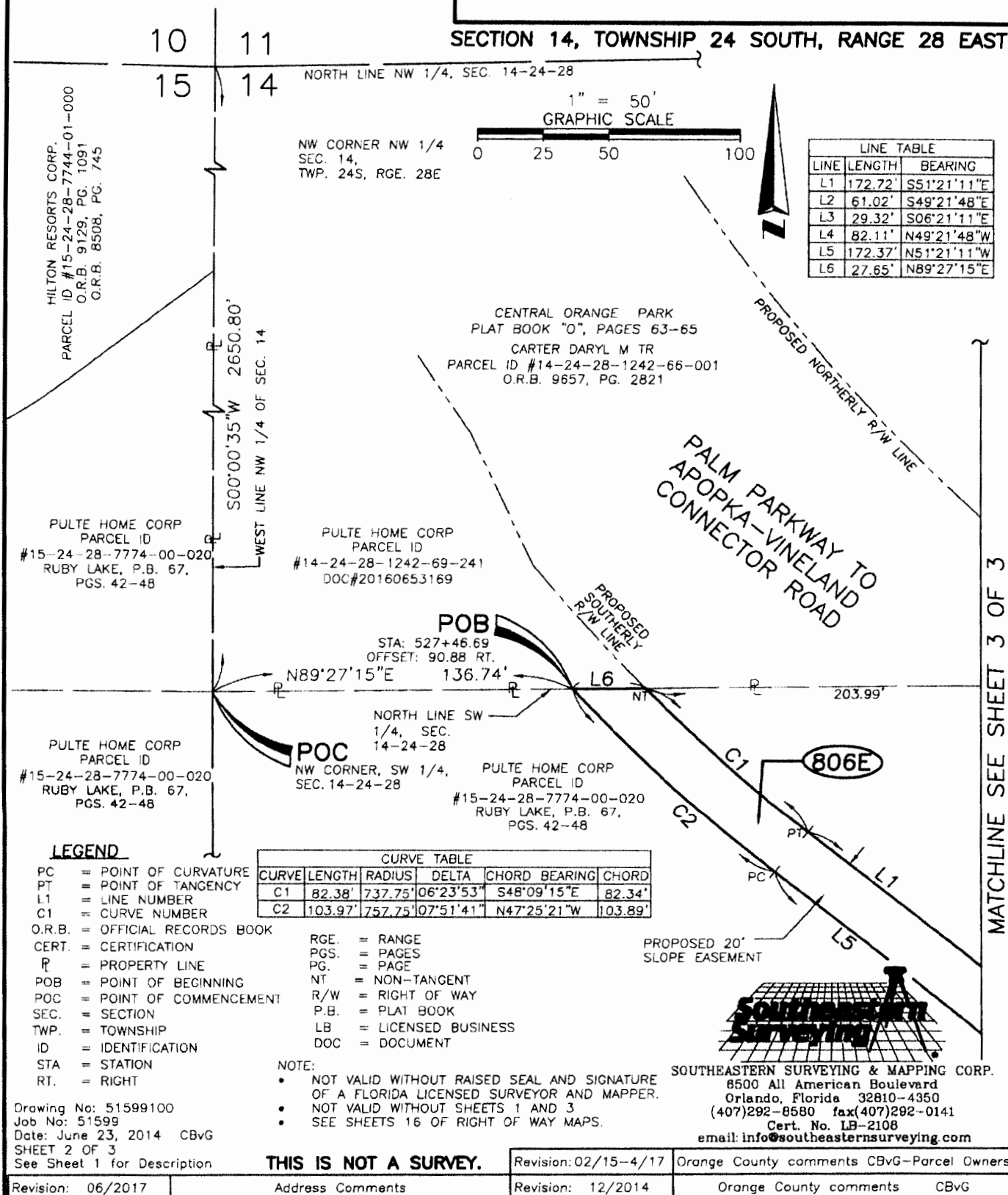
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 & 3

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION	Date: June 23, 2014 CBvG		Certification Number LB2108 51599100  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
		Job Number: 51599		Scale: 1" = 50'
		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 3 SEE SHEET 2-3 FOR SKETCH				

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806E

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



MATCHLINE SEE SHEET 3 OF 3

Drawing No: 51599100
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 02/15-4/17

Orange County comments CBvG-Parcel Owners

Revision: 06/2017

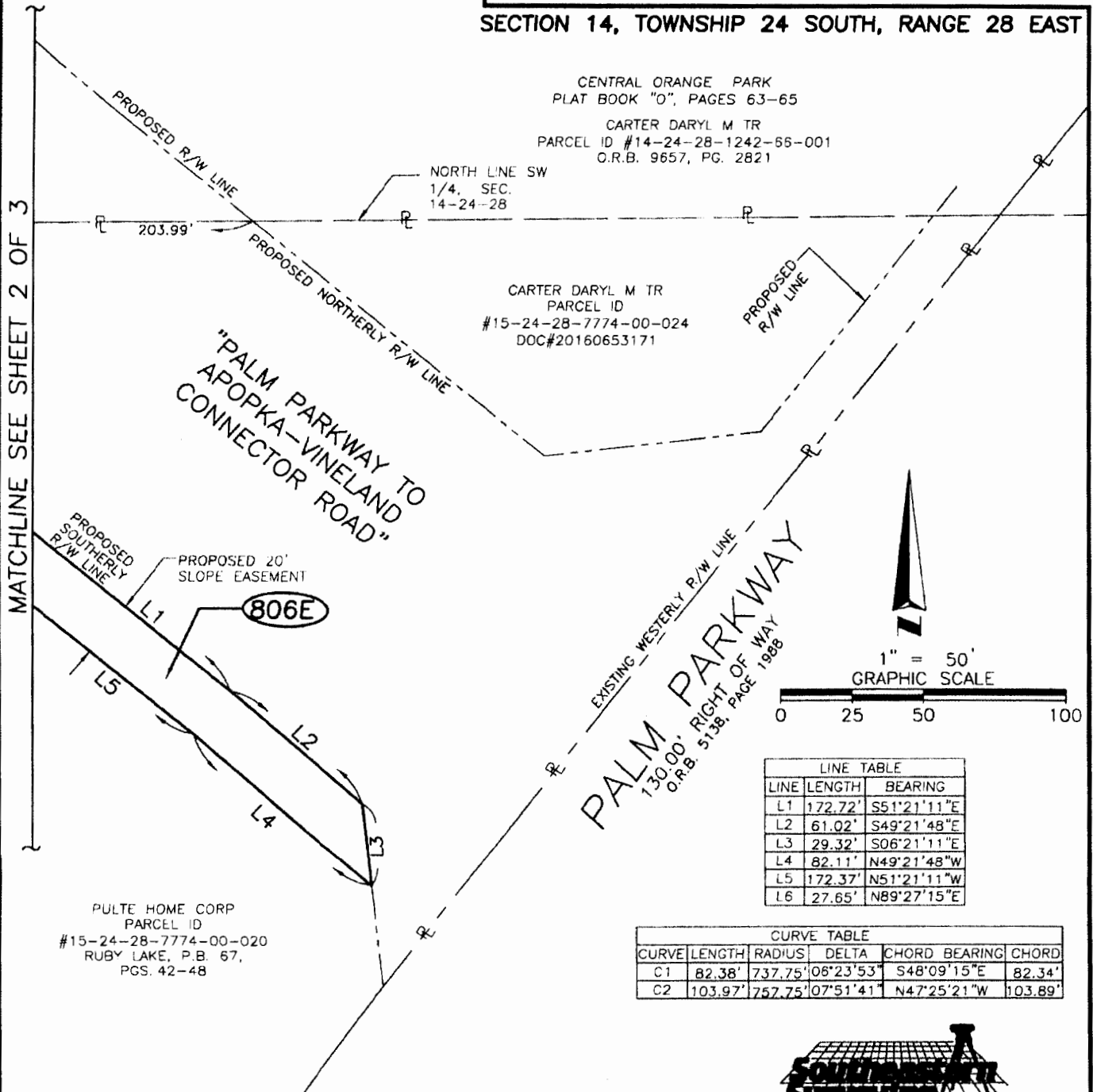
Address Comments

Revision: 12/2014

Orange County comments CBvG

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806E

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE	LENGTH	BEARING
L1	172.72'	S51°21'11"E
L2	61.02'	S49°21'48"E
L3	29.32'	S06°21'11"E
L4	82.11'	N49°21'48"W
L5	172.37'	N51°21'11"W
L6	27.65'	N89°27'15"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	82.38'	737.75'	06°23'53"	S48°09'15"E	82.34'
C2	103.97'	757.75'	07°51'41"	N47°25'21"W	103.89'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEETS 1 & 2
 - SEE SHEETS 16 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8560 fax(407)292-0141
email: info@southeasternsurveying.com

Drawing No: 51599100
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 02/15-4/17 Orange County comments CBvG-Parcel Owners
Revision: 12/2014 Orange County comments CBvG

Revision: 06/2017 Address Comments

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806F

ESTATE: Perpetual Easement
PURPOSE:

20' Pedestrian/Landscape/Slope Easement

PARCEL 806F



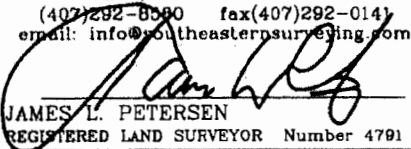
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 116.42 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 27.17 feet along said North line to point on a non-tangent curve concave Northeasterly, having a radius of 752.75 feet and a chord bearing of South 47°36'01" East; thence leaving said North line, run Southeasterly along the arc of said curve, through a central angle of 07°30'22", a distance of 98.61 feet to the point of tangency; thence South 51°21'11" East, a distance of 172.46 feet; thence South 49°21'48" East, a distance of 76.84 feet; thence South 06°21'11" East, a distance of 29.32 feet; thence North 49°21'48" West, a distance of 97.93 feet; thence North 51°21'11" West, a distance of 172.11 feet to the point of curvature of a curve concave Northeasterly, having a radius of 772.75 feet; thence Northwesterly along the arc of said curve through a central angle of 08°53'16", a distance of 119.87 feet to the POINT OF BEGINNING.

Containing 7,379 square feet more or less.

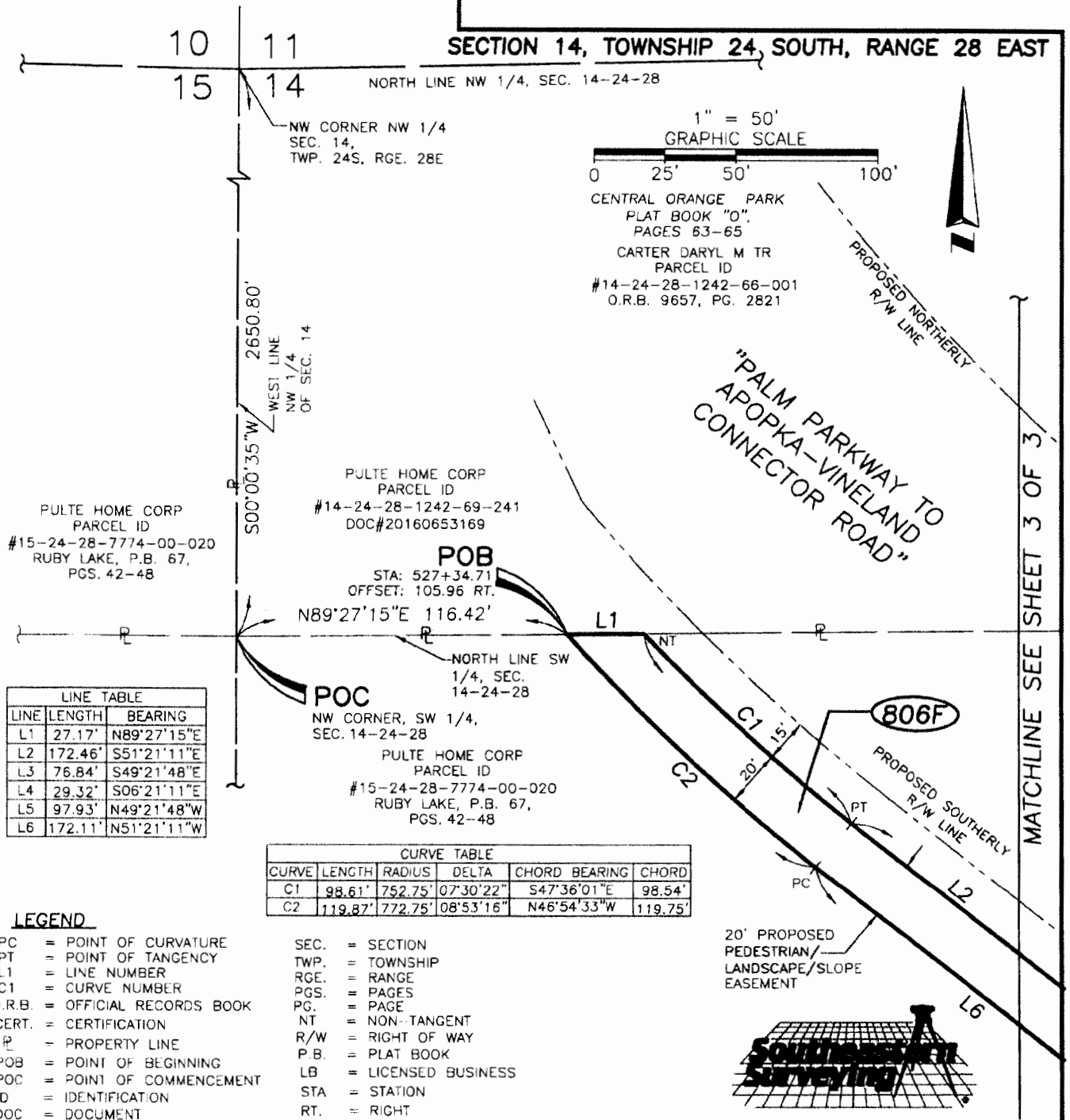
SURVEYORS REPORT

1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), 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 & 3

Revision: 06/2017		Address Comments		Revision: 06/2016	Revised per construction plan changes EC
Revision: 04/2017		Revised & Parcel Ownership S.S.		Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014				Revision: 12/2014	Orange County comments CBvG
DESCRIPTION FOR 		Date: June 23, 2014 CBvG		Certification Number LB2108 51599101	
		Job Number: 51599		Scale: 1" = 50'	
		Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 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 806F

SECTION 14, TOWNSHIP 24, SOUTH, RANGE 28 EAST



MATCHLINE SEE SHEET 3 OF 3

Drawing No: 51599101
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

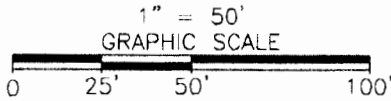
Revision: 06/2017

Address Comments

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806F

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

MATCHLINE SEE SHEET 2 OF 3



CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65
CARTER DARYL M TR
PARCEL ID #14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

NORTH LINE SW
1/4, SEC.
14-24-28

CARTER DARYL M TR
PARCEL ID
#15-24-28-7774-00-024
DOC#20160653171

"PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD"

806F

20' PROPOSED
PEDESTRIAN/
LANDSCAPE/SLOPE
EASEMENT

PULTE HOME CORP
PARCEL ID
#15-24-28-7774-00-020
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 AND 2
- SEE SHEETS 16 OF RIGHT OF WAY MAPS.

Drawing No: 51599101
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017

Address Comments

Revision: 04/2017

Revised & Parcel Ownership S.S.

Revision: 06/2016

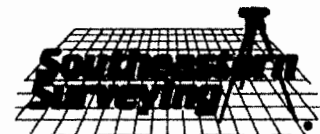
Revised per construction plan changes EC

Revision: 12/2014

Orange County comments CBvG

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.17'	N89°27'15"E
L2	172.46'	S51°21'11"E
L3	76.84'	S49°21'48"E
L4	29.32'	S06°21'11"E
L5	97.93'	N49°21'48"W
L6	172.11'	N51°21'11"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	98.61'	752.75'	07°30'22"	S47°36'01"E	98.54'
C2	119.87'	772.75'	08°53'16"	N46°54'33"W	119.75'



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

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Exhibit "B"

to Slope Easement

Legal Description of Benefited Property
(*Parcel 106*)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD

PARCEL 106

ESTATE: Fee Simple

PURPOSE: Road Right of Way

PARCEL 106

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



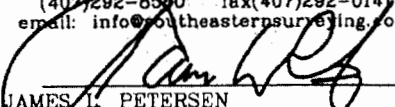
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

SURVEYORS REPORT

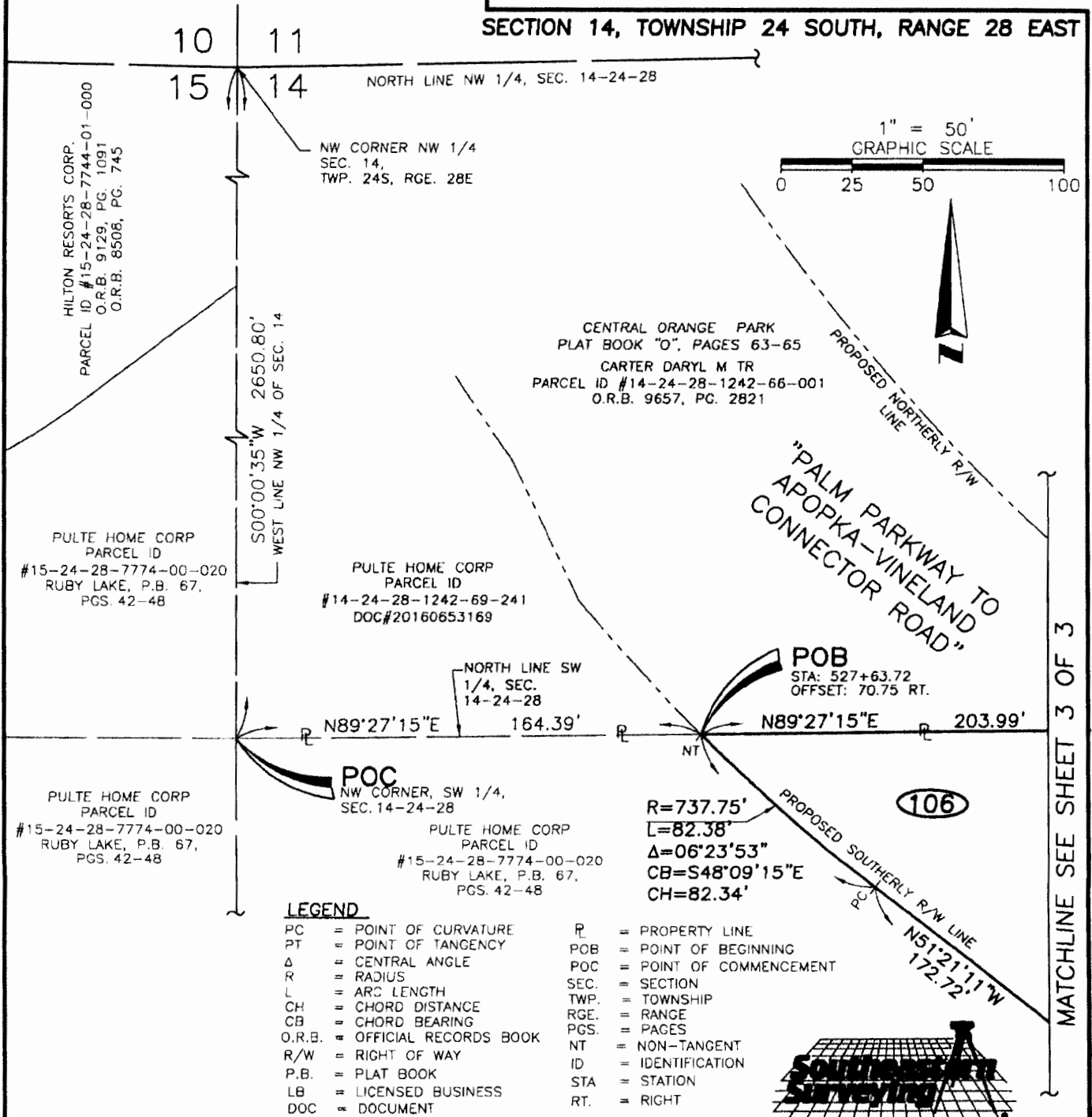
- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599095	
	Job Number: 51599	Scale: 1" = 50'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	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 3 SEE SHEETS 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LEGEND

PC	= POINT OF CURVATURE	R	= PROPERTY LINE
PT	= POINT OF TANGENCY	POB	= POINT OF BEGINNING
Δ	= CENTRAL ANGLE	POC	= POINT OF COMMENCEMENT
R	= RADIUS	SEC.	= SECTION
L	= ARC LENGTH	TWP.	= TOWNSHIP
CH	= CHORD DISTANCE	RGE.	= RANGE
CB	= CHORD BEARING	PGS.	= PAGES
O.R.B.	= OFFICIAL RECORDS BOOK	NT	= NON-TANGENT
R/W	= RIGHT OF WAY	ID	= IDENTIFICATION
P.B.	= PLAT BOOK	STA	= STATION
LB	= LICENSED BUSINESS	RT.	= RIGHT
DOC	= DOCUMENT		

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.
8500 All American Boulevard
Orlando, Florida 32810-4360
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com

Drawing No: 51599095
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 02/15-4/17

Orange County comments CBvG-Parcel Owners

Revision: 06/2017

Address Comments

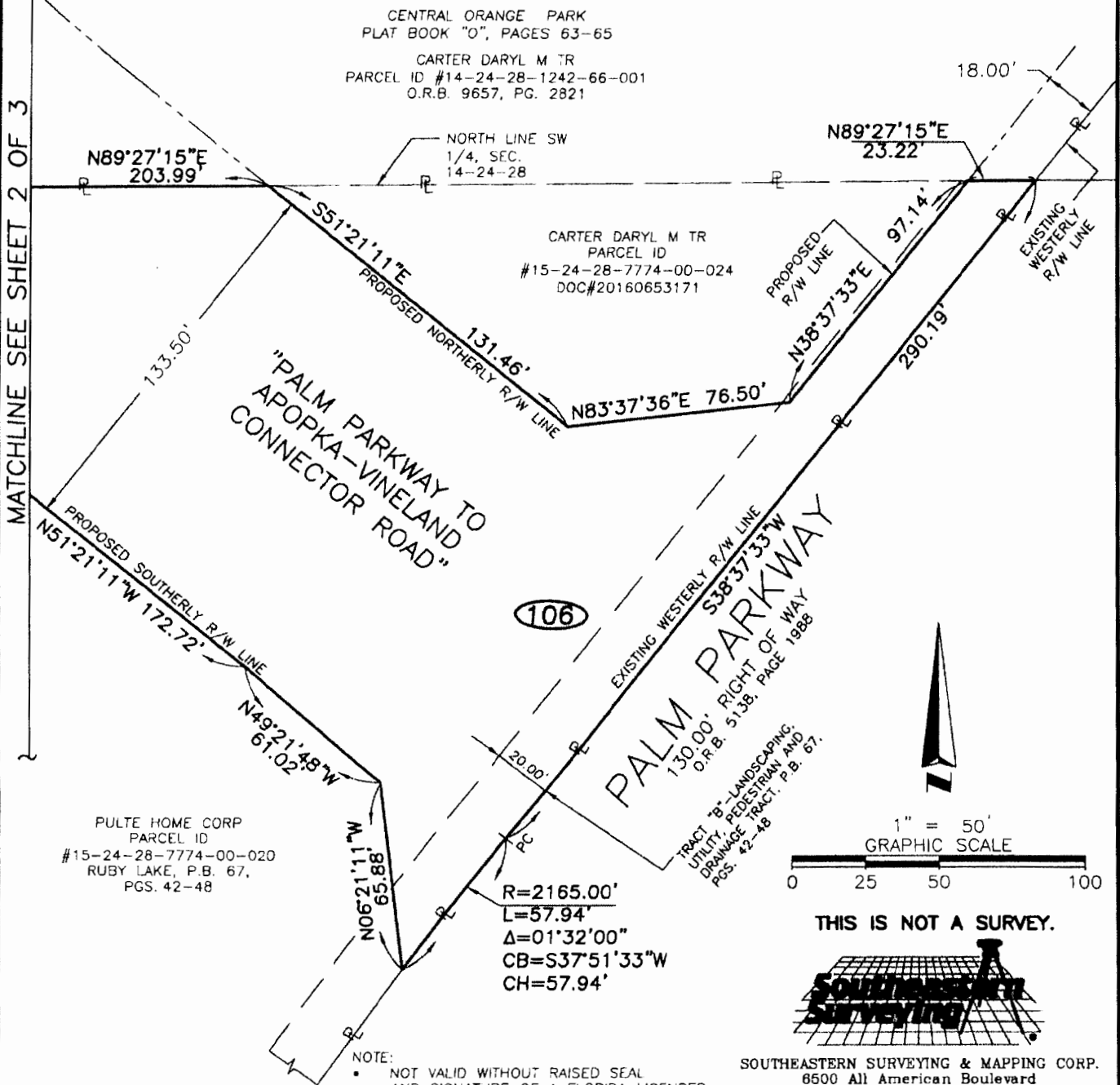
Revision: 12/2014

Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



Drawing No: 51599095
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEETS 1 & 2
 - SEE SHEETS 16-17 OF RIGHT OF WAY MAPS.

SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8680 fax(407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com

Revision: 06/2017

Address Comments

Revision: 02/15-4/17

Orange County comments CBvG-Parcel Owners

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:

Borron J. Owen, Jr. Esq.
GRAY | ROBINSON
301 East Pine Street, Suite 1400
Orlando, Florida 32801
Telephone: (407) 843-8880

PARCEL ID No.: PORTION OF 15-24-28-7774-00-020
PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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 12-B4.014(13).

PEDESTRIAN AND LANDSCAPE EASEMENT
(Parcel 806F)

THIS INDENTURE, made and executed this 25th day of January, 2019, by **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803, **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,

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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

Signed, sealed and delivered
in the presence of:

“GRANTOR”

ADVENTIST HEALTH
SYSTEM/SUNBELT, INC., a Florida not-
for-profit corporation

Witness 1 sign: [Signature]
Witness 1 print name: Marlene Rivera

By: [Signature]
Lars D. Houmann, Vice President

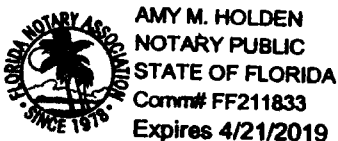
Witness 2 sign: [Signature]
Witness 2 print name: MAYRA ARROYO

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

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 25th day of January, 2019
by Lars D. Houmann as Vice President of ADVENTIST HEALTH
SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation, on behalf of said corporation.
He is personally known to me or produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
Amy M. Holden
Typed or Printed Notary Name
Notary Public – State of Florida
Commission No. FF211833
My Commission Expires: 4/21/2019

Schedule "A"

to Pedestrian and Landscape Easement

Legal Description of the Easement Area
(Parcels 806F)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806F

ESTATE: Perpetual Easement
PURPOSE:

20' Pedestrian/Landscape/Slope Easement

PARCEL 806F


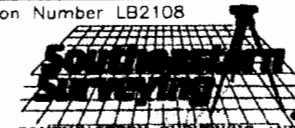
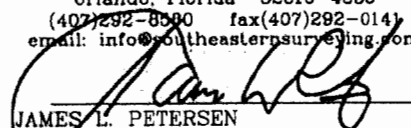
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 116.42 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 27.17 feet along said North line to point on a non-tangent curve concave Northeasterly, having a radius of 752.75 feet and a chord bearing of South 47°36'01" East; thence leaving said North line, run Southeasterly along the arc of said curve, through a central angle of 07°30'22", a distance of 98.61 feet to the point of tangency; thence South 51°21'11" East, a distance of 172.46 feet; thence South 49°21'48" East, a distance of 76.84 feet; thence South 06°21'11" East, a distance of 29.32 feet; thence North 49°21'48" West, a distance of 97.93 feet; thence North 51°21'11" West, a distance of 172.11 feet to the point of curvature of a curve concave Northeasterly, having a radius of 772.75 feet; thence Northwesterly along the arc of said curve through a central angle of 08°53'16", a distance of 119.87 feet to the POINT OF BEGINNING.

Containing 7,379 square feet more or less.

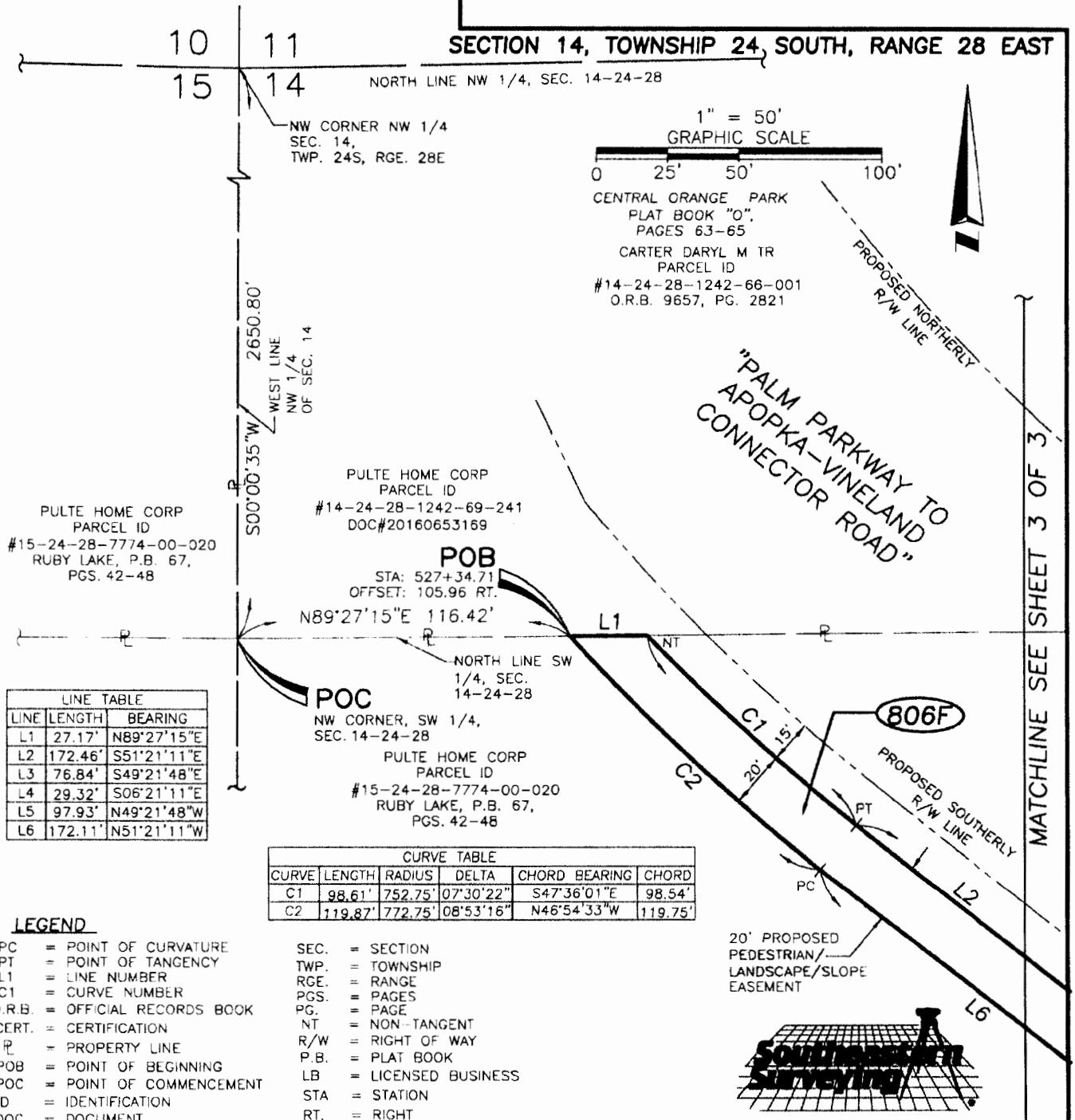
SURVEYORS REPORT

1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), 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 & 3

Revision: 06/2017 Address Comments		Revision: 06/2016 Revised per construction plan changes EC	
Revision: 02/2015 Orange County comments CBvG		Revision: 02/2015 Orange County comments CBvG	
Revision: 04/2017 Revised & Parcel Ownership S.S.		Revision: 12/2014 Orange County comments CBvG	
DESCRIPTION		Date: June 23, 2014 CBvG	
 FOR ORANGE COUNTY GOVERNMENT FLORIDA		Job Number: 51599 Scale: 1" = 50'	
		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 3 SEE SHEET 2-3 FOR SKETCH	
		Certification Number LB2108 51599101  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 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 806F

SECTION 14, TOWNSHIP 24, SOUTH, RANGE 28 EAST



MATCHLINE SEE SHEET 3 OF 3

Drawing No: 51599101
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017

Address Comments

Revision: 04/2017

Revised & Parcel Ownership S.S.

Revision: 06/2016

Revised per construction plan changes EC

Revision: 12/2014

Orange County comments CBvG

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

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806F

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

CARTER DARYL M TR
PARCEL ID #14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

NORTH LINE SW
1/4, SEC.
14-24-28

CARTER DARYL M TR
PARCEL ID
#15-24-28-7774-00-024
DOC#20160653171

MATCHLINE SEE SHEET 2 OF 3

"PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD"

806F

20' PROPOSED
PEDESTRIAN/
LANDSCAPE/SLOPE
EASEMENT

PULTE HOME CORP
PARCEL ID
#15-24-28-7774-00-020
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 AND 2
- SEE SHEETS 16 OF RIGHT OF WAY MAPS.

Drawing No: 51599101
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	
C1	98.61'	752.75'	07°30'22"	S47°36'01"E	98.54'	
C2	119.87'	772.75'	08°53'16"	N46°54'33"W	119.75'	

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.17'	N89°27'15"E
L2	172.46'	S51°21'11"E
L3	76.84'	S49°21'48"E
L4	29.32'	S06°21'11"E
L5	97.93'	N49°21'48"W
L6	172.11'	N51°21'11"W



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: 06/2017	Address Comments	Revision: 04/2017	Revised & Parcel Ownership S.S.
		Revision: 06/2016	Revised per construction plan changes EC
		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:

Borron J. Owen, Jr. Esq.
GRAY | ROBINSON
301 East Pine Street, Suite 1400
Orlando, Florida 32801
Telephone: (407) 843-8880

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)
PARCEL ID NO.: Portion of 15-24-28-7774-00-020

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-4.014913).

TRANSIT, PEDESTRIAN AND UTILITY EASEMENT
(Parcel 806D)

THIS INDENTURE, made this 25th day of January AD, 2019, between **ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation**, whose address is Attn: Florida Hospital Accounting Dept., 601 E. Rollins Street, Box 50, Orlando, Florida 32803, **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"

Property Appraiser's Parcel Identification Number: a portion of 15-24-28-7774-00-020

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,

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

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”

ADVENTIST HEALTH
SYSTEM/SUNBELT, INC., a Florida not-
for-profit corporation

Witness 1 sign: Marlene Rivera
Witness 1 print name: Marlene Rivera

By: Lars D. Houmann
Lars D. Houmann, Vice President

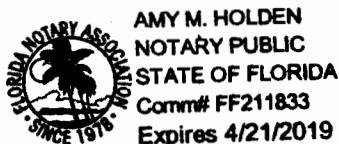
Witness 2 sign: Mayra Arroyo
Witness 2 print name: MAYRA ARROYO

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

STATE OF FLORIDA
COUNTY OF Seminole

I HEREBY CERTIFY, that on this 25th day of January, 2019, before me personally appeared Lars D. Houmann, as Vice President of ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation, 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.

(NOTARY SEAL)



Amy M. Holden
Notary Public Signature
Amy M. Holden
Typed or Printed Notary Name
Notary Public – State of Florida
Commission No. FF211833
My Commission Expires: 4/21/2019

PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

Schedule "A"

to Transit, Pedestrian and Utility Easement

Legal Description of the Easement Area
(Parcel 806D)

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806D

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

PARCEL 806D

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


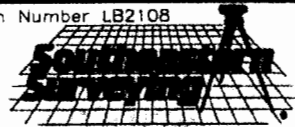
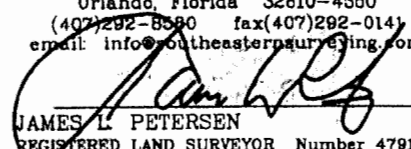
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 143.59 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 20.80 feet along said North line to point on a non-tangent curve concave Northeasterly, having a radius of 737.75 feet and a chord bearing of South 48°09'15" East; thence leaving said North line, run Southeasterly along the arc of said curve, through a central angle of 06°23'53", a distance of 82.38 feet to the point of tangency; thence South 51°21'11" East, a distance of 172.72 feet; thence South 49°21'48" East, a distance of 61.02 feet; thence South 06°21'11" East, a distance of 21.99 feet; thence North 49°21'48" West, a distance of 76.84 feet; thence North 51°21'11" West, a distance of 172.46 feet to the point of curvature of a curve concave Northeasterly, having a radius of 752.75 feet; thence Northwesterly along the arc of said curve through a central angle of 07°30'22", a distance of 98.62 feet to the POINT OF BEGINNING.

Containing 4,981 square feet more or less.

SURVEYORS REPORT

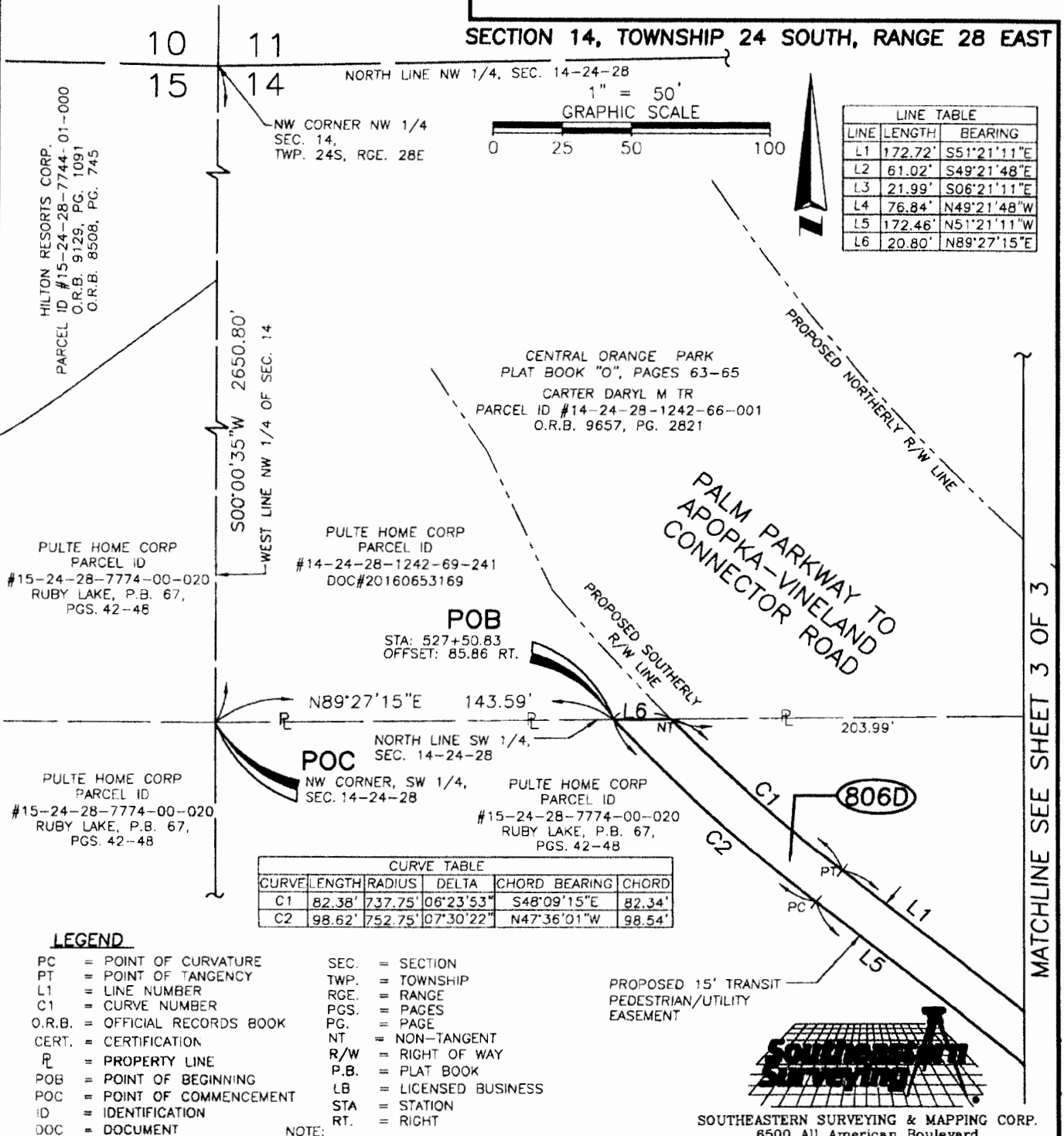
- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
- I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 & 3

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG--Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599099	
	Job Number: 51599	Scale: 1" = 50'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4850 (407) 292-8580 fax (407) 292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	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 3 SEE SHEET 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806D

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



MATCHLINE SEE SHEET 3 OF 3

Drawing No: 51599099
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 02/15-4/17

Orange County comments CBvG-Parcel Owners

Revision: 06/2017

Address Comments

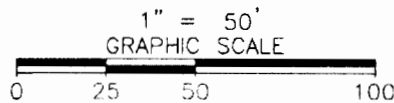
Revision: 12/2014

Orange County comments CBvG

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 806D

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65
CARTER DARYL M TR
PARCEL ID #14-24-28-1242-66-001
O.R.B. 9657, PG. 2821



NORTH LINE SW 1/4,
SEC. 14-24-28

CARTER DARYL M TR
PARCEL ID
#15-24-28-7774-00-024
DOC#20160653171

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD

806D

PROPOSED 15' TRANSIT
PEDESTRIAN/UTILITY
EASEMENT

PROPOSED SOUTHERLY
R/W LINE

EXISTING WESTERLY R/W LINE
PALM PARKWAY
130.00' RIGHT OF WAY
O.R.B. 5138, PAGE 1988

PULTE HOME CORP
PARCEL ID
#15-24-28-7774-00-020
RUBY LAKE, P.B. 67,
PGS. 42-48

LINE TABLE		
LINE	LENGTH	BEARING
L1	172.72'	S51°21'11"E
L2	61.02'	S49°21'48"E
L3	21.99'	S06°21'11"E
L4	76.84'	N49°21'48"W
L5	172.46'	N51°21'11"W
L6	20.80'	N89°27'15"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	82.38'	737.75'	06°23'53"	S48°09'15"E	82.34'
C2	98.62'	752.75'	07°30'22"	N47°36'01"W	98.54'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEETS 1 AND 2
 - SEE SHEETS 16 OF RIGHT OF WAY MAPS.

Drawing No: 51599099
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

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:	Address Comments
06/2017	
02/15-4/17	Orange County comments CBvG-Parcel Owners
12/2014	Orange County comments CBvG

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

FEB 26 2019

Project: Palm Parkway Connector

SUBORDINATION OF UTILITY INTERESTS

THIS SUBORDINATION, entered into by and between Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, d/b/a Progress Energy Florida, Inc., hereinafter called Utility and Orange County, a charter county and political subdivision of the State of Florida, hereinafter called County

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for public road right-of-way purposes; and

WHEREAS, the proposed use of these lands for public road right-of-way purposes will require subordination of the interest claimed in such lands by Utility to County; and

WHEREAS, County is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

Utility hereby subordinates to the interest of County, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE ATTACHED SCHEDULE "A"

Encumbrance:

Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, d/b/a Progress Energy Florida, Inc.
FROM: BVC Partners I, LLC

Distribution Easement filed December 14, 2007

Recorded in Official Records Book 9533, Page 2187

Public Records of Orange County, Florida

Project: Palm Parkway Connector

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with County's current minimum standards for such facilities as required by Article VI, Chapter 21 of the Orange County Code, as it may be replaced, amended, or superseded from time to time. Any new construction or relocation of facilities within the lands will be subject to prior approval by County. Should County fail to approve any new construction or relocation of facilities by the Utility otherwise authorized under the aforementioned subordinated interest or require the Utility to alter, adjust, or relocate its facilities located within said lands in connection with this subordination, County shall pay the reasonable cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements (collectively "Reimbursement Costs").
2. Utility shall provide written notice to County's Director of Public Works (or equivalent in the event of reorganization) of the estimated costs and narrative scope of any alteration, adjustment, relocation, or removal of its facilities or of the acquisition of any additional easements at least 60 days prior to Utility incurring such costs.
3. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions herein, with the exception of the provision herein regarding Reimbursement Costs.
4. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of County's facilities.
5. The Utility agrees to indemnify and hold County harmless for, from and against any and all losses, claims or damages incurred by County to the extent arising from Utility's or Utility's Contractor's negligence or failure to exercise reasonable care in the construction, reconstruction, operation or maintenance of Utility's facilities located on the above described easement.

Project: Palm Parkway Connector

IN WITNESS WHEREOF, the Utility has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year below written.

Duke Energy Florida, LLC, a Florida limited liability company,
d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a
Florida Power Corporation, a Florida corporation, d/b/a
Progress Energy Florida, Inc.

Signed, sealed and delivered in
the presence of:

By: Karen Adams
Karen Adams, Manager
Land Services – Florida Region

Date: 2/7/19

[Signature]
SIGNATURE LINE
PRINT/TYPE NAME: Shantel Ocampo


[Signature]
SIGNATURE LINE
PRINT/TYPE NAME: Karla Rodriguez

(Two witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7th day of February, 2019, by Karen Adams, Manager of Land Services – Florida Region for Duke Energy Florida, LLC, a Florida limited liability company, d/b/a Duke Energy, f/k/a Duke Energy Florida, Inc., f/k/a Florida Power Corporation, a Florida corporation, d/b/a Progress Energy Florida, Inc., on behalf of the limited liability company, who is personally known to me or who has produced _____ as identification.

 **KARLA RODRIGUEZ**
Commission # GG 115647
Expires June 18, 2021
Bonded Thru Budget Notary Services

[Signature]
PRINT/TYPE NAME: _____

Notary Public in and for the
County and State last aforesaid.

My Commission Expires: 6/18/2021

Serial No., if any: _____

Project: Palm Parkway Connector

IN WITNESS WHEREOF, County has executed this Subordination on the day and year below written.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Beynon Brooks*
for Jerry L. Demings,
Orange County Mayor

Date: 27 Feb 19

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Jennifer Lara-Klimetz*
for Deputy Clerk

Jennifer Lara-Klimetz
Printed Name

This instrument prepared by:
E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106
ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 106

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 14, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


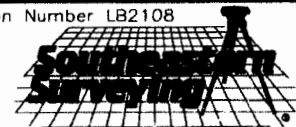
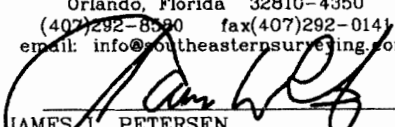
Commence at the Northwest corner of the Southwest quarter of Section 14, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°27'15" East, a distance of 164.39 feet along the North line of said Southwest quarter of Section 14 for the POINT OF BEGINNING; thence continue North 89°27'15" East, a distance of 203.99 feet along said North line; thence leaving said North line, run South 51°21'11" East, a distance of 131.46 feet; thence North 83°37'36" East, a distance of 76.50 feet to a point on a line parallel with and 18.00 feet Northwesterly of, when measured perpendicular to the existing Westerly right of way line of Palm Parkway as described and recorded in Official Records Book 5138, Page 1988, Public Records of Orange County, Florida; thence North 38°37'33" East, a distance of 97.14 feet along said parallel line to a point on the aforesaid North line of the Southwest quarter; thence leaving said parallel line, run North 89°27'15" East, a distance of 23.22 feet along said North line to a point on the aforesaid existing Westerly right of way line; thence leaving said North line, run South 38°37'33" West, a distance of 290.19 feet along said existing Westerly right of way line to the point of curvature of a curve concave Southeasterly, having a radius of 2165.00 feet; thence Southwesterly along the arc of said curve and said existing Westerly right of way line, through a central angle of 01°32'00", a distance of 57.94 feet; thence leaving said existing Westerly right of way line, run North 06°21'11" West, a distance of 65.88 feet; thence North 49°21'48" West, a distance of 61.02 feet; thence North 51°21'11" West, a distance of 172.72 feet to the point of curvature of a curve concave Northeasterly, having a radius of 737.75 feet; thence Northwesterly along the arc of said curve through a central angle of 06° 23' 53", a distance of 82.38 feet to the POINT OF BEGINNING.

Containing 1.000 acres, more or less.

SURVEYORS REPORT

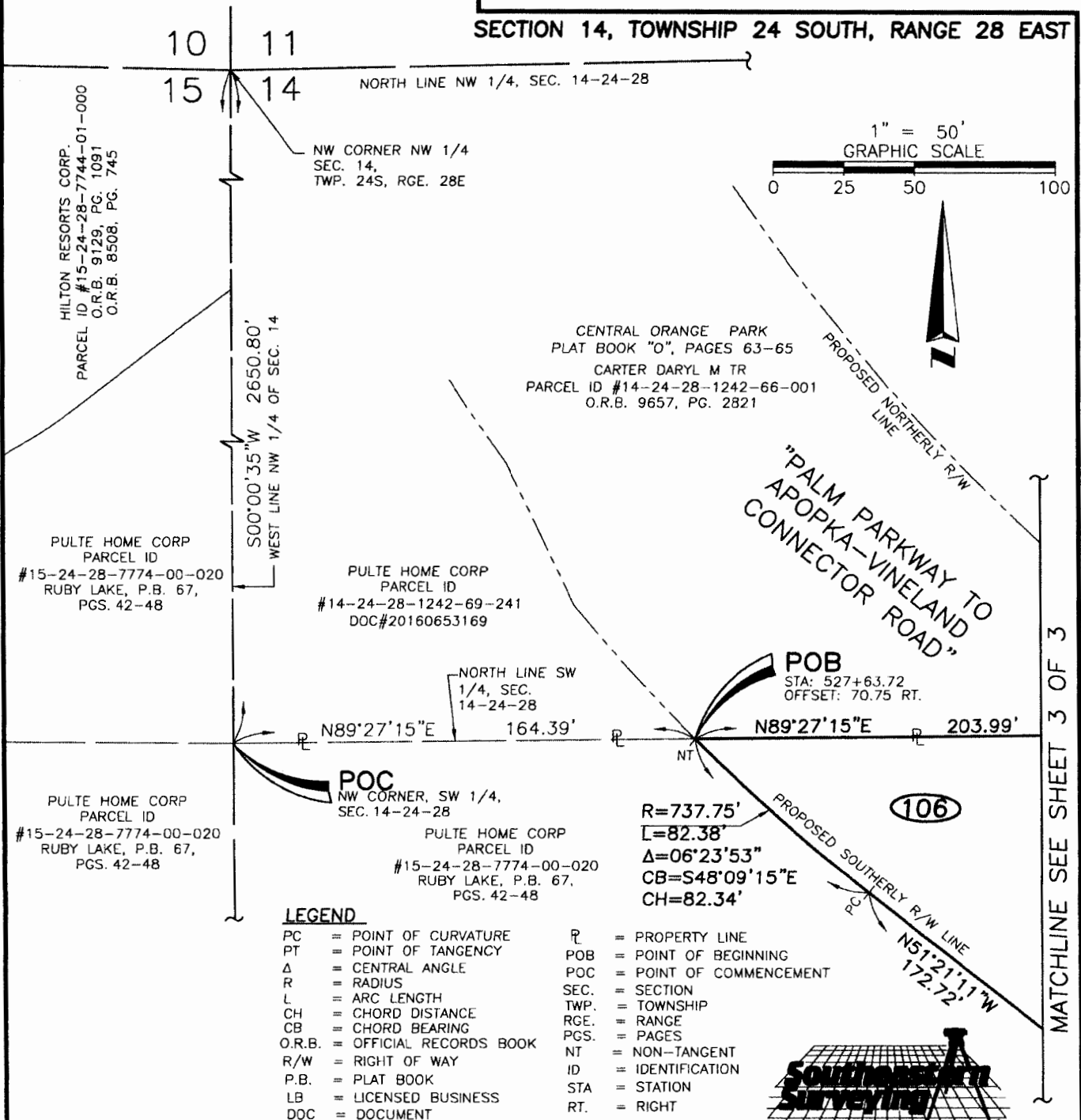
1. Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 14, Township 24 South, Range 28 East being North 89°27'15" East.
2. I have reviewed the First American title search report #2037-3170(399), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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 & 3.

Revision: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599095  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
	Job Number: 51599		Scale: 1" = 50'
	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 3 SEE SHEETS 2-3 FOR SKETCH			

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



LEGEND

PC	= POINT OF CURVATURE	PL	= PROPERTY LINE
PT	= POINT OF TANGENCY	POB	= POINT OF BEGINNING
Δ	= CENTRAL ANGLE	POC	= POINT OF COMMENCEMENT
R	= RADIUS	SEC.	= SECTION
L	= ARC LENGTH	TWP.	= TOWNSHIP
CH	= CHORD DISTANCE	RGE.	= RANGE
CB	= CHORD BEARING	PGS.	= PAGES
O.R.B.	= OFFICIAL RECORDS BOOK	NT	= NON-TANGENT
R/W	= RIGHT OF WAY	ID	= IDENTIFICATION
P.B.	= PLAT BOOK	STA	= STATION
LB	= LICENSED BUSINESS	RT.	= RIGHT
DOC	= DOCUMENT		

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1 AND 3
- SEE SHEETS 16-17 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: 51599095
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 02/15-4/17 Orange County comments CBvG-Parcel Owners

Revision: 06/2017

Address Comments

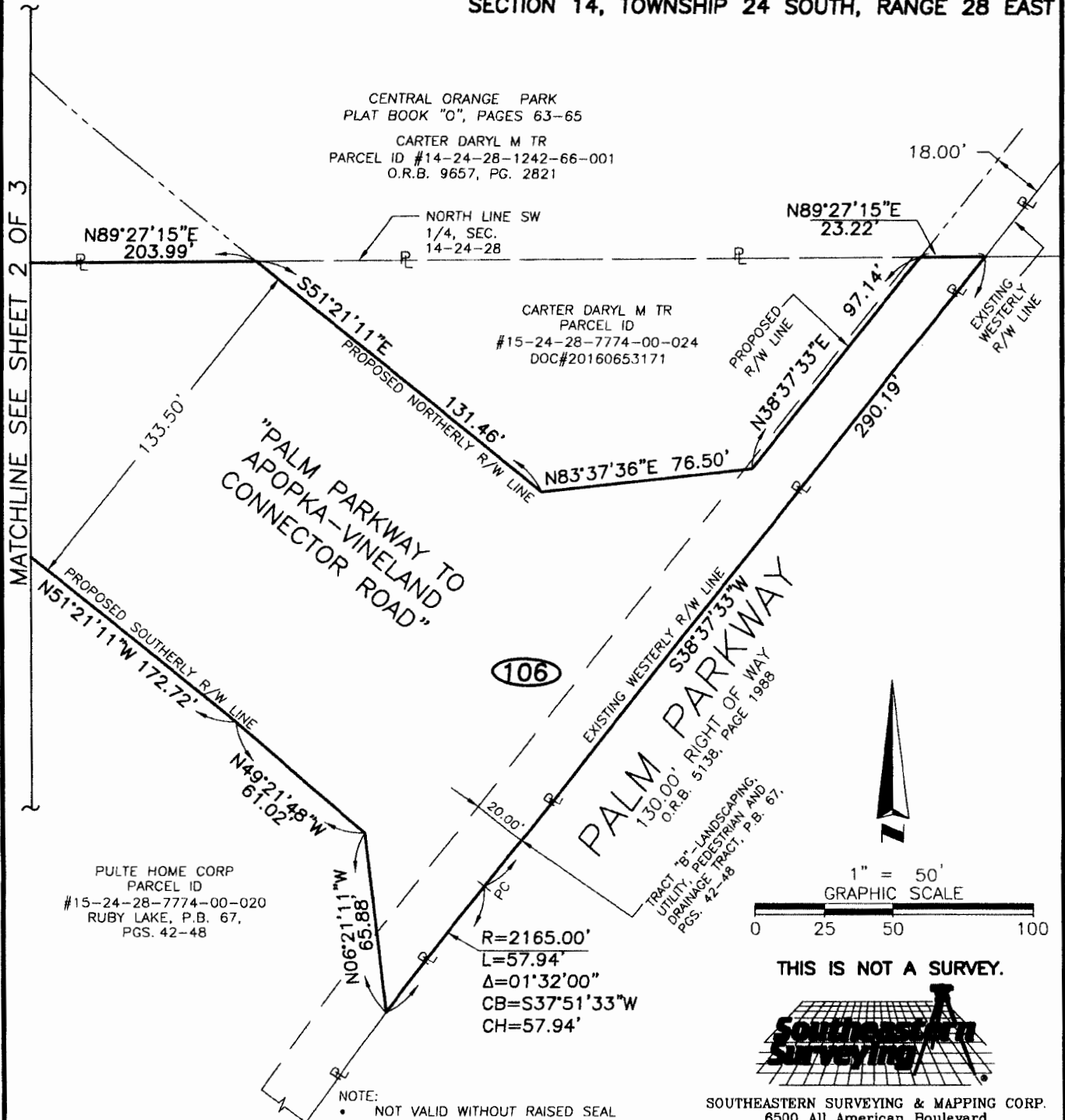
Revision: 12/2014

Orange County comments CBvG

MATCHLINE SEE SHEET 3 OF 3

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 106

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST



Drawing No: 51599095
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEETS 1 & 2
 - SEE SHEETS 16-17 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

Revision: 06/2017

Address Comments

Revision: 02/15-4/17

Orange County comments CBvG-Parcel Owners

Revision: 12/2014

Orange County comments CBvG



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

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, Drainage Easements, Slope Easement, Pedestrian and Landscape Easement, and Transit, Pedestrian and Utility Easement from Hilton Resorts Corporation 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
Cost: Donation
Size: 4,649 square feet

Drainage Easements (2)
Cost: Donation
Total size: 1.04 acres

Slope Easement
Cost: Donation
Total size: 22,065 square feet

Pedestrian and Landscape Easement

Cost: Donation

Size: 12,006 square feet

Transit, Pedestrian and Utility Easement

Cost: Donation

Size: 7,287 square feet

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.

Grantor 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](#).

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 15-24-28-7744-99-999

PROJECT: PALM PARKWAY CONNECTOR

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 31 day of Dec, 2018, by **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839 (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.

PROJECT: PALM PARKWAY CONNECTOR

[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"

HILTON RESORTS CORPORATION, a
Delaware corporation

Witness 1 sign: Marie Milian

By: [Signature]

Witness 1 print name: Marie Milian

Print name: MICHAEL ELLIOTT

Title: SR VICE PRESIDENT

Witness 2 sign: Rebekah Bowers

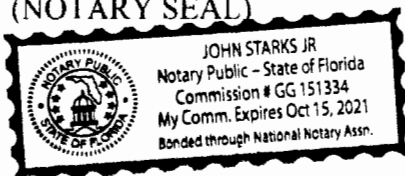
Witness 2 print name: Rebekah Bowers

[corporate seal]

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 31st day of December, 2018, by Michael Elliott, as SVP of HILTON RESORTS CORPORATION, a Delaware corporation, on behalf of said corporation. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature

John Starks Jr.
Typed or Printed Notary Name
Notary Public - State of Florida
Commission No. GG 151334
My Commission Expires: Oct. 15, 2021

PROJECT: PALM PARKWAY CONNECTOR

Exhibit "A"

to Special Warranty Deed

Legal Description

(Parcel 104)

[See attached Sketch and Legal Descriptions]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 104
ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 104



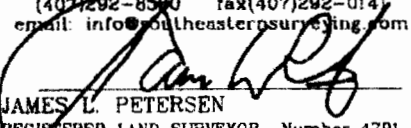
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 359.27 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly line through a central angle of 11°25'08", a distance of 82.71 feet for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 41°59'44" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 36°43'50", a distance of 426.95 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 68°39'25" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of South 44°32'28" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 17°52'48" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to the POINT OF BEGINNING.

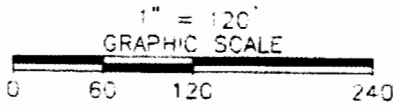
Containing 4,649 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
2. I have reviewed the First American title search report #2037-3170(360), 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: 06/2017	Address Comments	Revision: 02/2015	Orange County comments CBvG
Revision: 09/16-4/17	Revised Sketch BMC-Parcel Ownership S.S.	Revision: 12/2014	Orange County comments CBvG
 DESCRIPTION FOR ORANGE COUNTY GOVERNMENT FLORIDA		Date: June 23, 2014 CBvG	
		Job Number: 51599 Scale: 1" = 120'	
		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 2 SEE SHEETS 2-2 FOR SKETCH	
		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8390 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 104



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD

15' PROGRESS ENERGY
DISTRIBUTION EASEMENT
O.R.B. 9226, PG. 0558

RUBY LAKE
PLAT BOOK 67, PAGES 42-48
SECTION 15-24-28

LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	359.27'	N00°12'11"W

PROPOSED SOUTHERLY
R/W LINE

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

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'
C2	82.71'	415.00'	11°25'08"	N05°54'47"W	82.57'
C3	426.95'	666.00'	36°43'50"	N41°59'44"W	419.66'
C4	53.77'	415.00'	07°25'24"	S68°39'25"E	53.73'
C5	291.70'	666.00'	25°05'42"	S44°32'28"E	289.38'
C6	90.64'	415.00'	12°30'53"	S17°52'48"E	90.46'

LEGEND

PO = 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
DOC = DOCUMENT
COR. = CORNER
STA = STATION
RT. = RIGHT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 12-13 OF RIGHT OF WAY MAPS

EASTERLY LINE
O.R.B. 8508, PG. 745
SE COR.
O.R.B. 8508, PG. 745

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

CARTER DARYL M TR
PARCEL ID #
15-24-28-7774
-00-023
DOC#2016065317

CARTER DARYL M TR
PARCEL ID
#14-24-28-1242
-56-001
OFFICIAL RECORD BOOK 9657,
PAGE 2821

STA. 519+01.74
OFFSET: 50.00 RT

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: 51599083
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.

THIS IS NOT A SURVEY.

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

Parcel ID No.: Portion of 15-24-28-7744-99-999

PROJECT: PALM PARKWAY CONNECTOR

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT is made and entered this 31 day of Dec, 2018, by **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address is 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839 ("**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**"), as depicted on that certain set of "Construction Plans For Palm Parkway To Hilton Driveway Connector Road," approved by the Manager of the Engineering Division of the Orange County Utilities Department on December 15, 2017, and approved by the Orange County Engineer on January 12, 2018 (the "**Construction Plans**"), 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"

HILTON RESORTS CORPORATION, a
Delaware corporation

Witness 1 sign: Marie Milian

By: [Signature]

Witness 1 print name: Marie Milian

Print name: MICHAEL ELLIOTT

Witness 2 sign: Rebekah Bowers

Title: SR. Vice President

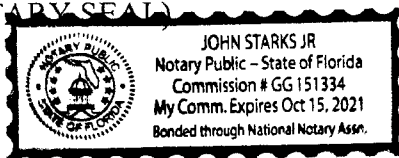
Witness 2 print name: Rebekah Bowers

(Signature of TWO witnesses required by
Florida law)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 31st day of December, 2018, by Michael Elliott, as SVP of HILTON RESORTS CORPORATION, a Delaware corporation, on behalf of said corporation. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
John Starks Jr.
Typed or Printed Notary Name
Notary Public – State of Florida
Commission No. GG 151334
My Commission Expires: Oct. 15, 2021

Exhibit "A"

to Drainage Easement

Legal Description of Easement Area

(Parcels 804E and 804F)

[See attached Sketch and Legal Descriptions]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 804E
 ESTATE: Perpetual Easement
 PURPOSE: 20' Drainage Easement

PARCEL 804E

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


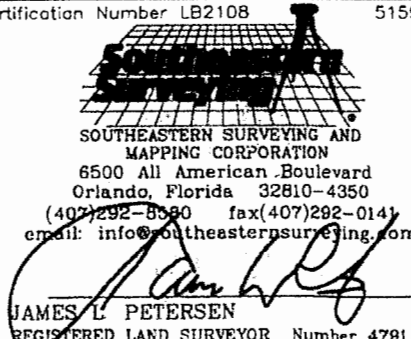
Commence at the Northeast corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1564.16 feet along the East line of said Northeast quarter of Section 15 to a point; thence departing said East line, North 89°59'25" West, a distance of 198.57 feet to the POINT OF BEGINNING; thence South 47°03'29" West, a distance of 107.02 feet; thence North 56°55'42" West, a distance of 281.79 feet; thence North 77°03'57" West, a distance of 173.56 feet; thence South 24°16'58" West, a distance of 165.35 feet; thence South 16°46'13" West, a distance of 260.19 feet; thence South 13°34'27" West, a distance of 141.57 feet; thence North 76°25'33" West, a distance of 20.00 feet; thence North 13°34'27" East, a distance of 142.13 feet; thence North 16°46'13" East, a distance of 262.06 feet; thence North 24°16'58" East, a distance of 183.05 feet; thence South 77°03'57" East, a distance of 193.50 feet; thence South 56°55'42" East, a distance of 269.71 feet; thence North 47°03'29" East, a distance of 92.31 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of South 40°19'05" East; thence Southeasterly along the arc of said curve, through a central angle of 01°43'20", a distance of 20.02 feet to the POINT OF BEGINNING.

Containing 0.522 acres, more or less.

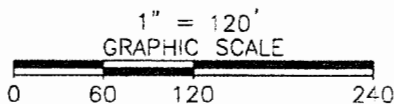
SURVEYORS REPORT

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(360), 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: 06/2017	Address Comments
Revision: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR 	Date: <div style="text-align: center; font-weight: bold;">June 23, 2014 CBvG</div>	Certification Number LB2108 51599127 
	Job Number: <div style="text-align: center; font-weight: bold;">51599</div>	
	Scale: <div style="text-align: center; font-weight: bold;">1" = 120'</div>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <div style="text-align: center; font-weight: bold;">THIS IS NOT A SURVEY.</div>	
	SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH	

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOKA-VINELAND
CONNECTOR ROAD
PARCEL 804E



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	20.02'	866.00'	01°43'20"	S40°19'05"E	20.02'

S 88°55'03" E

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

CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

SCHOOL BOARD OF ORANGE
COUNTY FLORIDA
PARCEL ID # 14-24-28-1242-7B-001
DOC#20160672962

N.E. COR. SEC. 15

10 11
15 14

POC

PROPOSED R/W LINE

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

PROPOSED R/W LINE

PROPOSED R/W LINE

CARTER DARTL M TR
PARCEL ID #15-24-28-7774-00-023
DOC#20160653171

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

1564.16'

L10
L4

15'
PROGRESS
ENERGY
DISTRIBUTION
EASEMENT,
O.R.B. 9226
PG. 0558

HILTON RESORTS CORP.
PARCEL ID #15-24-28-7744-01-000
O.R.B. 9129, PG. 1091
O.R.B. 8508, PG. 745

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

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
- P.B. = PLAT BOOK
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- DOC = DOCUMENT
- COR. = CORNER
- STA = STATION
- RT. = RIGHT

804E
POB
STA: 516+03.96
OFFSET: 50.00 RT.

PROPOSED R/W LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	107.02'	S47°03'29"W
L2	281.79'	N56°55'42"W
L3	173.56'	N77°03'57"W
L4	165.35'	S24°16'58"W
L5	260.19'	S16°46'13"W
L6	141.57'	S13°34'27"W
L7	20.00'	N76°25'33"W
L8	142.13'	N13°34'27"E
L9	262.06'	N16°46'13"E
L10	183.05'	N24°16'58"E
L11	193.50'	S77°03'57"E
L12	269.71'	S56°55'42"E
L13	92.31'	N47°03'29"E



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
 - SEE SHEETS 11-13, 18 OF RIGHT OF WAY MAPS.

Drawing No: 51599127
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: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 804F
ESTATE: Perpetual Easement
PURPOSE: 20' Drainage Easement

PARCEL 804F

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


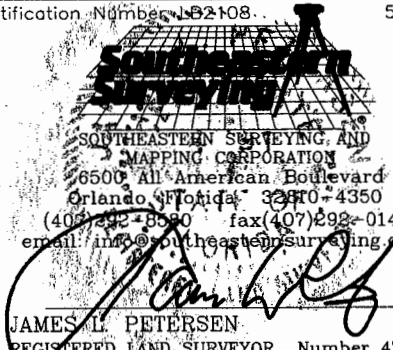
Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1325.40 feet along the East line of said Northeast quarter to the Northeast corner of the Southeast quarter of said Northeast quarter of Section 15; thence North 89°18'29" West, a distance of 971.29 feet along the North line of said Southeast quarter of the Northeast quarter; thence leaving said North line, run South 00°41'31" West, a distance of 4.32 feet; thence South 68°54'12" West, a distance of 125.84 feet; thence South 01°14'43" West, a distance of 0.67 feet to a point on the Northerly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida for a POINT OF BEGINNING; thence leaving said Northerly line, South 01°14'43" West, a distance of 299.95 feet; thence South 04°24'29" West, a distance of 181.79 feet; thence South 25°11'21" East, a distance of 125.65 feet; thence South 64°48'39" West, a distance of 20.00 feet; thence North 25°11'21" West, a distance of 130.93 feet; thence North 04°24'29" East, a distance of 186.52 feet; thence North 01°14'43" East, a distance of 299.81 feet to the aforementioned Northerly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745; thence South 87°33'39" East, a distance of 20.00 feet along said Northerly line to the POINT OF BEGINNING.

Containing 12,247 square feet more or less.

SURVEYORS REPORT

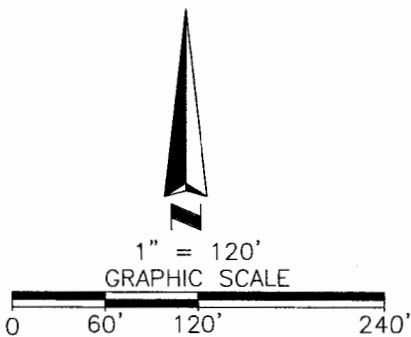
1. Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
2. I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/2015	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR 	Date: June 23, 2014 CBvG		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 fax (407) 292-0141 email: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 120'	
	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 2 SEE SHEETS 2 FOR SKETCH		

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 804F

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65

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

POC
NE CORNER, NE 1/4
SEC. 15-24-28

S 88°55'03" E
NORTH LINE 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

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

HILTON RESORTS CORP.
PARCEL ID #15-24-28-7744-00-021
RUBY LAKE, P.B. 67, PGS. 42-48
O.R.B. 9129, PG. 1091

LEGEND

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
L1 = LINE NUMBER
C1 = CURVE NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
CERT. = CERTIFICATION
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NT = NON-TANGENT
R/W = RIGHT OF WAY
P.B. = PLAT BOOK
LB = LICENSED BUSINESS
ID = IDENTIFICATION
DOC = DOCUMENT
STA = STATION
RT. = RIGHT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 10, 18 OF RIGHT OF WAY MAPS.

Drawing No: 51599128
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.

PROPOSED R/W LINE

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

PROPOSED R/W LINE

PROPOSED R/W LINE

NORTHERLY LINE
O.R.B. 8508, PG. 745

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

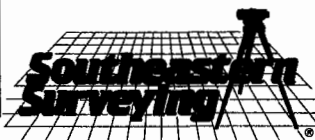
POB
STA: 505+97.71
OFFSET: 97.47 RT.

15' PROGRESS
ENERGY
DISTRIBUTION
EASEMENT,
O.R.B. 9226, PG.
0558

15' PROGRESS
ENERGY
DISTRIBUTION
EASEMENT,
O.R.B. 9226
PG. 0558

LINE TABLE

LINE	LENGTH	BEARING
L1	1325.40'	S00°00'35"W
L2	971.29'	N89°18'29"W
L3	4.32'	S00°41'31"W
L4	125.84'	S68°54'12"W
L5	0.67'	S01°14'43"W
L6	299.95'	S01°14'43"W
L7	181.79'	S04°24'29"W
L8	125.65'	S25°11'21"E
L9	20.00'	S64°48'39"W
L10	130.93'	N25°11'21"W
L11	186.52'	N04°24'29"E
L12	299.81'	N01°14'43"E
L13	20.00'	S87°33'39"E



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:	Address	Comments
Revision: 06/2017		
Revision: 09/16-4/17		Revised Sketch BMD-Parcel Ownership S.S.
Revision: 06/2016		Revised per construction plan changes EC
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

Parcel ID No.: Portion of 15-24-28-7744-99-999
PROJECT: PALM PARKWAY CONNECTOR (RIFCC)

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT is made and entered this 7TH day of February, 2019, by **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address is 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839 ("**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**").

W I T N E S S E T H:

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**"), as depicted on that certain set of "Construction Plans For Palm Parkway To Hilton Driveway Connector Road," approved by the Manager of the Engineering Division of the Orange County Utilities Department on December 15, 2017, and approved by the Orange County Engineer on January 12, 2018 (the "**Construction Plans**"), with full authority to enter upon, construct and maintain, as Grantee and its assigns may deem necessary for the implementation of the Construction Plans, 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”

HILTON RESORTS CORPORATION, a
Delaware corporation

Witness 1 sign: [Signature]

By: [Signature]

Witness 1 print name: Thomas A. Gordon

Print name: Kelly Lodde

Title: Asst Secretary

Witness 2 sign: [Signature]

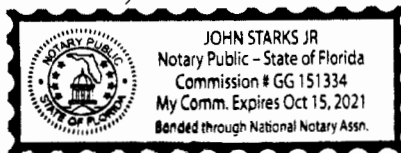
Witness 2 print name: Lenora Black

(Signature of TWO witnesses required by
Florida law)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7th day of February, 2019, by Kelly Lodde, as Assistant Secretary of and on behalf of HILTON RESORTS CORPORATION, a Delaware corporation. He/She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature

John Starks Jr

Typed or Printed Notary Name

Notary Public - State of Florida

Commission No. GG151334

My Commission Expires: Oct. 15, 2021

Exhibit "A"

to Drainage Easement

Legal Description of Easement Area

(Parcel 804D)

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 804D
 ESTATE: Perpetual Easement
 PURPOSE: 20' Drainage Easement

PARCEL 804D

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



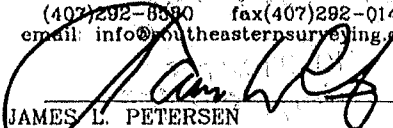
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 31°49'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 01°44'49", a distance of 17.84 feet for the POINT OF BEGINNING; thence leaving said Easterly line, run North 89°55'53" West, a distance of 198.84 feet; thence North 63°05'55" West, a distance of 198.21 feet; thence South 81°22'32" West, a distance of 100.17 feet; thence South 59°50'18" West, a distance of 18.44 feet to a point on the Westerly line of the aforesaid parcel of land, said Westerly line being a non-tangent curve concave Southwesterly, having a radius of 500.00 feet and a chord bearing of North 40°03'54" West; thence Northwesterly along the arc of said curve and said Westerly line, through a central angle of 02°19'36", a distance of 20.30 feet; thence North 59°50'18" East, a distance of 25.73 feet; thence North 81°22'32" East, a distance of 110.38 feet; thence South 63°05'55" East, a distance of 199.84 feet; thence South 89°55'53" East, a distance of 182.57 feet to a point on the aforesaid Easterly line; said Easterly line being a non-tangent curve concave Northeasterly, having a radius of 585.00 feet, and a chord bearing of South 29°49'16" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 02°15'34", a distance of 23.07 feet to the POINT OF BEGINNING.

Containing 10,339 square feet more or less.

SURVEYORS REPORT

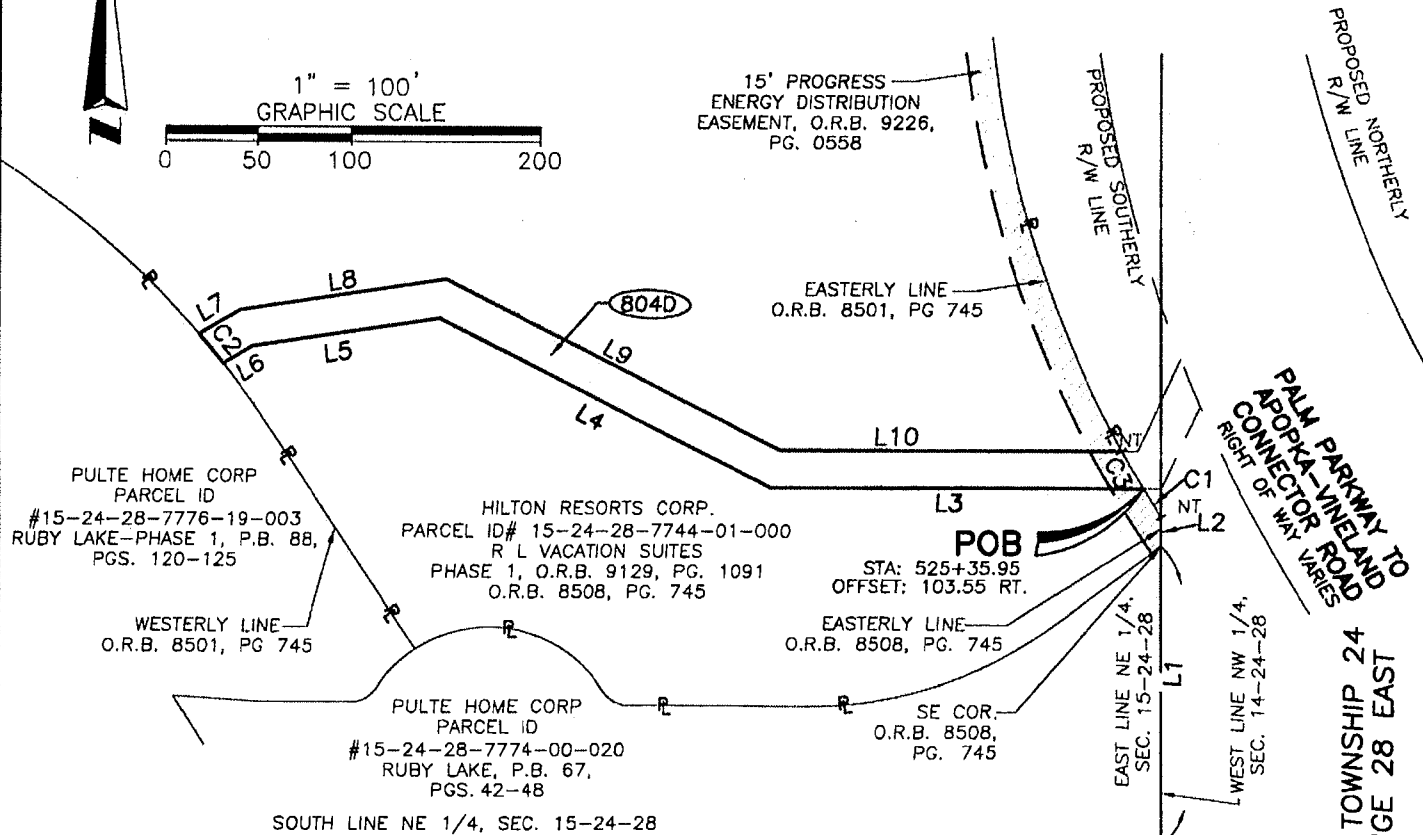
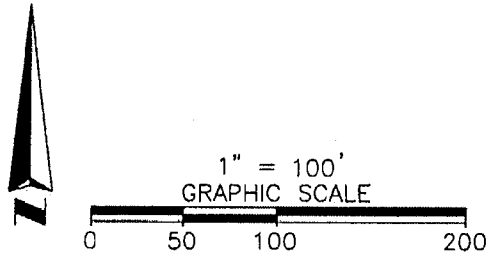
1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
2. I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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: 06/2017	Address Comments	Revision: 02/2015	Orange County comments CBvG
Revision: 01/17-4/17	Comments BMD- Parcel Ownership S.S.	Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: <div style="text-align: center; font-weight: bold;">June 23, 2014 CBvG</div> Job Number: <div style="text-align: center; font-weight: bold;">51599</div> Scale: <div style="text-align: center; font-weight: bold;">1" = 100'</div> <div style="text-align: center; font-size: small;"> Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. </div> <div style="text-align: center; font-size: small;"> SHEET 1 OF 2 SEE SHEETS 2 FOR SKETCH </div>	Certification Number LB2108 51599126  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
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SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 804D

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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
P.B. = PLAT BOOK
LB = LICENSED BUSINESS
ID = IDENTIFICATION
COR. = CORNER
STA = STATION
RT. = RIGHT

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	198.84'	N89°55'53"W
L4	198.21'	N63°05'55"W
L5	100.17'	S81°22'32"W
L6	18.44'	S59°50'18"W
L7	25.73'	N59°50'18"E
L8	110.38'	N81°22'32"E
L9	199.84'	S63°05'55"E
L10	182.57'	S89°55'53"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.84'	585.00'	01°44'49"	N31°49'28"W	17.84'
C2	20.30'	500.00'	02°19'36"	N40°03'54"W	20.30'
C3	23.07'	585.00'	02°15'34"	S29°49'16"E	23.07'

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 15, 19 OF RIGHT OF WAY MAPS.

Drawing No: 51599126
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	
01/17-4/17	Comments BMD- Parcel Ownership S.S.
02/2015	Orange County comments CBvG
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



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 15-24-28-7744-99-999

PROJECT: PALM PARKWAY CONNECTOR

SLOPE EASEMENT
(804B and 804C)

12 THIS SLOPE EASEMENT AGREEMENT (this "Agreement") is made and entered this day of DEC, 2018, by and between **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address is 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839 ("**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"

HILTON RESORTS CORPORATION, a
Delaware corporation

Witness 1 sign: Marie Milian

By: [Signature]

Witness 1 print name: Marie Milian

Print name: MICHAEL ELLIOT

Witness 2 sign: Rebekah Bowers

Title: SR VICE PRESIDENT

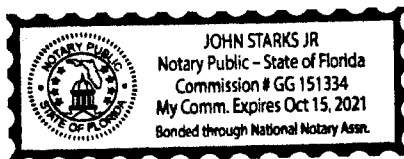
Witness 2 print name: Rebekah Bowers

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

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 31st day of December, 2018, by Michael Elliott, as SVP of HILTON RESORTS CORPORATION, a Delaware corporation, on behalf of said corporation. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature
John Starks Jr.

Typed or Printed Notary Name
Notary Public - State of Florida
Commission No. GG 151334
My Commission Expires: Oct. 15, 2021

PROJECT: PALM PARKWAY CONNECTOR

Exhibit "A"

to Slope Easement

Legal Description of Easement Area
(Parcels 804B and 804C)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 804B

ESTATE: Perpetual Easement
PURPOSE: 20' Slope Easement

PARCEL 804B


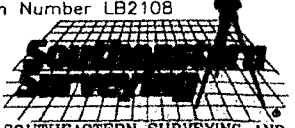
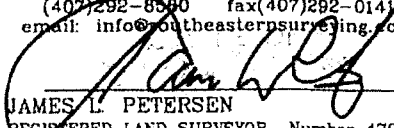
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 359.27 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly line through a central angle of 00°09'23", a distance of 1.13 feet for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 646.00 feet and a chord bearing of North 41°59'44" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 50°31'55", a distance of 569.74 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 78°00'00" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 11°15'46", a distance of 81.58 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of South 41°59'44" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 36°43'50", a distance of 426.95 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 05°59'28" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 11°15'46", a distance of 81.58 feet to the POINT OF BEGINNING.

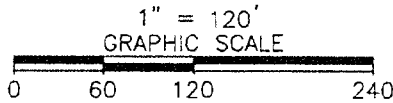
Containing 10,059 square feet more or less.

SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
2. I have reviewed the First American title search report #2037-3170(360), 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: 06/2017		Revision: 02/15-4/17	
Address Comments		Orange County comments CBvG-Parcel Owners	
Revision: 12/2014		Orange County comments CBvG	
DESCRIPTION		Date: June 23, 2014 CBvG	
	Job Number: 51599		Scale: 1" = 120'
	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 2 SEE SHEETS 2 FOR SKETCH		
Certification Number LB2108		51599124	
 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8500 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 804B



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD

15' PROGRESS ENERGY
DISTRIBUTION EASEMENT,
O.R.B. 9226, PG. 0558

RUBY LAKE
PLAT BOOK 67, PAGES 42-48
SECTION 15-24-28

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	359.27'	N00°12'11"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'
C2	1.13'	415.00'	00°09'23"	N00°16'54"W	1.13'
C3	569.74'	646.00'	50°31'55"	N41°59'44"W	551.45'
C4	81.58'	415.00'	11°15'46"	S78°00'00"E	81.45'
C5	426.95'	666.00'	36°43'50"	S41°59'44"E	419.68'
C6	81.58'	415.00'	11°15'46"	S05°59'28"E	81.45'

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
P.B. = PLAT BOOK
LB = LICENSED BUSINESS
ID = IDENTIFICATION
DOC = DOCUMENT
COR. = CORNER
STA = STATION
RT. = RIGHT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 11-13 OF RIGHT OF WAY MAPS.

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

CARTER DARYL M TR
PARCEL ID
#15-24-28-7774-00-023
DOC#20160653171

PROPOSED
NORTHERLY
R/W LINE

PROPOSED SOUTHERLY
R/W LINE

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

CARTER DARYL M TR
PARCEL ID
#14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

STA: 518+87.97
OFFSET: 70.00' RT.

EASTERLY LINE
O.R.B. 8508, PG. 745
SE COR.
O.R.B. 8508, PG. 745

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

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: 51599124
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: 02/15-4/17	Orange County comments CBvG-Parcel Owners
Revision: 12/2014	Orange County comments CBvG

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 804C

ESTATE: Perpetual Easement

PURPOSE:

20' Pedestrian/Landscape/Slope Easement

PARCEL 804C

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


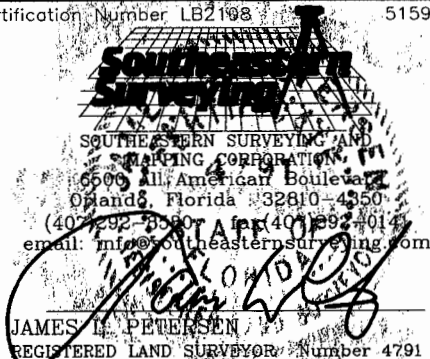
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 297.51 feet along said Easterly line for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 631.00 feet and a chord bearing of North 41°27'11" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 60°24'46", a distance of 665.33 feet to a point on said curve to the aforesaid Easterly line; thence South 87°33'39" East 22.79 feet along said Easterly line to the point of curvature of a curve concave Southerly, having a radius of 415.00 feet; thence Easterly along the arc of said curve and said Easterly line through a central angle of 06°27'06", a distance of 46.73 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 651.00 feet and a chord bearing of South 41°59'44" East; thence leaving said Easterly line, run Southeasterly along the arc of said curve, through a central angle of 47°25'39", a distance of 538.87 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of South 01°32'34" East; thence Southerly along the arc of said curve and said Easterly line, through a central angle of 02°40'42", a distance of 19.40 feet to the point of tangency; thence South 00°12'13" East, a distance of 61.76 feet along said Easterly line to the Point of Beginning.

Containing 12,006 square feet more or less

SURVEYORS REPORT

- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(360), 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.

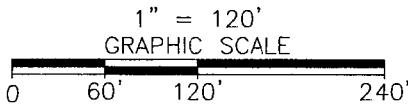
Revision: 06/2017	Address Comments
Revision: 06/2016	Revised per construction plan changes EC
Revision: 02/15	Orange County comments CBvG
Revision: 12/2014	Orange County comments CBvG

Revision: 04/2017	Revised & Parcel Ownership S.S.	Date: June 23, 2014 CBvG	Certification Number LB2198 51599125
DESCRIPTION		Job Number: 51599	Scale: 1" = 120'
FOR 		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 2 SEE SHEETS 2 FOR SKETCH	
		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

SKETCH OF DESCRIPTION PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 804C



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD

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

CARTER DARYL M TR
PARCEL ID
#15-24-28-7774-00-023
DOC#20160653171

15' PROGRESS ENERGY
DISTRIBUTION EASEMENT,
O.R.B. 9226, PG. 0558

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	297.51'	N00°12'11"W
L4	22.79'	S87°33'39"E
L5	61.76'	S00°12'13"E

804C
20' PEDESTRIAN/
LANDSCAPE/SLOPE
EASEMENT

RUBY LAKE
PLAT BOOK 67, PAGES 42-48
SECTION 15-24-28

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'
C2	665.33'	631.00'	60°24'46"	N41°27'11"W	634.93'
C3	46.73'	415.00'	06°27'06"	S84°20'06"E	46.71'
C4	538.87'	651.00'	47°25'39"	S41°59'44"E	523.62'
C5	19.40'	415.00'	02°40'42"	S01°32'34"E	19.40'

LEGEND

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
L1 = LINE NUMBER
C1 = CURVE NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
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NOTE:

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- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 11-13 OF RIGHT OF WAY MAPS.

Drawing No: 51599125
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	
06/2016	Revised per construction plan changes EC
02/15	Orange County comments CBvG
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



PROJECT: PALM PARKWAY CONNECTOR

Exhibit "B"

to Slope Easement

Legal Description of Benefited Property
(Parcels 103 and 104)

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

ESTATE: Fee Simple
PURPOSE: Road Right of Way

PARCEL 103


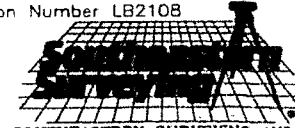
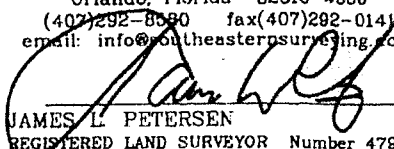
A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°00'35" West, a distance of 1706.80 feet along the East line of said Northeast quarter for a POINT OF BEGINNING; thence continue South 00°00'35" West, a distance of 656.84 feet along said East line to a point being North 00°00'35" East, a distance of 287.14 feet from the Southeast corner of said Northeast quarter of Section 15 and also being a point on a non-tangent curve concave Easterly, having a radius of 725.75 feet and a chord bearing of North 10°42'17" West; thence Northerly along the arc of said curve, through a central angle of 16°29'30", a distance of 208.90 feet to the point of tangency; thence North 02°27'32" West, a distance of 200.50 feet 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, through a central angle of 21°10'17", a distance of 246.09 feet to a point on the Easterly line of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of North 17°52'48" West; thence Northerly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 44°32'28" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of North 68°39'25" West; thence Northwesterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 74°48'43" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 28°54'09", a distance of 335.96 feet to the point of tangency; thence North 89°15'48" West, a distance of 576.38 feet to the point of curvature of a curve concave Northerly, having a radius of 766.00 feet; thence Westerly along the arc of said curve, through a central angle of 05°52'13", a distance of 78.48 feet to a point on the North line of the Southwest quarter of the aforesaid Northeast quarter of Section 15; said point being North 89°18'29" West, a distance of 1358.99 feet from the Northeast corner of said Southeast quarter of the Northeast quarter of Section 15; thence South 89°18'29" East, a distance of 1024.54 feet along said North line of said Southwest quarter of the Northeast quarter and the North line of said Southeast quarter of the Northeast quarter to a point on a non-tangent curve concave Southwesterly, having a radius of 766.00 feet and a chord bearing of South 40°56'27" East; thence Southeasterly along the arc of said curve, through a central angle of 38°54'35", a distance of 520.19 feet to the POINT OF BEGINNING.

Containing 2.020 acres, more or less.

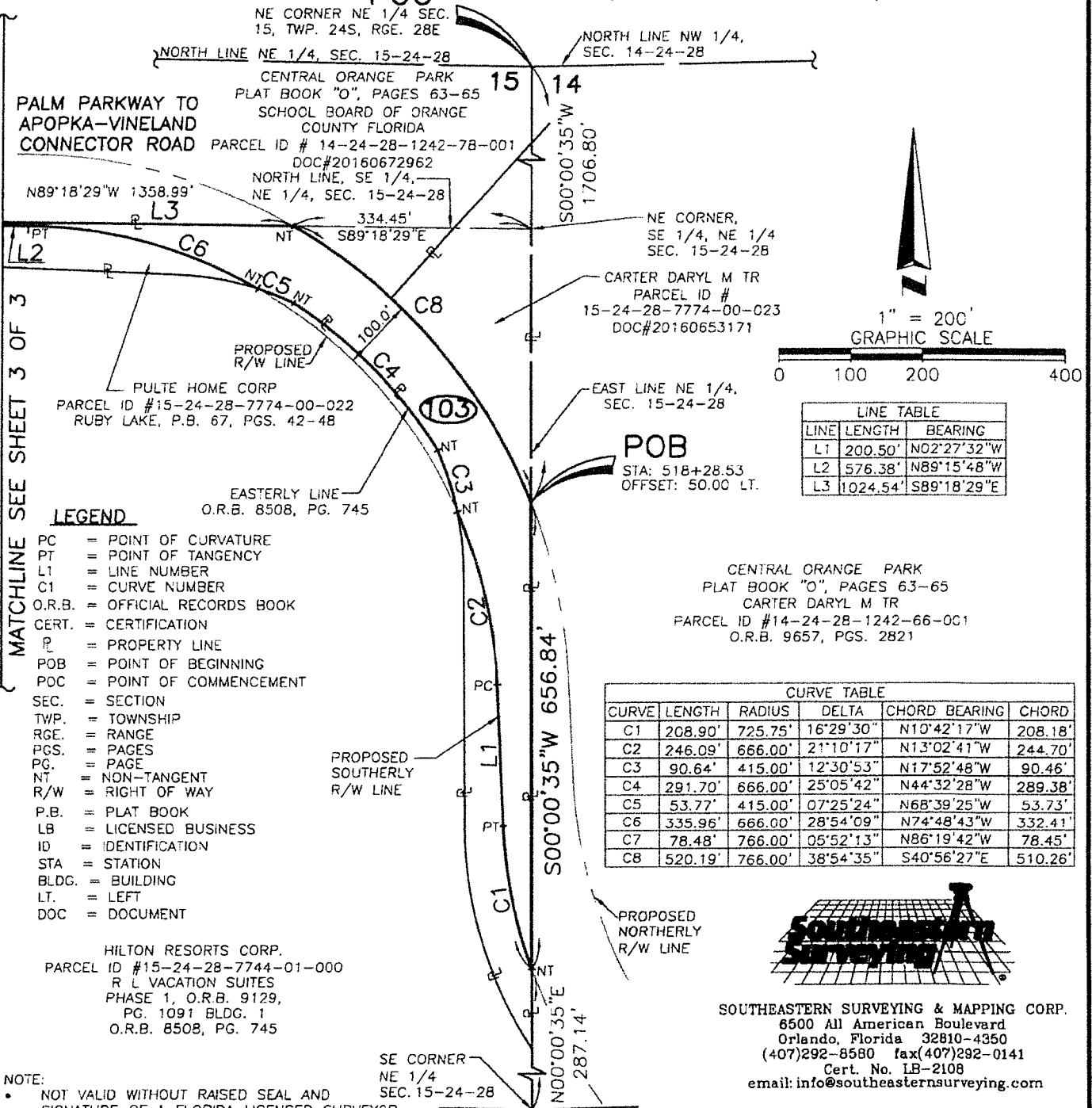
SURVEYORS REPORT

- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 00°00'35" West.
- I have reviewed the First American title search report #2037-3170(399), 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 2-3

Revision: 06/2017 Address Comments		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	
Revision: 09/2016 Revised Sketch BMD		Revision: 12/2014 Orange County comments CBvG	
DESCRIPTION		Date: June 23, 2014 CBvG	
 FOR ORANGE COUNTY GOVERNMENT FLORIDA		Job Number: 51599	
		Scale: 1" = 200'	
		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 3 SEE SHEETS 2-3 FOR SKETCH		Certification Number LB2108 51599062	
 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 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 103

POC SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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
- BLDG. = BUILDING
- LT. = LEFT
- DOC = DOCUMENT

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

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-2 of 3
- SEE SHEETS 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062
 Job No: 51599
 Date: June 23, 2014 CBvG
 SHEET 2 OF 3
 See Sheet 1 for Description

THIS IS NOT A SURVEY.

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E

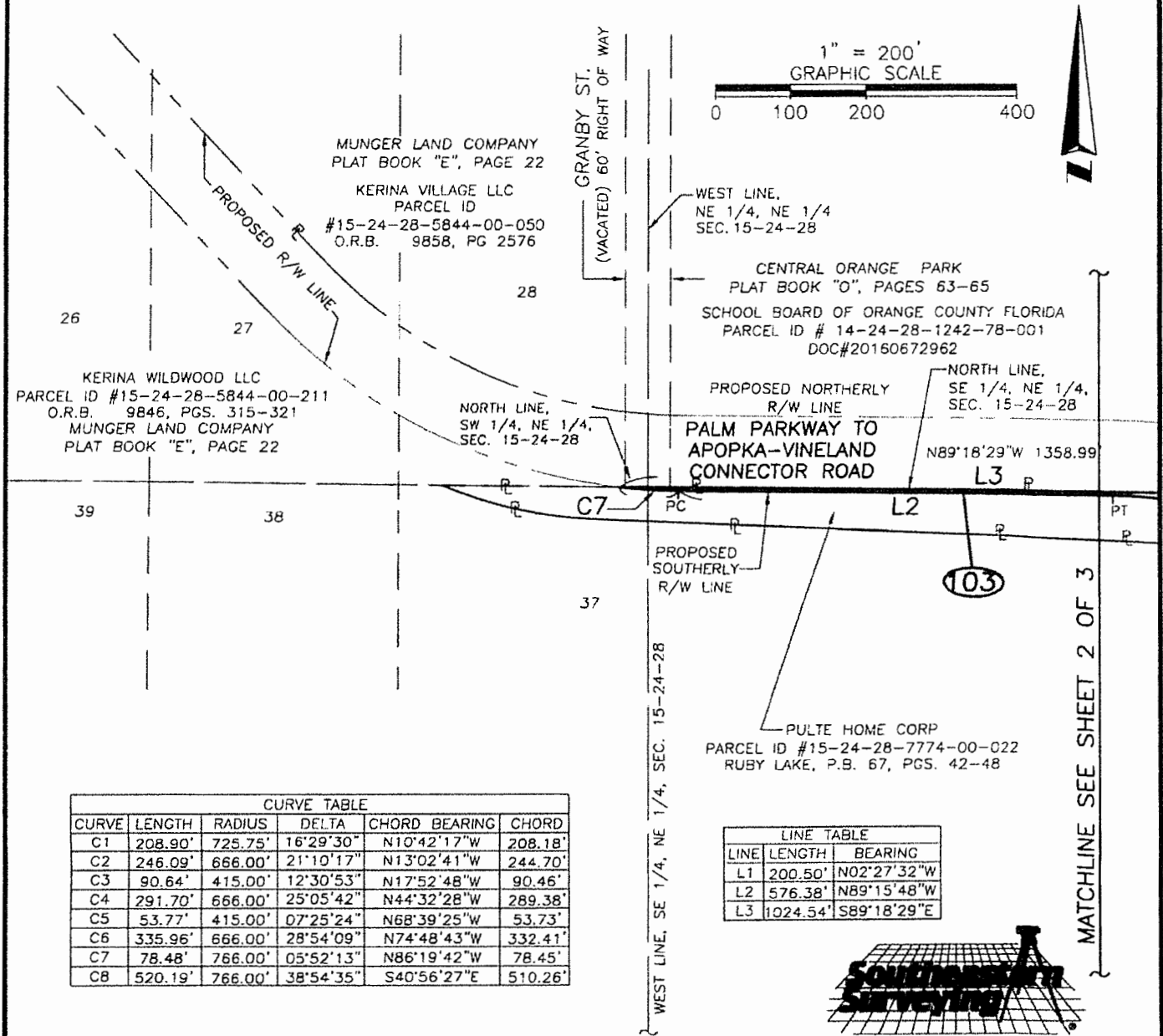
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

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

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 103

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	208.90'	725.75'	16°29'30"	N10°42'17"W	208.18'
C2	246.09'	666.00'	21°10'17"	N13°02'41"W	244.70'
C3	90.64'	415.00'	12°30'53"	N17°52'48"W	90.46'
C4	291.70'	666.00'	25°05'42"	N44°32'28"W	289.38'
C5	53.77'	415.00'	07°25'24"	N68°39'25"W	53.73'
C6	335.96'	666.00'	28°54'09"	N74°48'43"W	332.41'
C7	78.48'	766.00'	05°52'13"	N86°19'42"W	78.45'
C8	520.19'	766.00'	38°54'35"	S40°56'27"E	510.26'

LINE TABLE		
LINE	LENGTH	BEARING
L1	200.50'	N02°27'32"W
L2	576.38'	N89°15'48"W
L3	1024.54'	S89°18'29"E



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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 10-15 OF RIGHT OF WAY MAPS.

Drawing No: 51599062
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.

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

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 104
 ESTATE: Fee Simple
 PURPOSE: Road Right of Way

PARCEL 104

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:



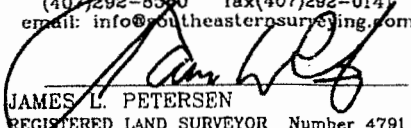
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 359.27 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly line through a central angle of 11°25'08", a distance of 82.71 feet for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of North 41°59'44" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 36°43'50", a distance of 426.95 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 68°39'25" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 07°25'24", a distance of 53.77 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of South 44°32'28" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 25°05'42", a distance of 291.70 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 17°52'48" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 12°30'53", a distance of 90.64 feet to the POINT OF BEGINNING.

Containing 4,649 square feet more or less.

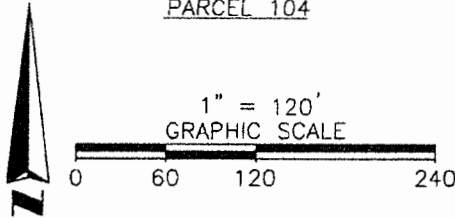
SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
2. I have reviewed the First American title search report #2037-3170(360), 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: 06/2017	Address Comments	Revision: 02/2015	Orange County comments CBvG
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.	Revision: 12/2014	Orange County comments CBvG

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG Job Number: 51599 Scale: 1" = 120' Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	Certification Number LB2108 51599083  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
SHEET 1 OF 2 SEE SHEETS 2-2 FOR SKETCH		

SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 104



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD

15' PROGRESS ENERGY-
DISTRIBUTION EASEMENT,
O.R.B. 9226, PG. 0558

RUBY LAKE
PLAT BOOK 67, PAGES 42-48
SECTION 15-24-28

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	359.27'	N00°12'11"W

PROPOSED SOUTHERLY
R/W LINE

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'
C2	82.71'	415.00'	11°25'08"	N05°54'47"W	82.57'
C3	426.95'	666.00'	36°43'50"	N41°59'44"W	419.68'
C4	53.77'	415.00'	07°25'24"	S68°39'25"E	53.73'
C5	291.70'	666.00'	25°05'42"	S44°32'28"E	289.38'
C6	90.64'	415.00'	12°30'53"	S17°52'48"E	90.46'

LEGEND

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
L1 = LINE NUMBER
C1 = CURVE NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
CERT. = CERTIFICATION
P.L. = 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
DOC = DOCUMENT
COR. = CORNER
STA = STATION
RT. = RIGHT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 12-13 OF RIGHT OF WAY MAPS.

EASTERLY LINE
O.R.B. 8508, PG. 745
SE COR.
O.R.B. 8508, PG. 745

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

STA: 518+01.74
OFFSET: 50.00 RT.



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: 51599083
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

Revision: 06/2017	Address Comments
Revision: 09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S.

THIS IS NOT A SURVEY.

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

Parcel ID No.: Portion of 15-24-28-7744-99-999

PROJECT: PALM PARKWAY CONNECTOR

PEDESTRIAN AND LANDSCAPE EASEMENT
(804C)

THIS INDENTURE, made and executed this 31 day of Dec, 2018, by **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address is 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839, **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"

HILTON RESORTS CORPORATION, a
Delaware corporation

Witness 1 sign: Marie Milian

Witness 1 print name: Marie Milian

Witness 2 sign: Rebekah Bowers

Witness 2 print name: Rebekah Bowers

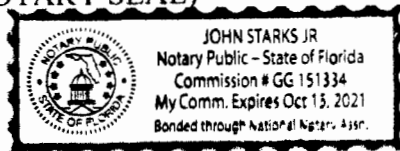
(Signature of TWO witnesses required by
Florida law)

STATE OF FLORIDA
COUNTY OF Orange

By: [Signature]
Print name: MICHAEL ELLIOTT
Title: SR. VICE PRESIDENT

The foregoing instrument was acknowledged before me this 31 day of December, 2018 by Michael Elliott, as SVP of HILTON RESORTS CORPORATION, a Delaware corporation, on behalf of said corporation. He/She is personally known to me or produced _____ as identification.

(NOTARY SEAL)



[Signature]
Notary Public Signature

John Starks Jr

Typed or Printed Notary Name

Notary Public - State of Florida

Commission No. GG 151334

My Commission Expires: Oct. 15, 2021

Schedule "A"

to Pedestrian and Landscape Easement

Legal Description of the Easement Area
(*Parcel 804C*)

SCHEDULE "A"

PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD

PARCEL 804C

ESTATE: Perpetual Easement

PURPOSE:

20' Pedestrian/Landscape/Slope Easement

PARCEL 804C

A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:


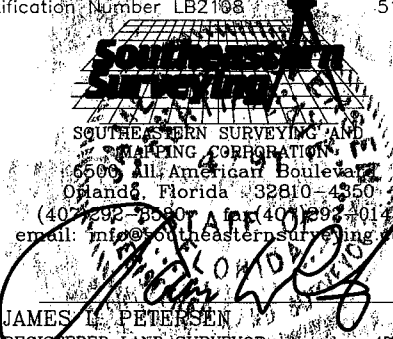
Commence at the Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 297.51 feet along said Easterly line for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 631.00 feet and a chord bearing of North 41°27'11" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 60°24'46", a distance of 665.33 feet to a point on said curve to the aforesaid Easterly line; thence South 87°33'39" East 22.79 feet along said Easterly line to the point of curvature of a curve concave Southerly, having a radius of 415.00 feet; thence Easterly along the arc of said curve and said Easterly line through a central angle of 06°27'06", a distance of 46.73 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 651.00 feet and a chord bearing of South 41°59'44" East; thence leaving said Easterly line, run Southeasterly along the arc of said curve, through a central angle of 47°25'39", a distance of 538.87 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Westerly, having a radius of 415.00 feet and a chord bearing of South 01°32'34" East; thence Southerly along the arc of said curve and said Easterly line, through a central angle of 02°40'42", a distance of 19.40 feet to the point of tangency; thence South 00°12'13" East, a distance of 61.76 feet along said Easterly line to the Point of Beginning.

Containing 12,006 square feet more or less

SURVEYORS REPORT

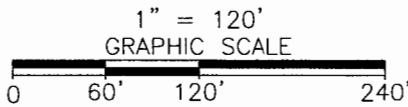
- Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
- I have reviewed the First American title search report #2037-3170(360), dated May 21, 2014 and all recorded encumbrances, except liens, identified in the 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: 04/2017	Revised & Parcel Ownership S.S.	Revision: 06/2017	Address Comments
		Revision: 06/2016	Revised per construction plan changes EC
		Revision: 02/15	Orange County comments CBvG
		Revision: 12/2014	Orange County comments CBvG

DESCRIPTION 	Date: June 23, 2014 CBvG		Certification Number LB2108 51599125  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 922-8500 Fax (407) 922-4014 email: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 120'	
	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 2 SEE SHEETS 2 FOR SKETCH		

SKETCH OF DESCRIPTION PALM PARKWAY TO APOPKA-VINELAND

CONNECTOR ROAD
PARCEL 804C



SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD

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

CARTER DARYL M TR
PARCEL ID
#15-24-28-7774-00-023
DOC#20160653171

15' PROGRESS ENERGY-
DISTRIBUTION EASEMENT,
O.R.B. 9226, PG. 0558

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.62'	N00°00'35"E
L2	15.43'	N00°00'35"E
L3	297.51'	N00°12'11"W
L4	22.79'	S87°33'39"E
L5	61.76'	S00°12'13"E

20' PEDESTRIAN/
LANDSCAPE/SLOPE
EASEMENT

PROPOSED SOUTHERLY
R/W LINE

PROPOSED
NORTHERLY
R/W LINE

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

CARTER DARYL M TR
PARCEL ID
#14-24-28-1242-66-001
O.R.B. 9657, PG. 2821

RUBY LAKE
PLAT BOOK 67, PAGES 42-48
SECTION 15-24-28

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	331.78'	585.00'	32°29'41"	N16°27'03"W	327.35'
C2	665.33'	631.00'	60°24'46"	N41°27'11"W	634.93'
C3	46.73'	415.00'	06°27'06"	S84°20'06"E	46.71'
C4	538.87'	651.00'	47°25'39"	S41°59'44"E	523.62'
C5	19.40'	415.00'	02°40'42"	S01°32'34"E	19.40'

LEGEND

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
L1 = LINE NUMBER
C1 = CURVE NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
CERT. = CERTIFICATION
P.L. = 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
DOC = DOCUMENT
COR. = CORNER
STA = STATION
RT. = RIGHT

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1
- SEE SHEETS 11-13 OF RIGHT OF WAY MAPS.

POB
STA: 519+56.49
OFFSET: 85.00 RT.
EASTERLY LINE
O.R.B. 8508, PG. 745
SE COR.
O.R.B. 8508, PG. 745
POC
SE COR.
NE 1/4
SEC. 15-24-28



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: 51599125
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:	06/2016	Revised per construction plan changes EC
Revision:	02/15	Orange County comments CBvG
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

Parcel ID No.: Portion of 15-24-28-7744-99-999

PROJECT: PALM PARKWAY CONNECTOR

TRANSIT, PEDESTRIAN AND UTILITY EASEMENT

THIS INDENTURE, made this 31 day of Dec, 2018, between **HILTON RESORTS CORPORATION**, a Delaware corporation, authorized to transact business in the State of Florida, whose address is 5323 Millenia Lakes Boulevard, Suite 400, Orlando, Florida 32839, **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"

HILTON RESORTS CORPORATION, a
Delaware corporation

Witness 1 sign: Marie Milian

By: [Signature]

Witness 1 print name: Marie Milian

Print name: MICHAEL ELLIOTT

Witness 2 sign: Rebekah Bowers

Title: SR. VICE PRESIDENT

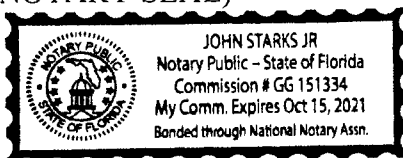
Witness 2 print name: Rebekah Bowers

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

STATE OF FLORIDA
COUNTY OF Orange

I HEREBY CERTIFY, that on this 31st day of December, 2018, before me personally appeared Michael Elliott, as SUP of HILTON RESORTS CORPORATION, a Delaware corporation, on behalf of said corporation, 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. He/She is personally known to me or produced _____ as identification.

(NOTARY SEAL)



[Signature]

Notary Public Signature

John Starks Jr.

Typed or Printed Notary Name

Notary Public - State of Florida

Commission No. GG 151334

My Commission Expires: Oct. 15, 2021

Schedule "A"

to Transit, Pedestrian and Utility Easement

Legal Description of the Easement Area
(Parcel 804A).

[See attached Sketch and Legal Description]

SCHEDULE "A"
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 804A

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

PARCEL 804A




A Portion of RUBY LAKE, according to the Plat thereof as recorded in Plat Book 67, Pages 42 through 48 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 Southeast corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 00°00'35" East, a distance of 159.62 feet along the East line of said Northeast quarter of Section 15 to the Southeast corner of that certain parcel of land as described and recorded in Official Records Book 8508, Page 745, Public Records of Orange County, Florida; thence continue North 00°00'35" East, a distance of 15.43 feet along said East line and the Easterly line of said parcel of land to point on a non-tangent curve concave Northeasterly, having a radius of 585.00 feet and a chord bearing of North 16°27'03" West; thence leaving said East line of Section 15, run Northwesterly along the arc of said curve and said Easterly line of said parcel of land, through a central angle of 32°29'41", a distance of 331.78 feet to the point of tangency; thence North 00°12'11" West, a distance of 359.27 feet along said Easterly line to the point of curvature of a curve concave Westerly, having a radius of 415.00 feet; thence Northerly along the arc of said curve and said Easterly line through a central angle of 02°40'42", a distance of 19.40 feet for the POINT OF BEGINNING, said Point of Beginning being a point on a non-tangent curve concave Southwesterly, having a radius of 651.00 feet and a chord bearing of North 41°59'44" West; thence leaving said Easterly line, run Northwesterly along the arc of said curve, through a central angle of 47°25'39", a distance of 538.87 feet to a point on the aforesaid Easterly line, said Easterly line being a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 76°44'20" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 08°44'26", a distance of 63.31 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 666.00 feet and a chord bearing of South 41°59'44" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 36°43'50", a distance of 426.95 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 415.00 feet and a chord bearing of South 07°15'08" East; thence Southeasterly along the arc of said curve and said Easterly line, through a central angle of 08°44'26", a distance of 63.31 feet to the POINT OF BEGINNING.

Containing 7,287 square feet more or less.

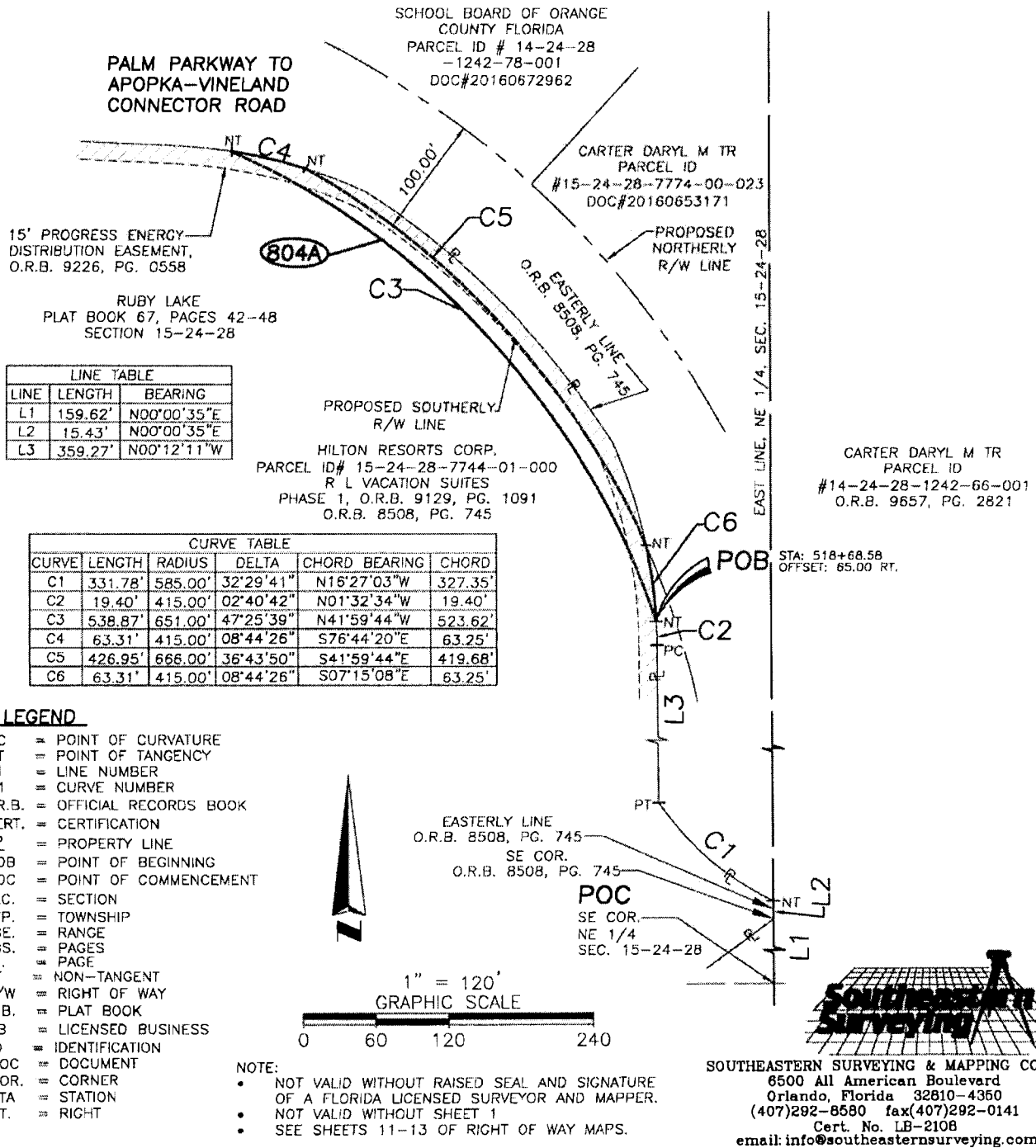
SURVEYORS REPORT

1. Bearings shown hereon are based on the East line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being North 00°00'35" East.
2. I have reviewed the First American title search report #2037-3170(360), 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: 04/2017		Parcel Ownership S.S.	
Revision: 02/2015		Orange County comments CBvG	
Revision: 06/2017		Address Comments	
Revision: 12/2014		Orange County comments CBvG	
DESCRIPTION		Date: June 23, 2014 CBvG	
		Job Number: 51599	
		Scale: 1" = 120'	
		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 2 SEE SHEETS 2 FOR SKETCH		Certification Number LB2108 51599123	
		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8500 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 804A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



Drawing No: 51599123
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: 04/2017	Parcel Ownership S.S.
Revision: 12/2014	Orange County comments CBvG



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 11th 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

Witness 1 sign: *LS*

Witness 1 print name: Kathryn Smith

Title: Vice President

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 11th 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)

LS
Notary Public Signature

Kathryn Smith

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

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.


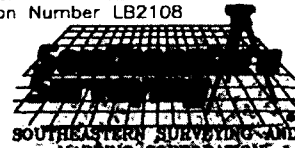
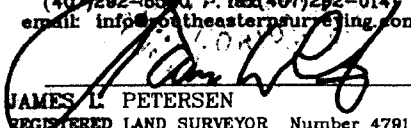
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 6.392 acres, more or less.

SURVEYORS REPORT

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(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 & 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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG		Certification Number LB2108 51599048  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8800 P. (407)292-0141 email: info@theeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 200'	
	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 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)

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

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

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'	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'

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

POB

STA: 476+53.97
OFFSET: 76.35 LT.

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

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

PALM PARKWAY TO
APOPKA VINELAND
CONNECTOR ROAD

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

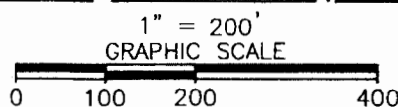
LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	320.44'	S00°01'47"E
L4	20.29'	S45°19'49"E
L5	548.84'	N89°40'11"E
L6	51.42'	S76°50'05"E
L7	397.89'	N89°40'11"E
L8	576.07'	S43°13'20"E
L9	97.26'	S00°10'40"W
L10	37.62'	N89°18'29"W
L11	576.07'	N43°13'20"W
L12	987.13'	S89°40'11"W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

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

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



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: 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'

1" = 200'
GRAPHIC SCALE

0 100 200 400

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

25

26

27

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

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

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

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

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

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

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 4TH 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:

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 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: LS

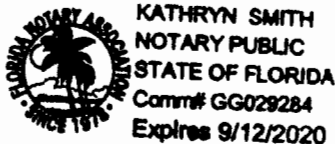
Witness 2 print name: Kathryn Smith

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4th 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)

LS
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


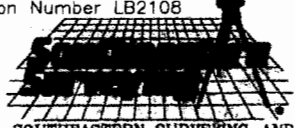
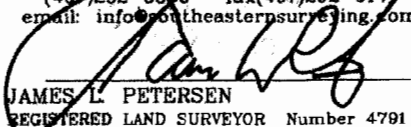
A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

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 322.38 feet along said West right of way line for a POINT OF BEGINNING; thence continue along said West right of way line, South 00°01'47" East, a distance of 160.37 feet; thence departing said West right of way line, North 44°59'18" West, a distance of 55.04 feet; thence North 00°06'23" East, a distance of 82.64 feet; thence North 44°54'40" East, a distance of 54.78 feet to the POINT OF BEGINNING.

Containing 4714 square feet more or less.

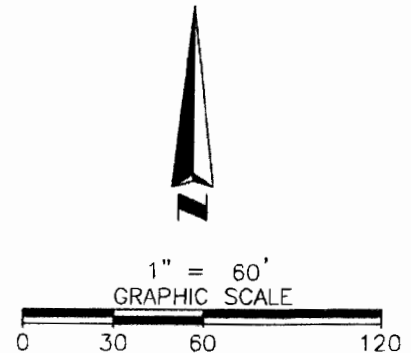
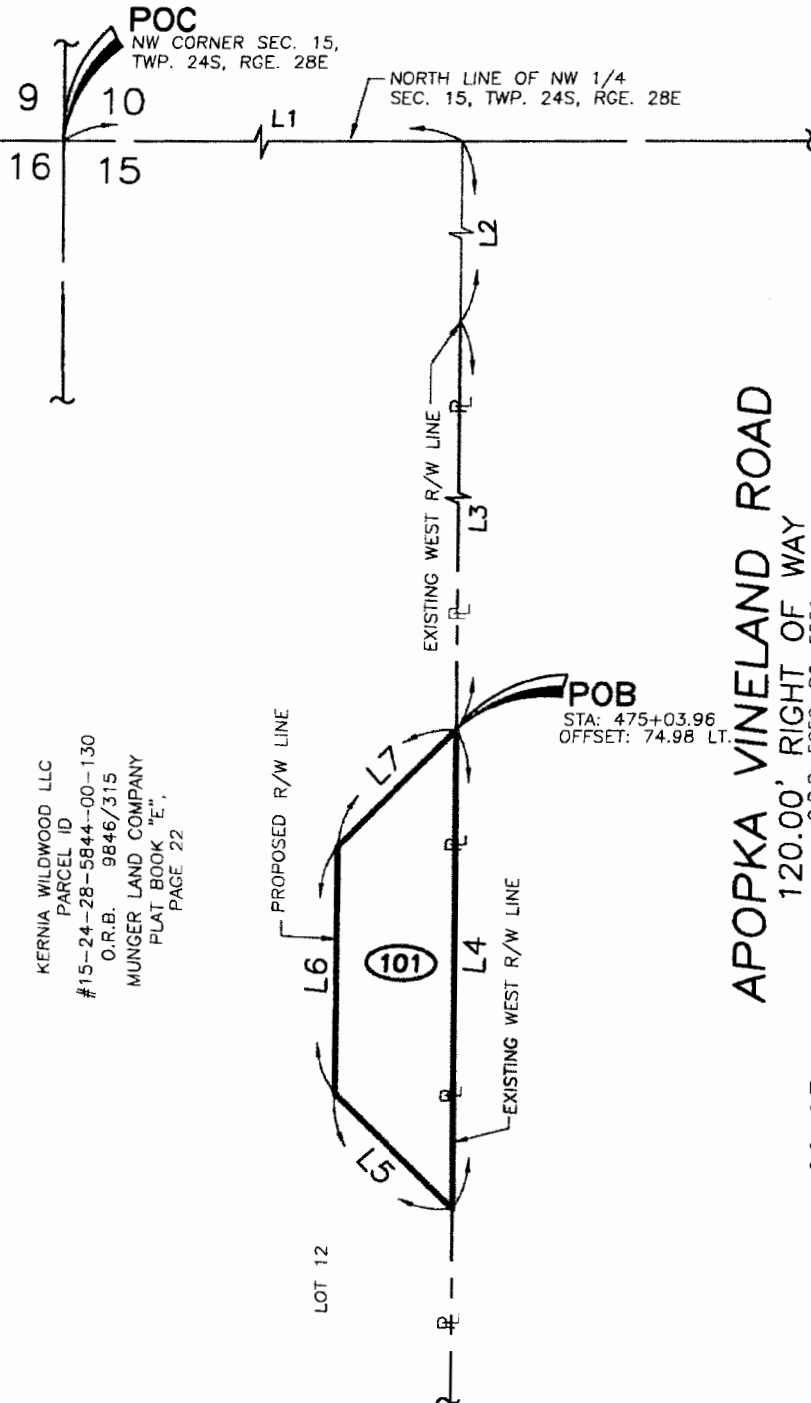
SURVEYORS REPORT

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: 06/2017		Address Comments		Revision: 01/2015	Orange County comments	CBvG
Revision: 12/2014				Revision: 12/2014	Orange County comments	CBvG
DESCRIPTION		Date: June 23, 2014 CBvG		Certification Number LB2108 51599104		
		Job Number: 51599		Scale: 1" = 60'		
		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 2 SEE SHEET 2 FOR SKETCH				
 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8500 fax (407)292-0141 email: info@seasurveysurveying.com						
 JAMES L. PETERSEN 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



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 4th 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: LS

Witness 2 print name: Kathryn Smith

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

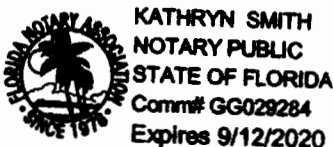
STATE OF FLORIDA
COUNTY OF Orange

I HEREBY CERTIFY, that on this 4th 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)

LS
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


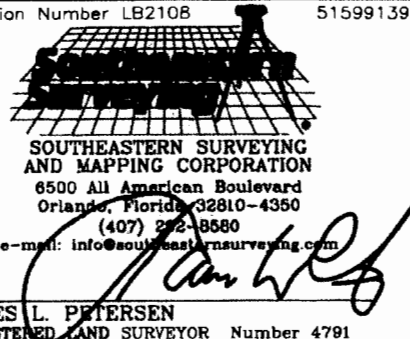
A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

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.

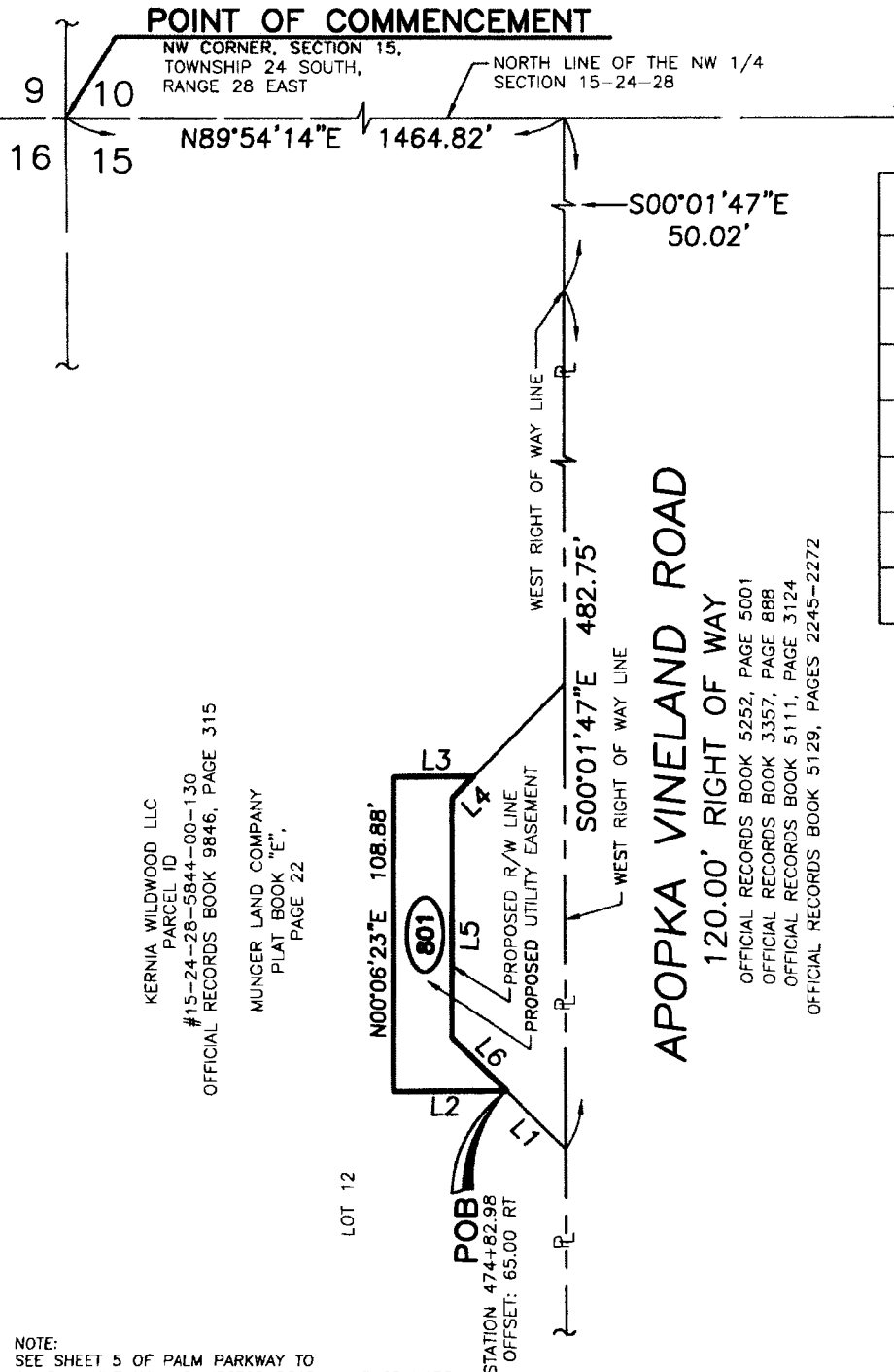
SURVEYOR'S REPORT:

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.

Sketch & Description  FOR ORANGE COUNTY GOVERNMENT FLORIDA	Date: 05/11/2017 S.S.		Certification Number LB2108 51599139  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 272-8580 e-mail: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 60'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: 05/30/2018		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

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

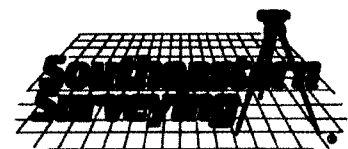
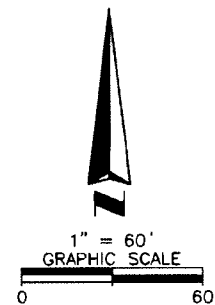
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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



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. 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

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 4th 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: LS

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 4th 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)

LS
Notary Public Signature

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

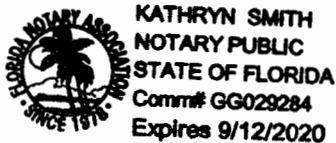


Exhibit "A"
to Drainage Easement
Legal Description of Easement Area
(Parcels 802D)

[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:



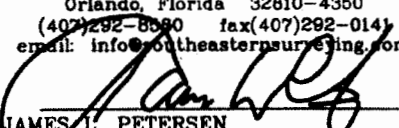
Commence at the Northwest corner of the Northeast quarter of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 00°20'41" West, a distance of 1343.30 feet along the West line of said Northeast quarter of Section 15; thence departing said West line, South 89°18'29" East, 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

1. 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.
2. 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.
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.
5. 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

<div style="text-align: center;">DESCRIPTION</div> <div style="text-align: center;">FOR</div> <div style="text-align: center;"> ORANGE COUNTY GOVERNMENT FLORIDA</div>	<div>Date: June 23, 2014 CBvG</div> <div>Job Number: 51599 Scale: 1" = 100'</div> <div style="border: 1px solid black; padding: 5px; text-align: center;">Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</div> <div style="text-align: center;">SHEET 1 OF 5 SEE SHEETS 2-5 FOR SKETCH</div>	<div>Certification Number LB2108 51599055</div> <div style="text-align: center;"> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8880 fax (407)292-0141 email: info@southeasternsurveying.com</div> <div style="text-align: center;"> JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</div>
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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

1" = 100'
GRAPHIC SCALE

PALM PARKWAY TO
APOPKA VINELAND
CONNECTOR ROAD

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

MATCHLINE SEE SHEET 3 OF 5

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

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
STA = STATION
RT. = RIGHT
DOC = DOCUMENT

BLDG. = BUILDING
ID = IDENTIFICATION
PRC = POINT OF REVERSE CURVE
COR. = CORNER

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

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

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

LOT 40

WEST LINE, LOT 40
EAST 25.00', LOT 40

SW COR.
LOT 26

SOUTH LINE LOT 26 & 27

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 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'

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



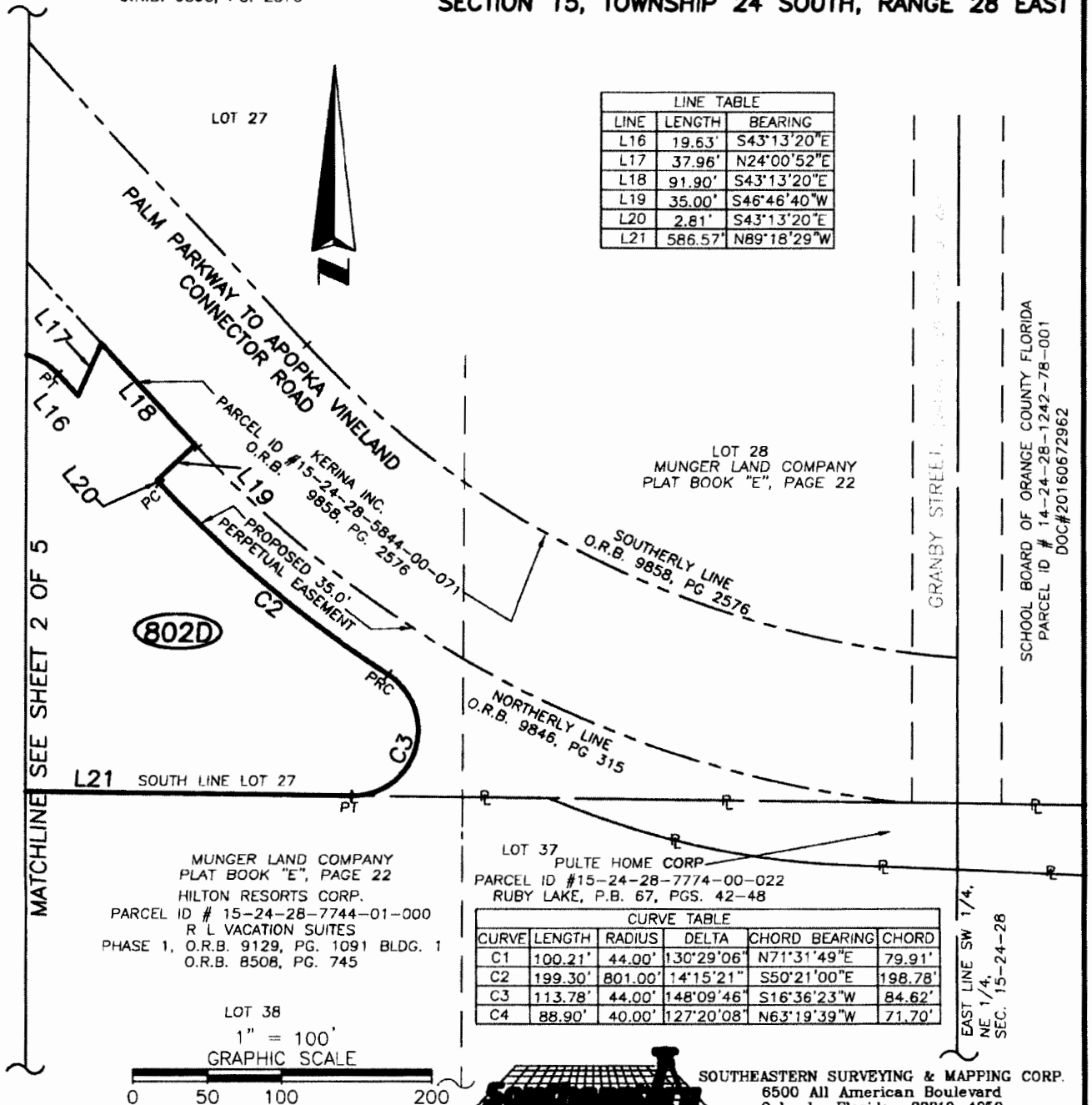
THIS IS NOT A SURVEY.

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



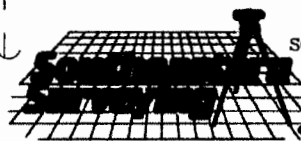
LINE TABLE		
LINE	LENGTH	BEARING
L16	19.63'	S43°13'20"E
L17	37.96'	N24°00'52"E
L18	91.90'	S43°13'20"E
L19	35.00'	S46°46'40"W
L20	2.81'	S43°13'20"E
L21	586.57'	N89°18'29"W

CURVE 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'

- 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

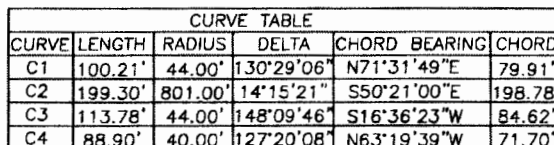
THIS IS NOT A SURVEY.



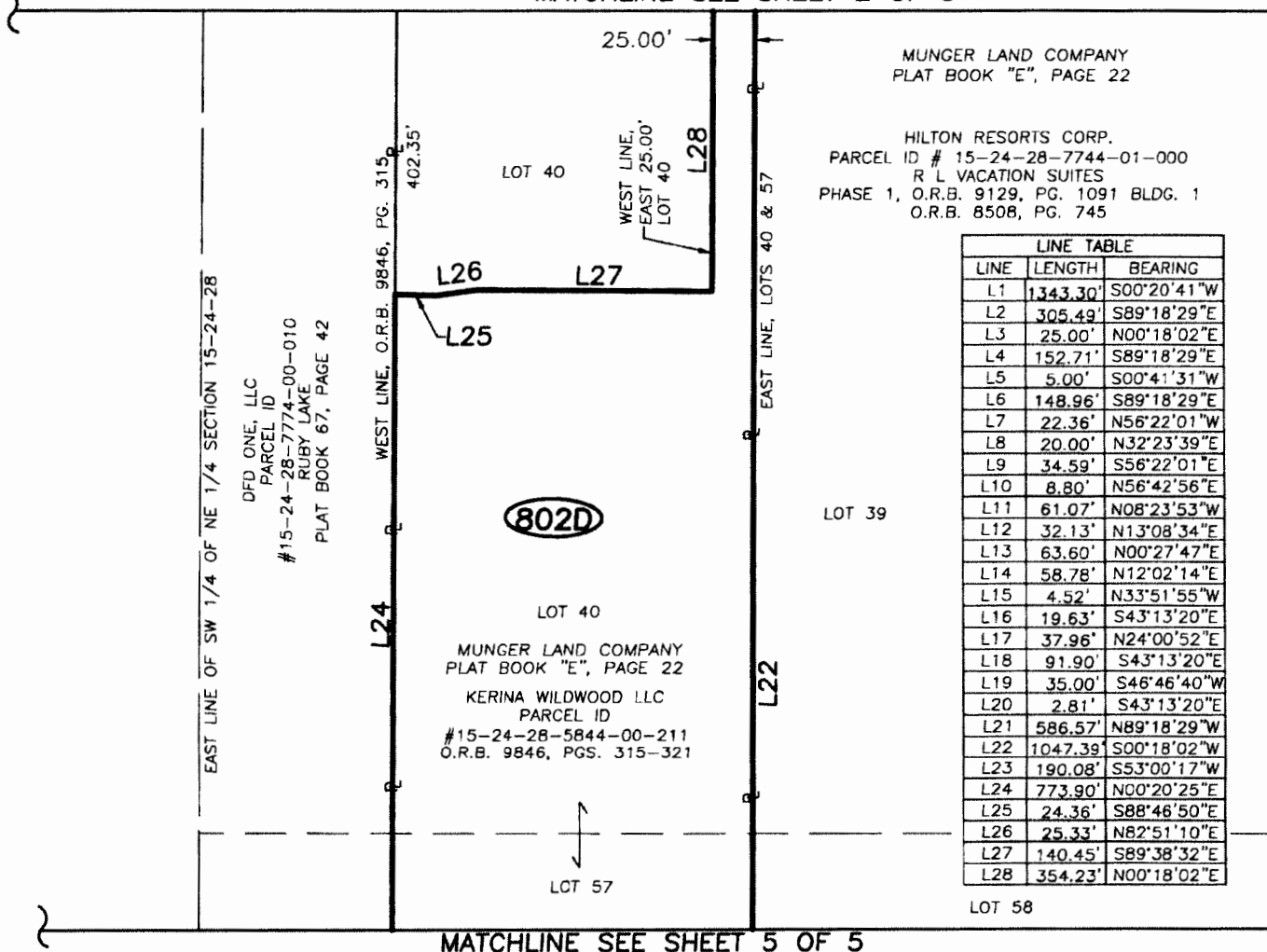
SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



MATCHLINE SEE SHEET 2 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.

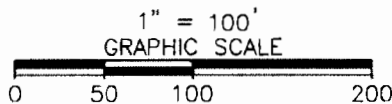
Drawing No: 51599055
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 4 OF 5
See Sheet 1 for Description

THIS IS NOT A SURVEY.

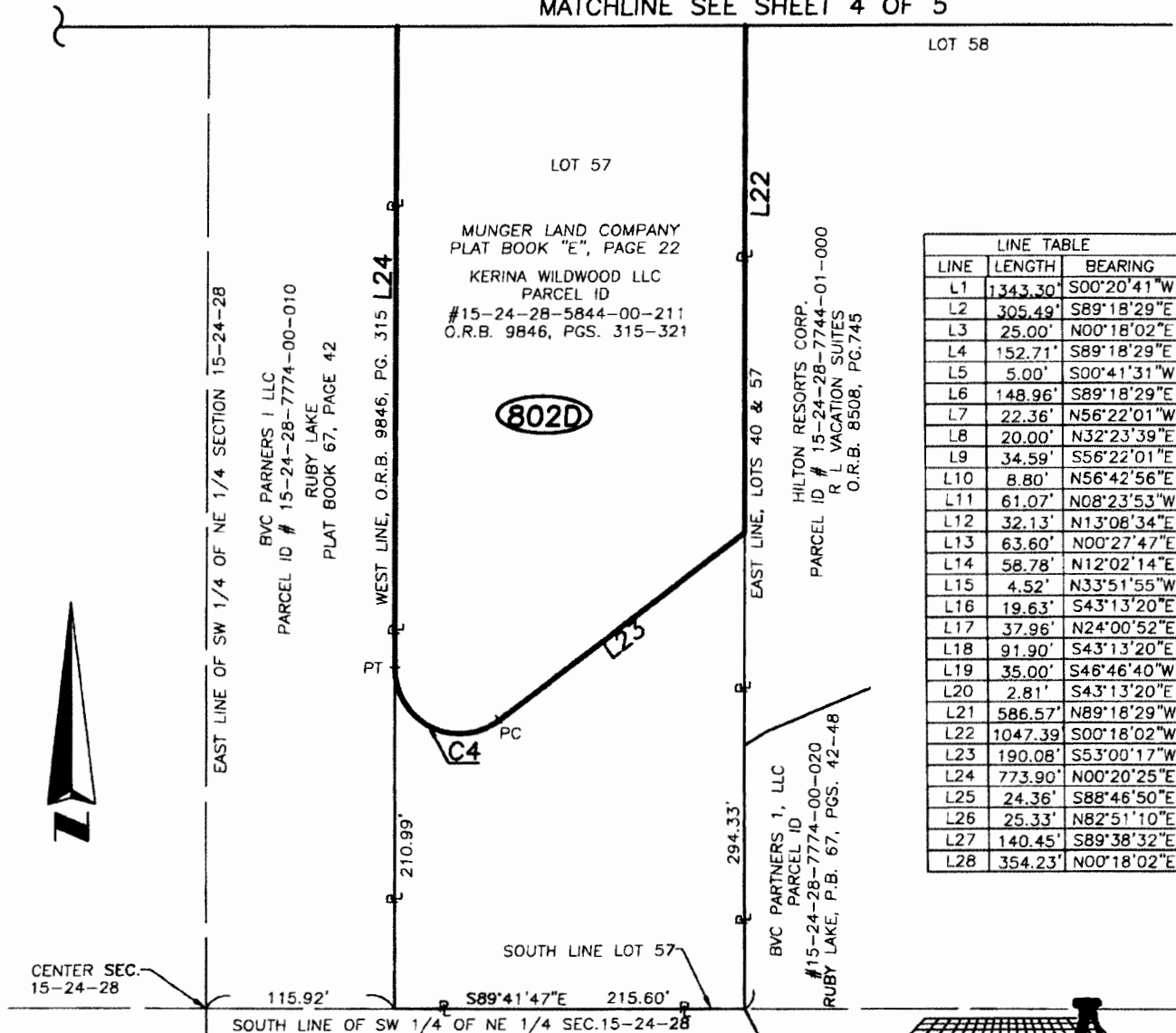
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Revision: 08/2016	Revised Sketch REJ
Revision: 04/21/2015	Engineering revision CBVG
Revision: 02/2015	Orange County comments CBVG
Revision: 12/2014	Orange County comments CBVG

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



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
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

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'

NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-4 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 5 OF 5
See Sheet 1 for Description

THIS IS NOT A SURVEY.

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: 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 4th 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: LS

Witness 2 print name: Kathryn Smith

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

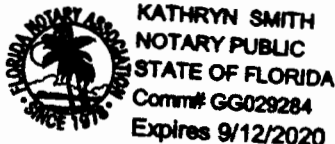
STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4th 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)

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 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:



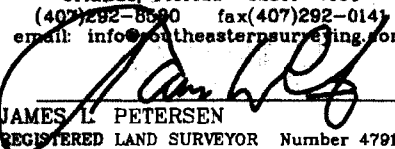
Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 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

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(354), 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: 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

DESCRIPTION		Date: June 23, 2014 CBvG		Certification Number LB2108 51599053	
		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			
		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8600 fax(407)292-0141 email: info@seasurveysurveying.com  JAMES L. PETERSEN 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

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

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'

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

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

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

15' TRANSIT/PEDESTRIAN
/UTILITY EASEMENT

802B

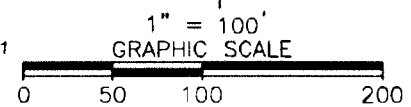
POB
STA: 476+57.92
OFFSET: 70.00 RT.

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

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

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

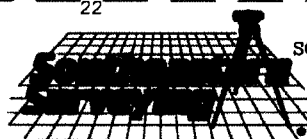
CBvG

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



MATCHLINE SEE SHEET 3 OF 6

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

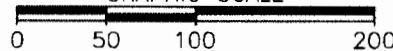
NORTH LINE OF NE 1/4
SEC.15-24-28

MATCHLINE SEE SHEET 2 OF 6

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



1" = 100'
GRAPHIC SCALE



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

MATCHLINE SEE SHEET 4 OF 6

10

9

8

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	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'

MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

23

24

25

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.



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: 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

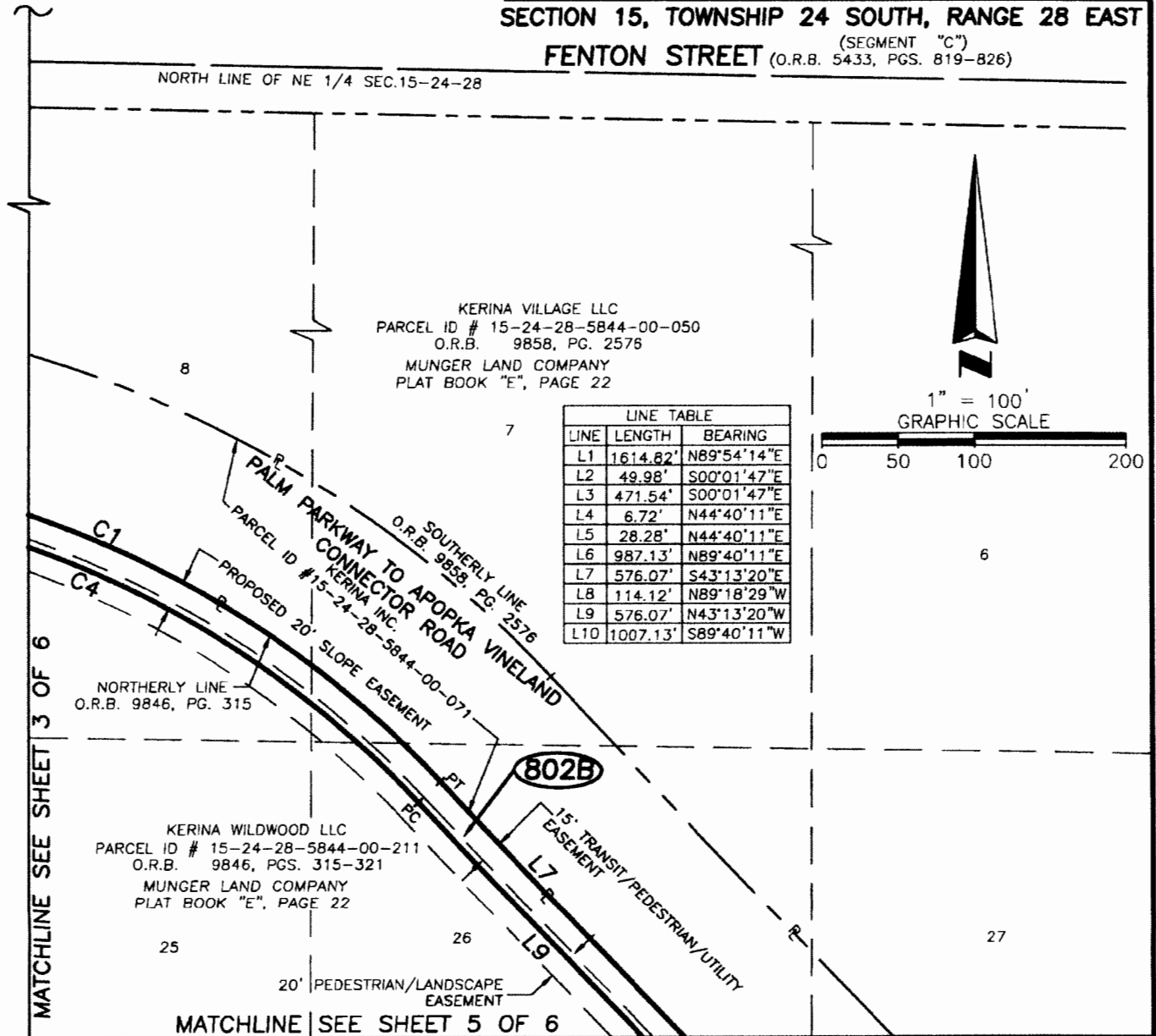
Revision: 12/2014

Orange County comments

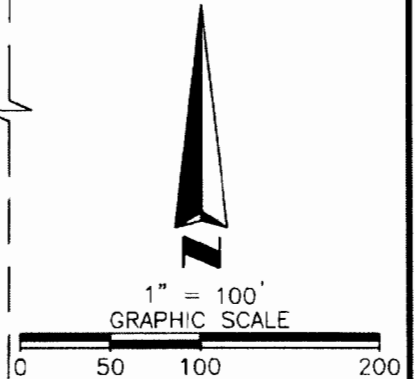
CBvG

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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L8	114.12'	N89°18'29"W
L9	576.07'	N43°13'20"W
L10	1007.13'	S89°40'11"W



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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C4	531.14'	646.00'	47°06'30"	N66°46'34"W	516.30'

- NOTE:
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - NOT VALID WITHOUT SHEET 1-3 & 5-6 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 4 OF 6
See Sheet 1 for Description

THIS IS NOT A SURVEY.



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

email: info@southeasternsurveying.com

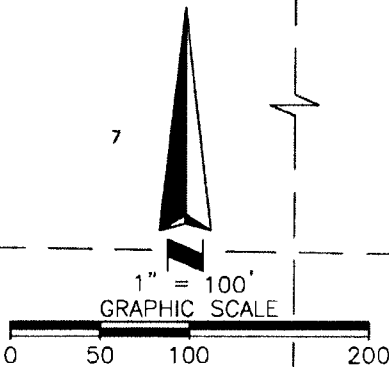
Revision:	06/2017	Cert. No. 1B-2108	Address Comments
Revision:	09/16-4/17	Revised Sketch BMD-Parcel Ownership S.S	
Revision:	08/2016	Revised Sketch	REJ
Revision:	01/2015	Orange County comments	CBvG
Revision:	12/2014	Orange County comments	CBvG

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

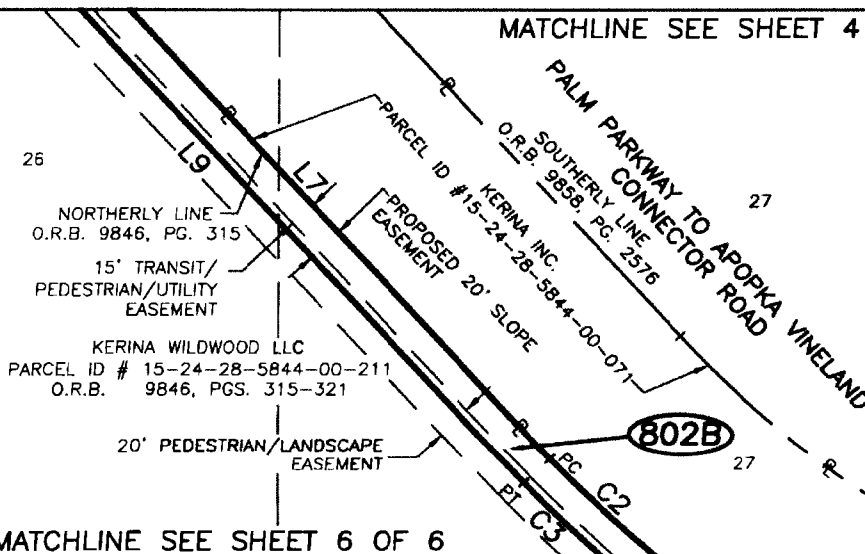
FENTON STREET (SEGMENT "C")
(O.R.B. 5433, PGS. 819-826)



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		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
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L9	576.07'	N43°13'20"W
L10	1007.13'	S89°40'11"W

MATCHLINE SEE SHEET 4 OF 6



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

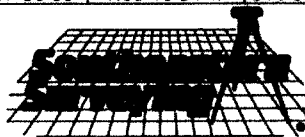
MATCHLINE SEE SHEET 6 OF 6

26

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'
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NOTE:

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- NOT VALID WITHOUT SHEET 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: 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)

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

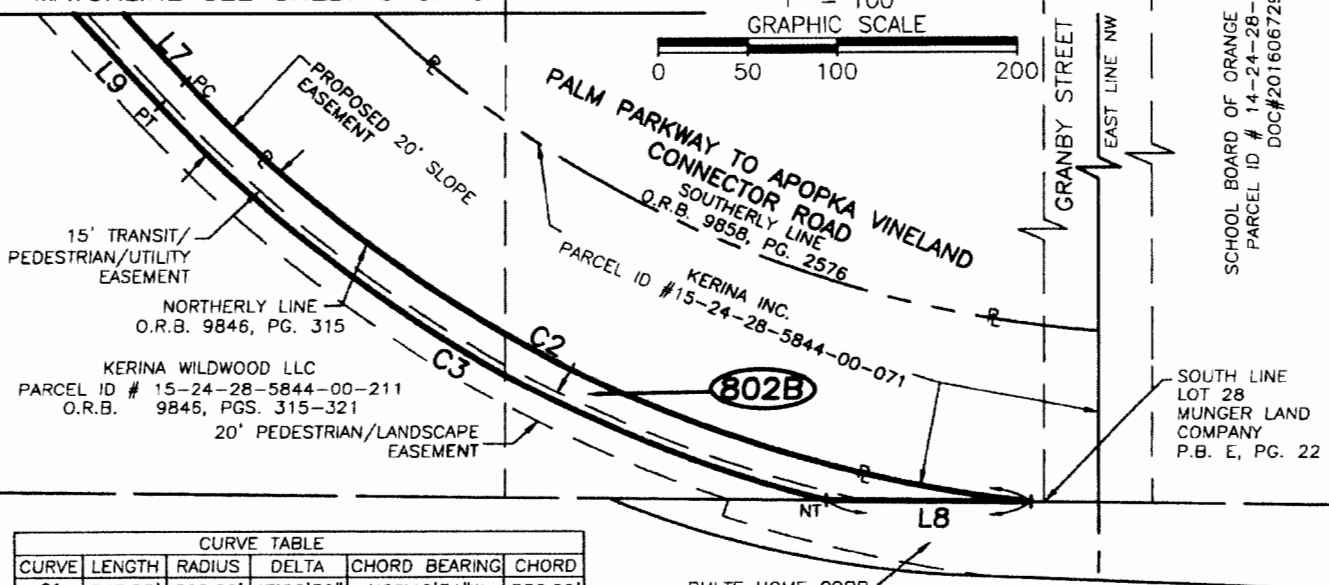
MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

LINE TABLE		
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
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L8	114.12'	N89°18'29"W
L9	576.07'	N43°13'20"W
L10	1007.13'	S89°40'11"W

MATCHLINE SEE SHEET 5 OF 6

1" = 100'
GRAPHIC SCALE

0 50 100 200



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'
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NOTE:

- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEET 1-5 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 6 OF 6
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017 Address Comments

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

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: 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.


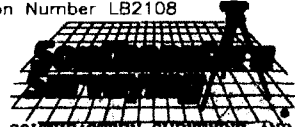
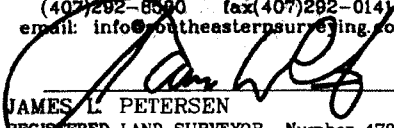
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 6.392 acres, more or less.

SURVEYORS REPORT

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(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 & 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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG		Certification Number LB2108 51599048  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8500 fax (407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791
	Job Number: 51599	Scale: 1" = 200'	
	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 3 SEE SHEET 2-3 FOR SKETCH			

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

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

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

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

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

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

POB
STA: 476+53.97
OFFSET: 76.35 LT.

PALM PARKWAY TO
APOPKA VINELAND
CONNECTOR ROAD

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	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'

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

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

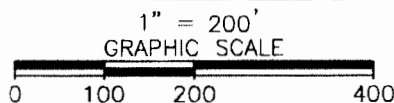
EXISTING EAST R/W LINE

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

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



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.

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

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: 12/2014

Orange County comments CBvG

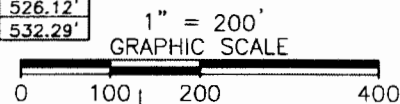
MATCHLINE SEE SHEET 3 OF 3

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
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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

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.
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: 06/2017

Address Comments

Revision: 8/16-4/17

Revision: 12/2014

Revised Description REJ-Parcel Ownership S.S

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 4th 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 4th 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:


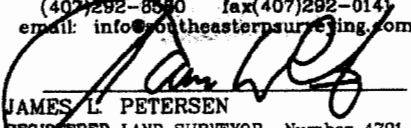

Commence at the Northwest corner of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence North 89°54'14" East, a distance of 1614.82 feet along the North line of the Northwest quarter of said Section 15; thence departing said North line, South 00°01'47" East, a distance of 49.98 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 recorded 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		Revision: 12/2014	Orange County comments CBvG
DESCRIPTION		Date: June 23, 2014 CBvG		Certification Number LB2108 51599054	
		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.		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8660 fax (407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
		SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH			

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)

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

WEST LINE OF NW 1/4 SEC. 15



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

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.

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'

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
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PG. = PAGE
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R/W = RIGHT OF WAY
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STA = STATION
RT. = RIGHT
DOC = DOCUMENT

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

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

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 & 3-6 OF 6
 - SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

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: 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

MATCHLINE SEE SHEET 3 OF 6

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)

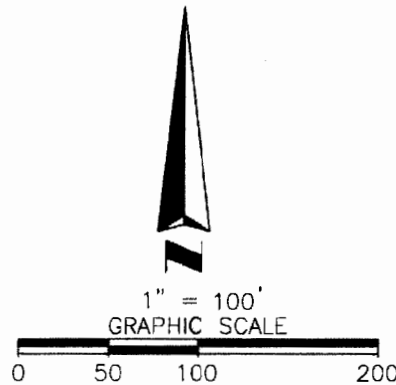
NW CORNER OF NE 1/4
SEC. 15-24-28

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

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



MATCHLINE SEE SHEET 4 OF 6

WEST LINE, NE 1/4, SEC. 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
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

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

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'	
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'	

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

NOTE:

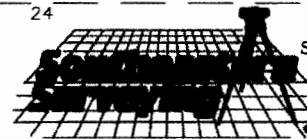
- NOT VALID WITHOUT RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- NOT VALID WITHOUT SHEETS 1-2 & 4-6 OF 6
- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.

Drawing No: 51599054
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



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: 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

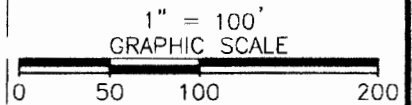
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST
FENTON STREET (SEGMENT "C")
(O.R.B. 5433, PGS. 819-826)

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

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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PROPOSED 20'
PEDESTRIAN/
LANDSCAPE
EASEMENT

PALM PARKWAY TO APOPKA VINELAND
CONNECTOR ROAD
PARCEL ID # 15-24-28-5844-00-071
O.R.B. 9858, PG. 2576
KERINA INC.

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

802C

15' TRANSIT/PEDESTRIAN
/UTILITY EASEMENT
PROPOSED R/W LINE
20' SLOPE
EASEMENT

MATCHLINE SEE SHEET 3 OF 6

MATCHLINE SEE SHEET 5 OF 6

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.



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(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 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

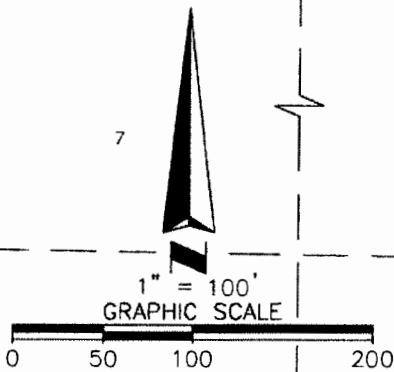
CBvG

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

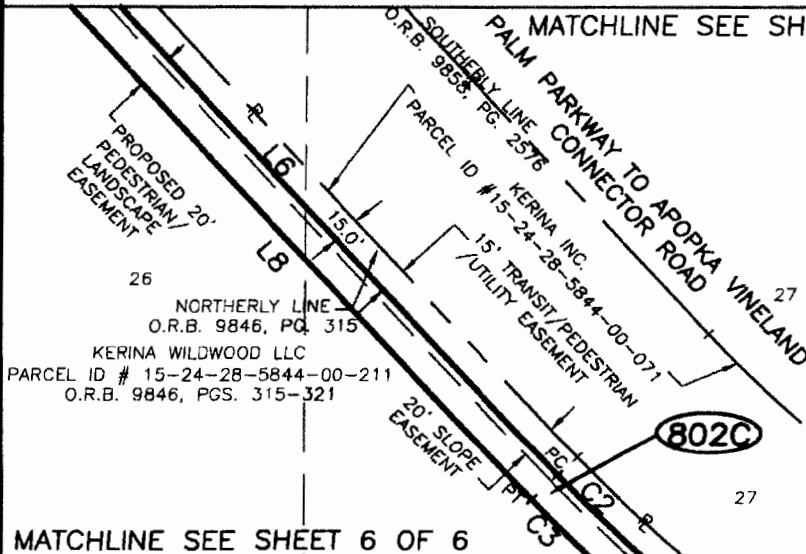
FENTON STREET (SEGMENT "C")
(O.R.B. 5433, PGS. 819-826)



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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L9	1011.93'	S89°40'11"W
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MATCHLINE SEE SHEET 4 OF 6



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

MATCHLINE SEE SHEET 6 OF 6

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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- 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.



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(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)

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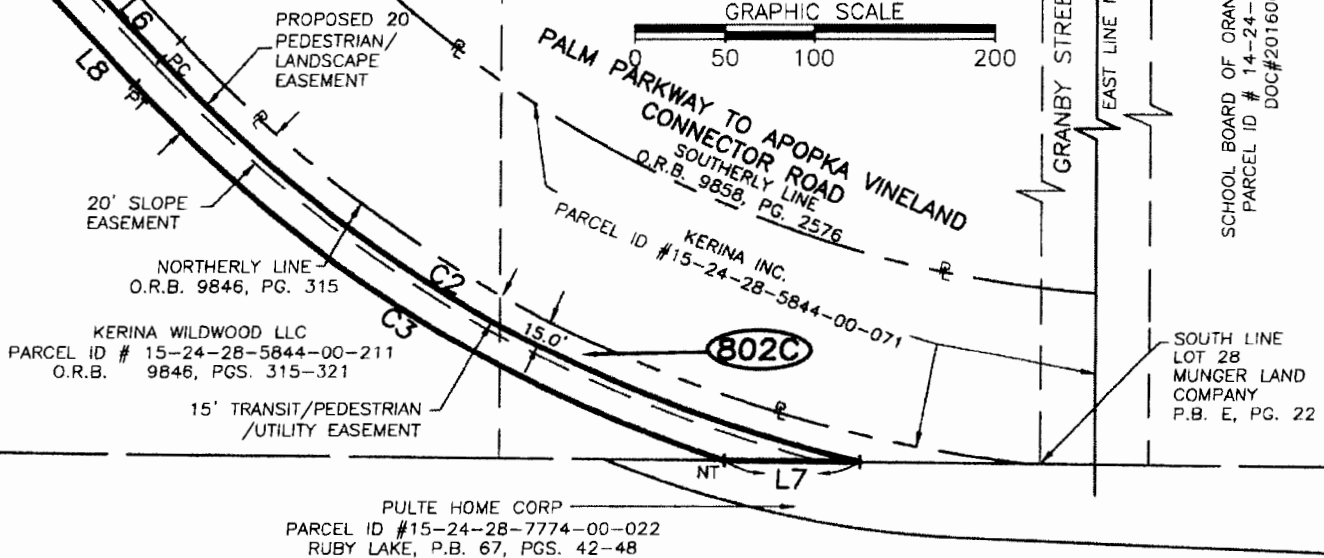
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KERINA VILLAGE LLC
PARCEL ID #15-24-28-5844-00-050
O.R.B. 9858, PG. 2576

MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6

1" = 100'
GRAPHIC SCALE
50 100 200



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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6500 All American Boulevard
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(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 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

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 15-24-28-5844-00-211

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 4th 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 4th 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

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(354), 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: 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: 06/2017	Address Comments
Revision: 12/2014	Orange County comments CBvG

DESCRIPTION



Date:

June 23, 2014 CBvG

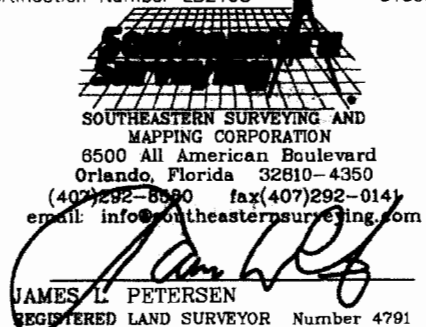
Job Number:
51599

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 51599052


SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
8500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8880 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 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

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

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'

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

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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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:

- 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.

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.

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

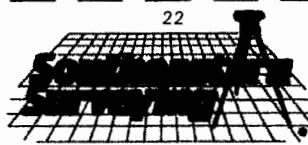
Orange County comments

CBvG

Revision: 12/2014

Orange County comments

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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 802A

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

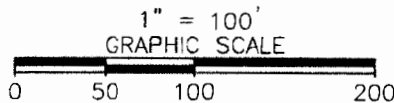
NW CORNER OF NE 1/4
SEC. 15-24-28

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

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



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

MATCHLINE SEE SHEET 4 OF 6

PALM PARKWAY TO
APOPKA-VINELAND
CONNECTOR ROAD

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

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

PROPOSED 15' TRANSIT/PEDESTRIAN
/UTILITY EASEMENT

PROPOSED R/W LINE

802A

NORTHERLY LINE
O.R.B. 9846, PG 315
20' SLOPE EASEMENT
20' PEDESTRIAN/LANDSCAPE
EASEMENT

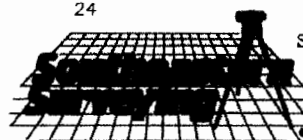
MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

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

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 1-2 & 4-6 OF 6
- SEE SHEET 2 OF 6 FOR LEGEND.
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



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(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 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 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

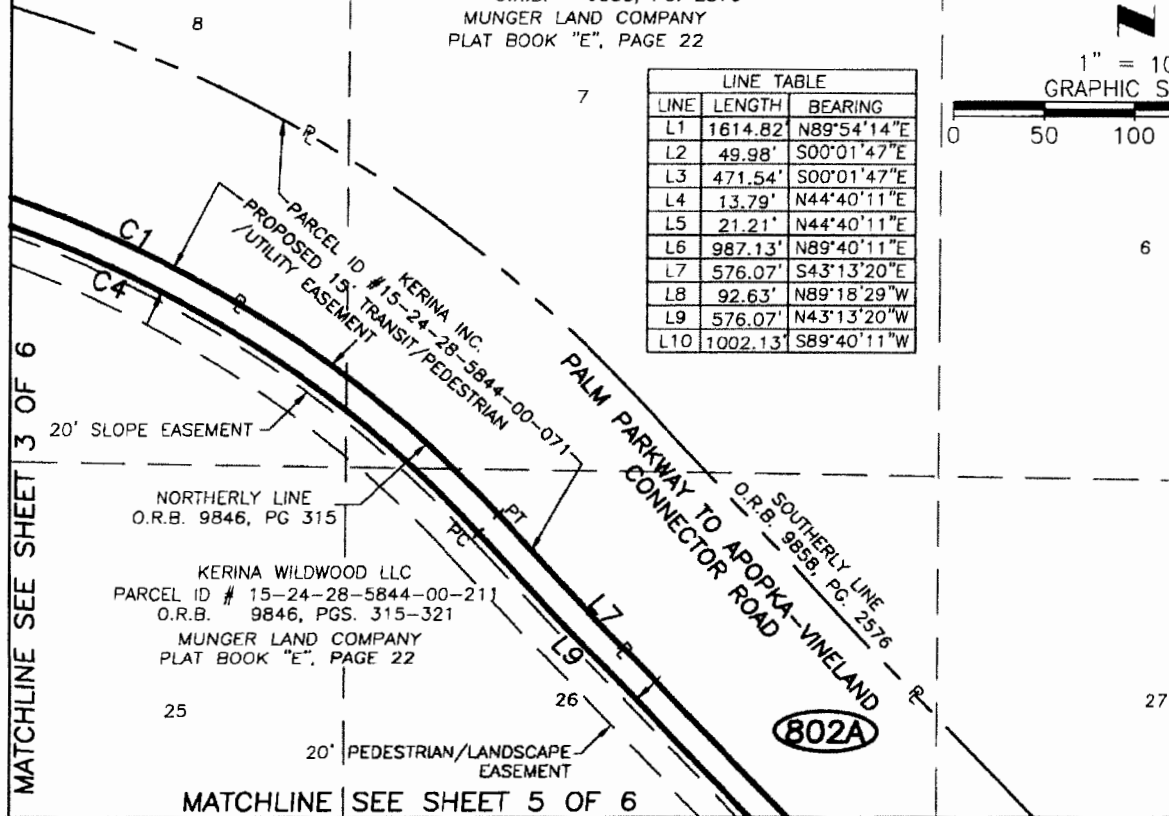
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
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KERINA VILLAGE LLC
PARCEL ID # 15-24-28-5844-00-050
O.R.B. 9858, PG. 2576
MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

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
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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

1" = 100'
GRAPHIC SCALE

0 50 100 200



NOTE:

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- 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.



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(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 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

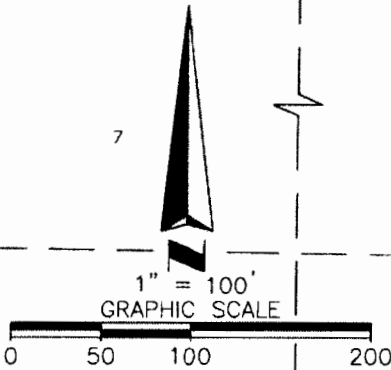
CBvG

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

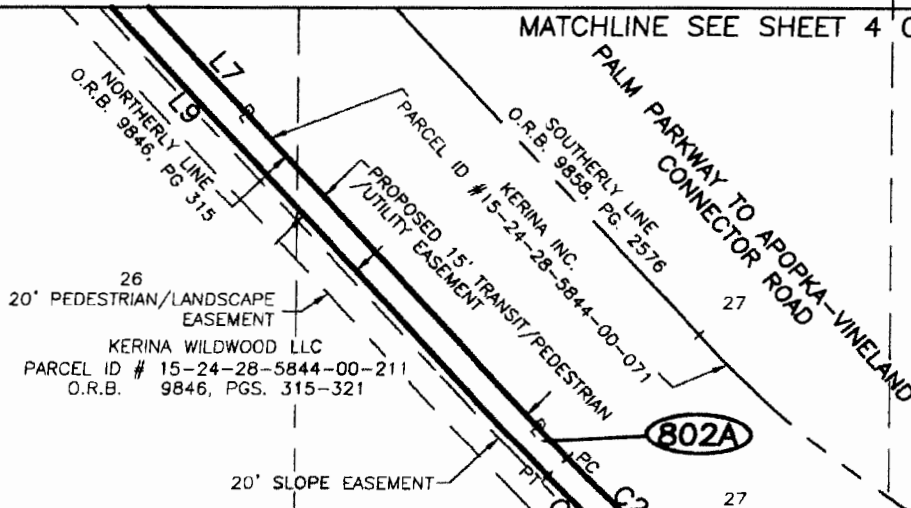
FENTON STREET (SEGMENT "C")
(O.R.B. 5433, PGS. 819-826)



LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
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L5	21.21'	N44°40'11"E
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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 4 OF 6



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

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

Revision: 08/2016

Revision: 01/2015

Revision: 12/2014

Revised Sketch BMD-Parcel Ownership S.S

Revised Sketch REJ

Orange County comments CBvG

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)

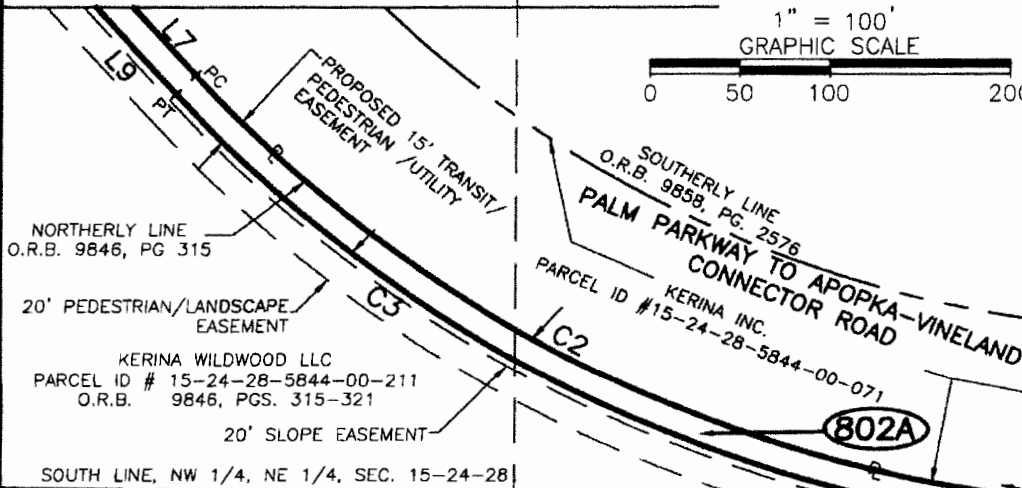
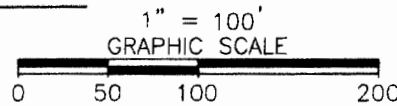
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	547.58'	666.00'	47°06'30"	N66°46'34"W	532.29'
C2	537.06'	766.00'	40°10'16"	S63°18'28"E	526.12'
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L6	987.13'	N89°40'11"E
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L8	92.63'	N89°18'29"W
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



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

20' SLOPE EASEMENT

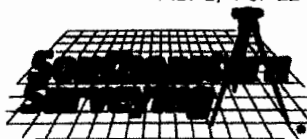
SOUTH LINE, NW 1/4, NE 1/4, SEC. 15-24-28

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

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: 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

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:

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)

KERINA WILDWOOD, LLC, a Florida
limited liability company

By: Kathleen Keller

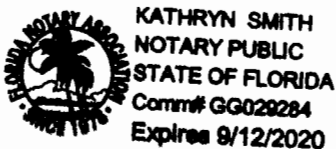
Printed Name: Kathleen Keller

Title: Manager

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4th 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.

Sketch & Description



Date: 05/11/2017 S.S.

Job Number: 51599 Scale: 1" = 60'

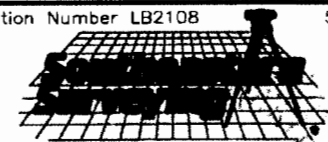
Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that

THIS IS NOT A SURVEY.

REVISED: 05/30/2018

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

Certification Number LB2108 51599140

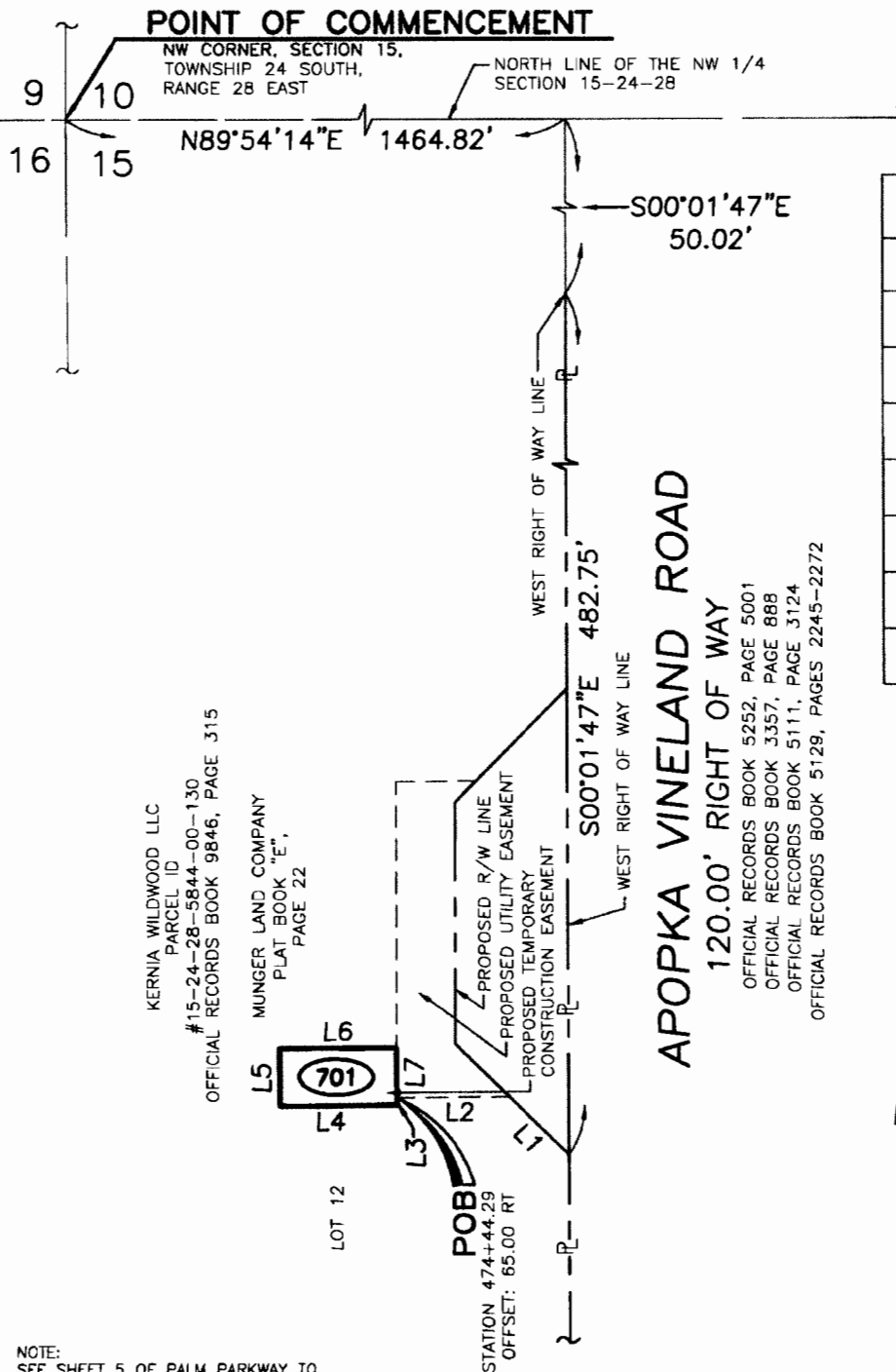


**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 272-8580
e-mail: info@southeasternsurveying.com

JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

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

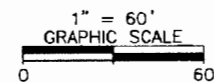
SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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

PL = PROPERTY LINE
POB = POINT OF BEGINNING
L1 = LINE TABLE
LB = LICENSED BUSINESS
RT = RIGHT
STA = STATION
ID = IDENTIFICATION



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


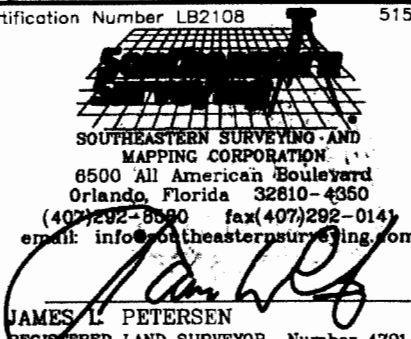
A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

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

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 South 89°54'14" West.
2. 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.
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: 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		
DESCRIPTION		Date: June 23, 2014 CBvG		Certification Number LB2108 51599105
		Job Number: 51599		Scale: 1" = 40'
		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 2 SEE SHEET 2 FOR SKETCH		
		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791		

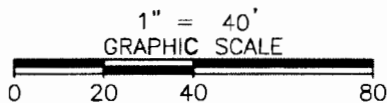
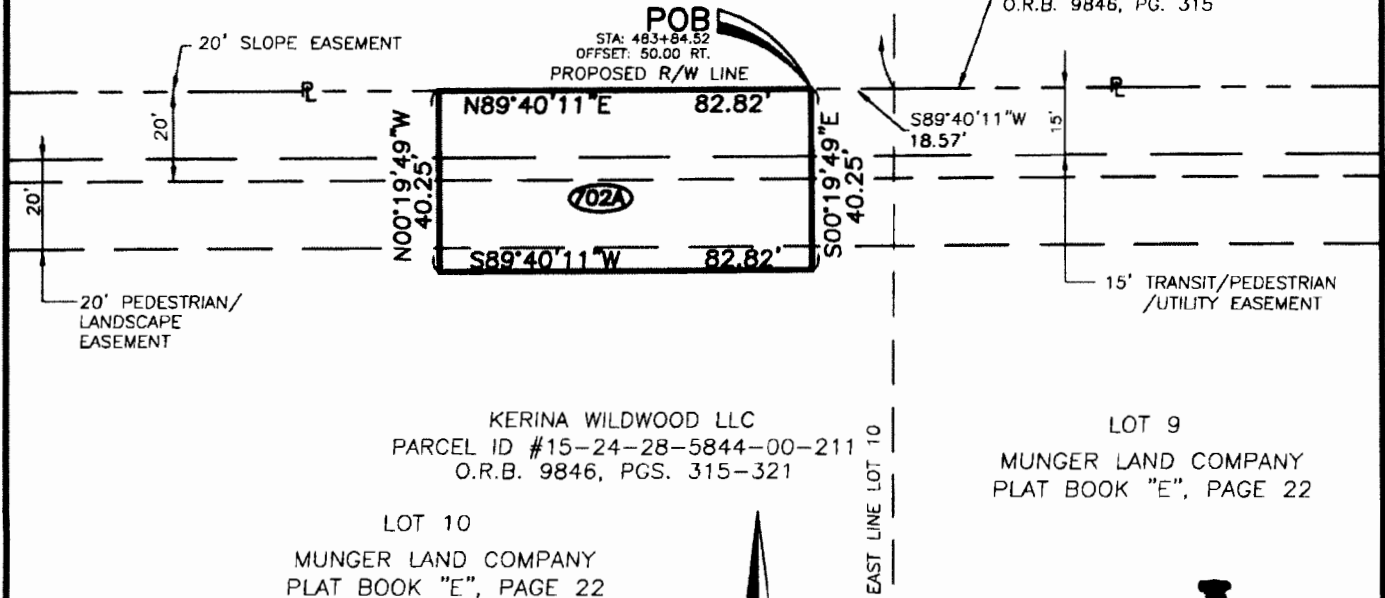
SKETCH OF DESCRIPTION
PALM PARKWAY TO APOPKA-VINELAND
CONNECTOR ROAD
PARCEL 702A

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: 05/2017	Address Comments	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

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:



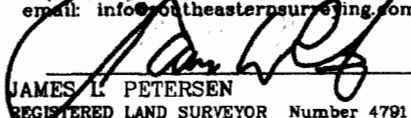
Commence at the Northwest corner of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East, Orange County, Florida; thence South 88°55'03" East, a distance of 643.81 feet along the North line of said Northeast 1/4 of Section 15; thence departing said North line, South 01°04'57" West, a distance 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

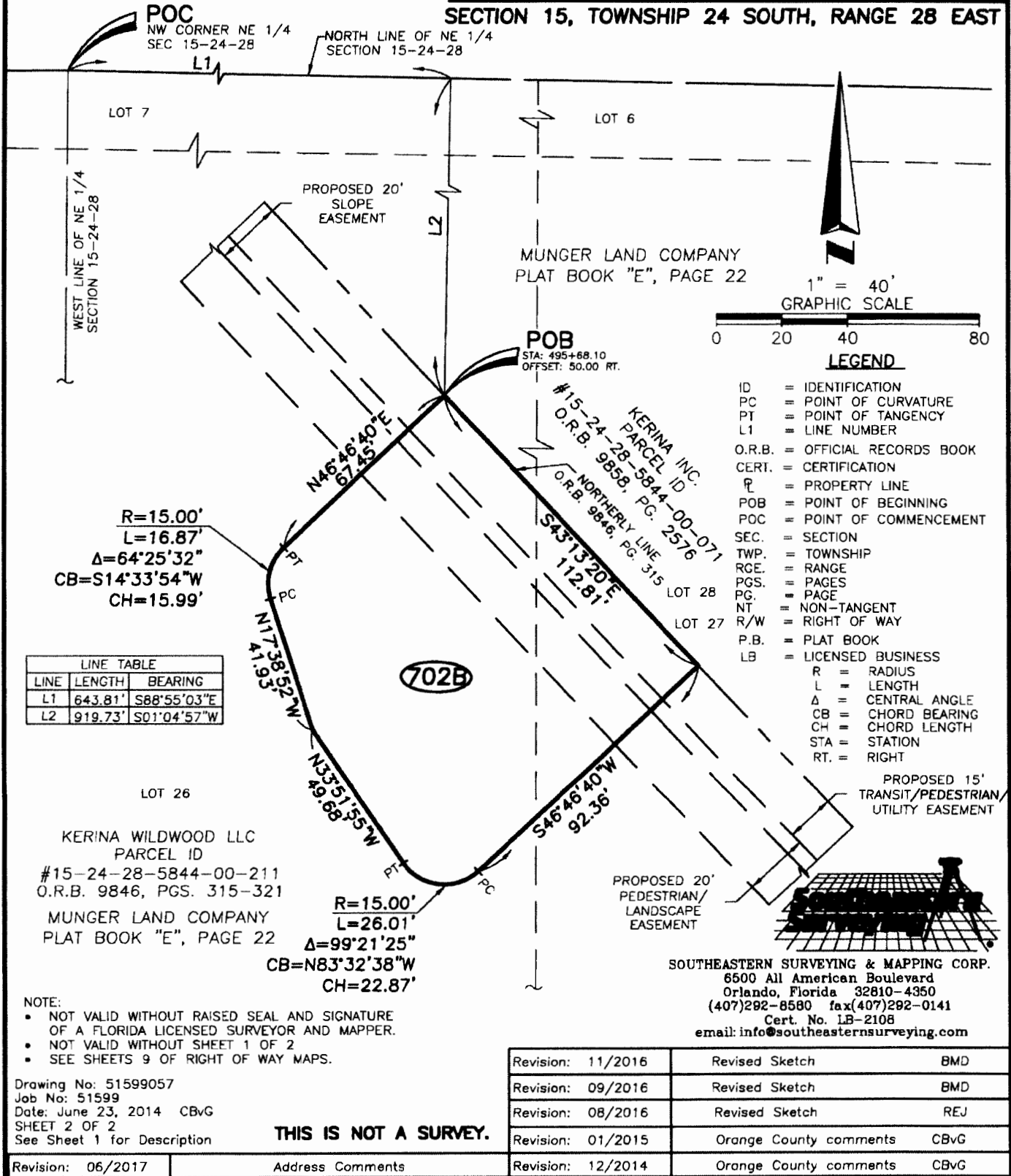
- Bearings shown hereon are based on the North line of the Northeast 1/4 of Section 15, Township 24 South, Range 28 East being South 88°55'03" East.
- I have reviewed the First American title search report #2037-3170(354), dated May 21, 2014 and all recorded encumbrances, except liens, identified in 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

DESCRIPTION		Date: June 23, 2014 CBvG	Certification Number LB2108 51599057
	FOR	Job Number: 51599	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8500 fax (407) 292-0141 email: info@southeasternsurveying.com
	ORANGE COUNTY GOVERNMENT FLORIDA	Scale: 1" = 40'	
	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 2 SEE SHEET 2 FOR SKETCH		 JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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: LS

Witness 2 print name: Kathryn Smith

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

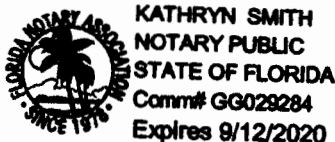
STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4th 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)

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 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 Mopper.
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

DESCRIPTION



Date: **June 23, 2014** CBvG

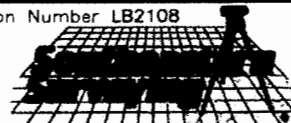
Job Number: **51599** Scale: **1" = 100'**

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

REVISED 04/17/2017 S.S.

SHEET 1 OF 6
SEE SHEETS 2-6 FOR SKETCH

Certification Number LB2108 51599050

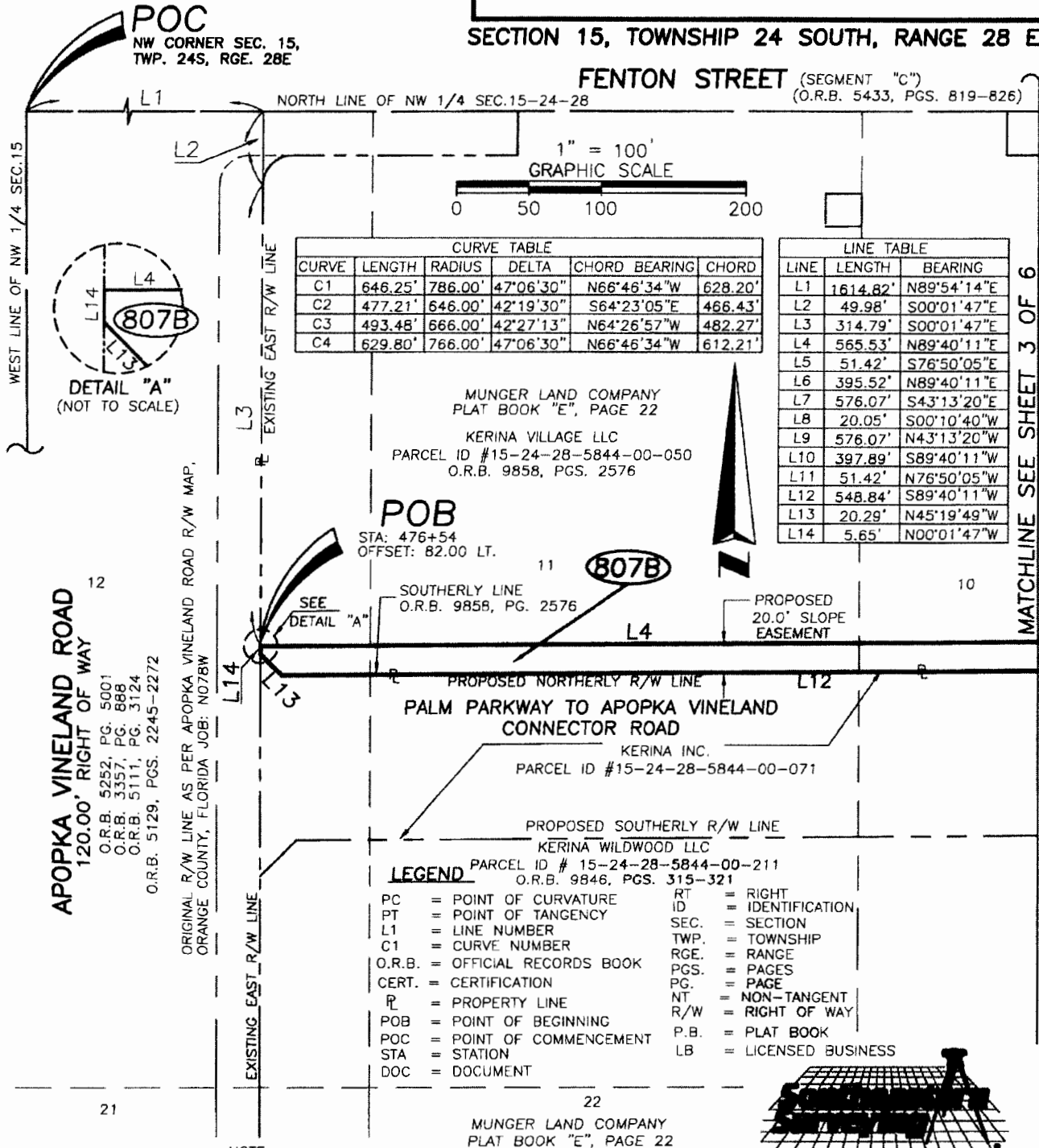


SOUTHEASTERN SURVEYING AND
MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8880 fax(407)292-0141
email: info@seasurveysurveying.com

JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST



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: 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

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

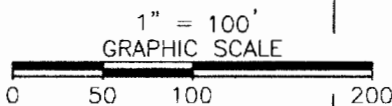
NW CORNER OF NE 1/4
SEC. 15-24-28

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
C1	646.25'	786.00'	47°06'30"	N66°46'34"W	628.20'
C2	477.21'	646.00'	42°19'30"	S64°23'05"E	466.43'
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		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	314.79'	S00°01'47"E
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



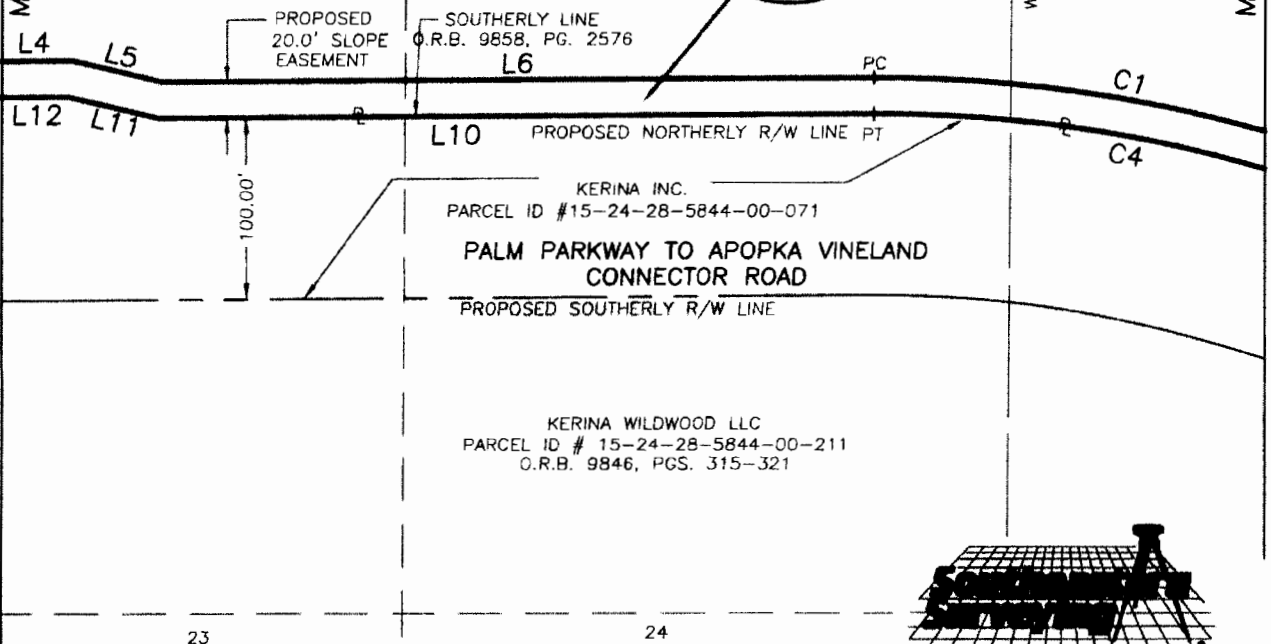
MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

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

MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

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



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:

- 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

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

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	314.79'	S00°01'47"E
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 3 OF 6

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 5 OF 6

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	646.25'	786.00'	47°06'30"	N66°46'34"W	828.20'
C2	477.21'	646.00'	42°19'30"	S64°23'05"E	466.43'
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'

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

email: info@southeasternsurveying.com

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

THIS IS NOT A SURVEY.

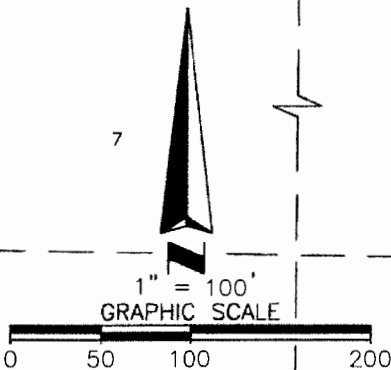
Revision: 06/2017	Address Comments
Revision: 8/16-4/17	Revised Description REJ-Parcel Ownership S.S
Revision: 12/2014	Orange County comments CBvG

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)

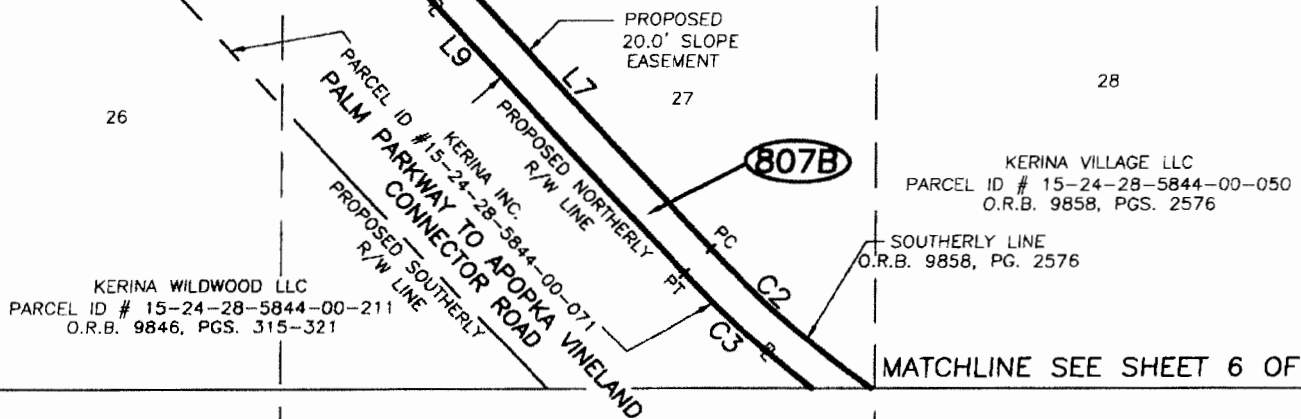
NORTH LINE OF NE 1/4 SEC. 15-24-28



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

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	314.79'	S00°01'47"E
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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

MATCHLINE SEE SHEET 4 OF 6



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	646.25'	786.00'	47°06'30"	N66°46'34"W	628.20'
C2	477.21'	646.00'	42°19'30"	S64°23'05"E	466.43'
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'

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

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)

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	646.25'	786.00'	47°06'30"	N66°46'34"W
C2	477.21'	646.00'	42°19'30"	S64°23'05"E
C3	493.48'	666.00'	42°27'13"	N64°26'57"W
C4	629.80'	766.00'	47°06'30"	N66°46'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	314.79'	S00°01'47"E
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



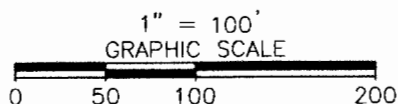
KERINA WILDWOOD LLC
PARCEL ID # 15-24-28-5844-00-211
O.R.B. 9846, PGS. 315-321

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

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

PALM PARKWAY TO
APOPKA VINELAND
CONNECTOR ROAD

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.

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

Drawing No: 51599050
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 6 OF 6
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

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.


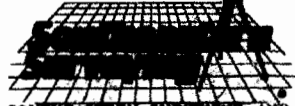
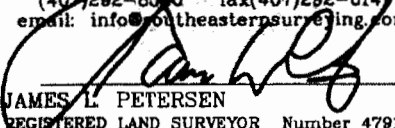
Less and except any portion thereof lying in or across Granby Street, a Public Road Right-of-Way, according to a Right-of-Way Agreement, as recorded in Official Records Book 715, Page 549, in the Public Records of Orange County, Florida.

Containing 6.392 acres, more or less.

SURVEYORS REPORT

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(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 & 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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599048  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8000 • fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
	Job Number: 51599		Scale: 1" = 200'
	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 3 SEE SHEET 2-3 FOR SKETCH			

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST
1/4 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'	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'

	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
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
LT. = LEFT
DOC = DOCUMENT
COR. = CORNER

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

1" = 200'
GRAPHIC SCALE

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: 8/16-4/17

Revised Description REJ-Parcel Ownership S.S

Revision: 06/2017

Address	Comments
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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'

1" = 200'
GRAPHIC SCALE

0 100 200 400

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

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.

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

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

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

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.

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: 06/2017

Address Comments

Revision: 8/16-4/17

Revision: 12/2014

Revised Description REJ-Parcel Ownership S.S

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.: 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

Witness 1 print name: Cristina Ruiz

Witness 2 sign: LS

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 4th 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)



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

By: Kathleen Keller

Print name: Kathleen Keller

Title: Manager

LS
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 807C)

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

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

PARCEL 807C


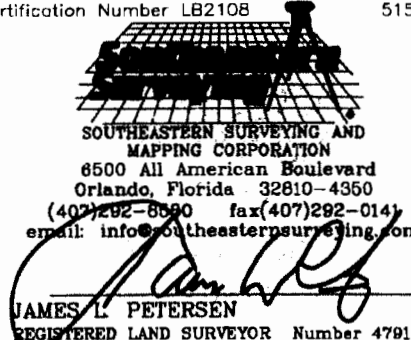
A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

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.

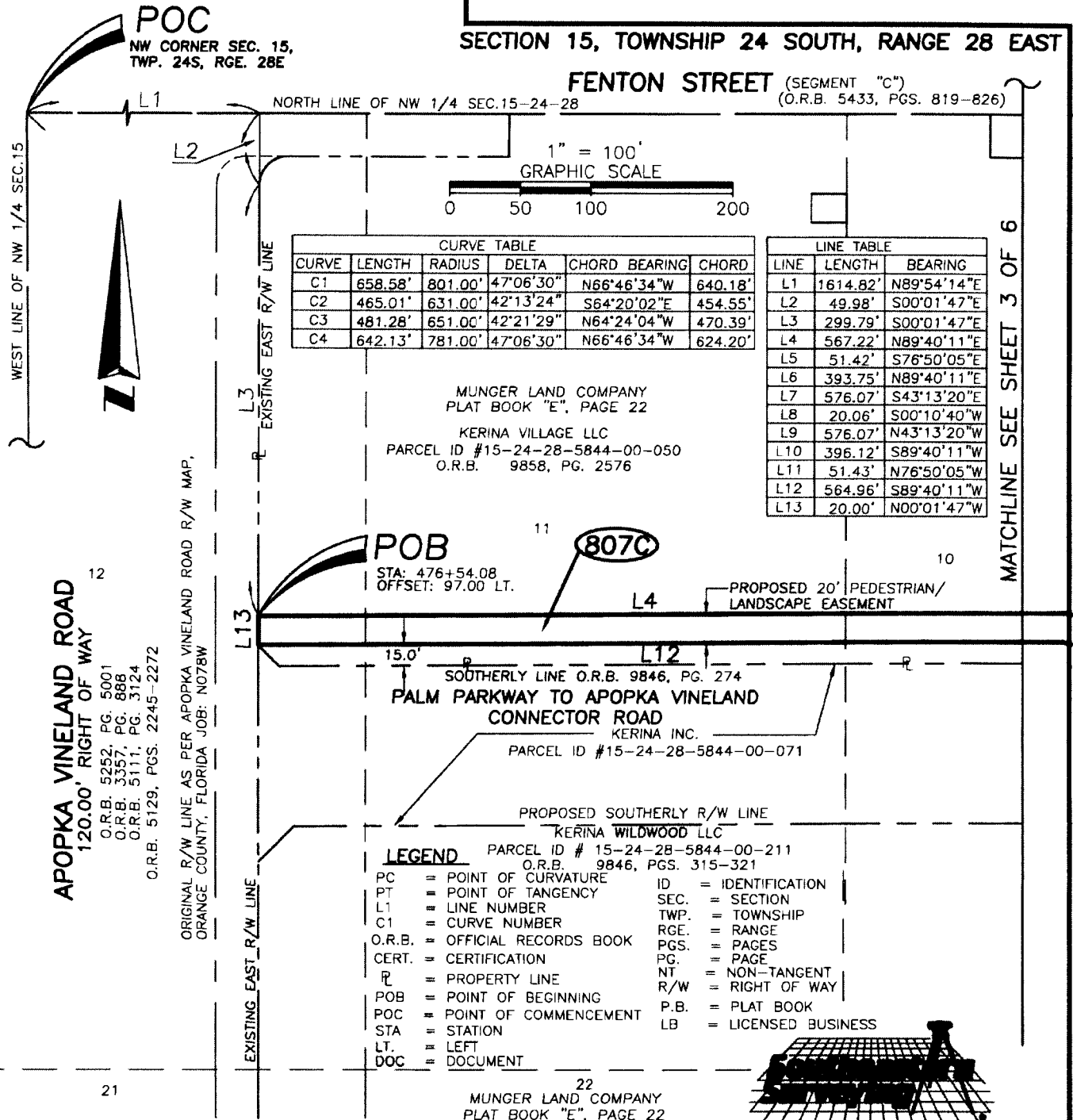
SURVEYORS REPORT

- 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	
DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA		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	
		 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4360 (407)292-8890 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 807C

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 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 2 OF 6
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision: 06/2017

Address Comments

Revision: 8/16-4/17

Revision: 02/2015

Revision: 12/2014

Revised Description REJ-Parcel Ownership S.S

Orange County comments CBvG

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 807C

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

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

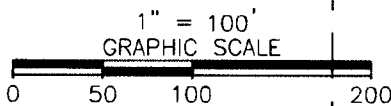
NW CORNER OF NE 1/4
SEC. 15-24-28

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

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

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



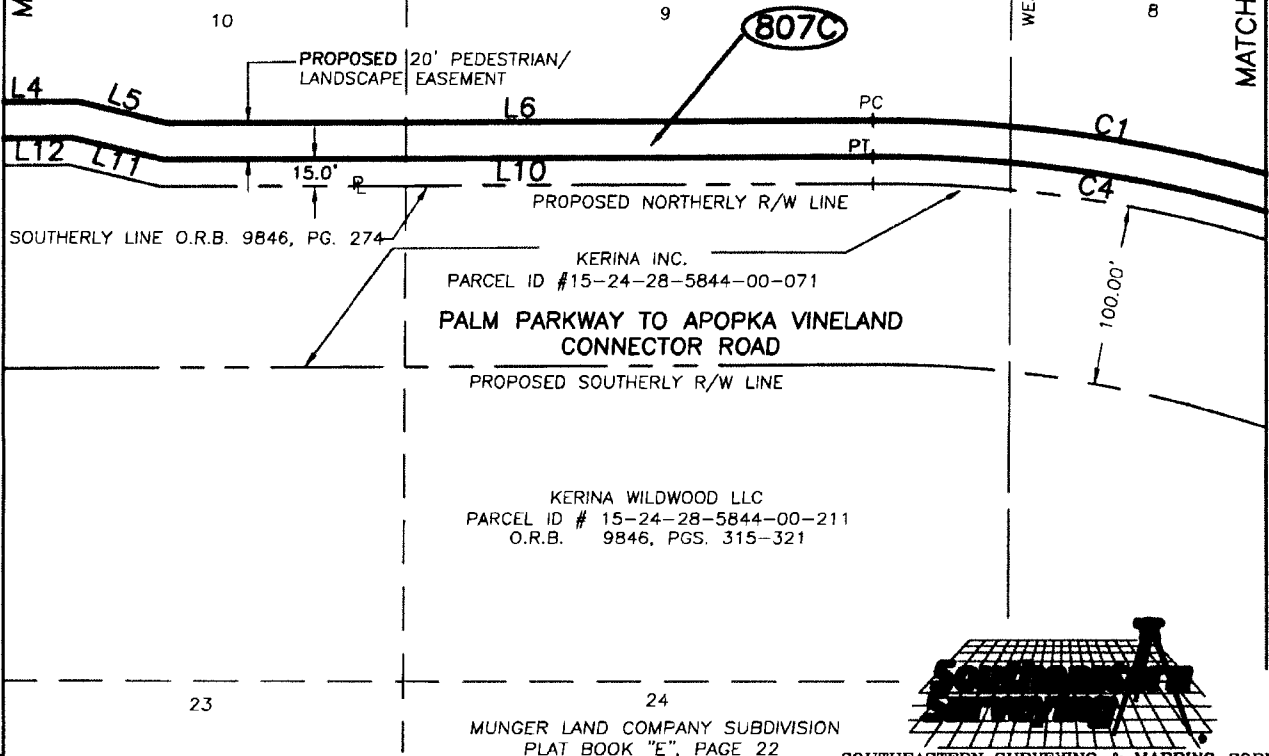
MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

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

MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6

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



- 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.

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

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

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

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	299.79'	S00°01'47"E
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L5	51.42'	S76°50'05"E
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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'	N89°40'11"W
L13	20.00'	S00°01'47"W

MATCHLINE SEE SHEET 3 OF 6

MATCHLINE | SEE SHEET 5 OF 6



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THIS IS NOT A SURVEY.

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

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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L11	51.43'	N76°50'05"W
L12	564.96'	S89°40'11"W
L13	20.00'	N00°01'47"W

MATCHLINE SEE SHEET 4 OF 6

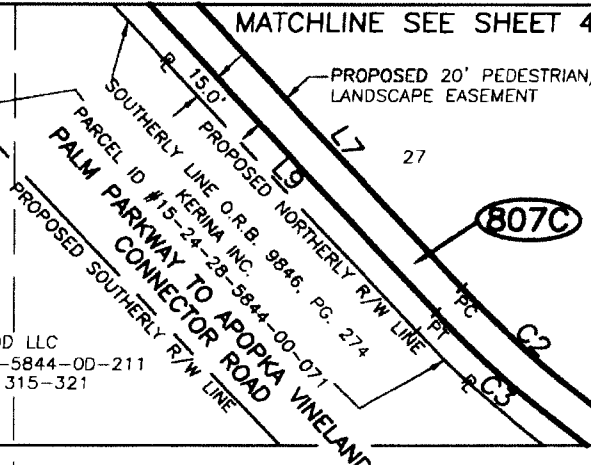
26

27

28

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

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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- 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 5 OF 6
See Sheet 1 for Description

THIS IS NOT A SURVEY.

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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

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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L13	20.00'	N00°01'47"W

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

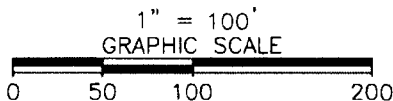
MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

MATCHLINE SEE SHEET 5 OF 6



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

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



- 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.

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

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

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



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: LS

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 4th 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)

LS
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


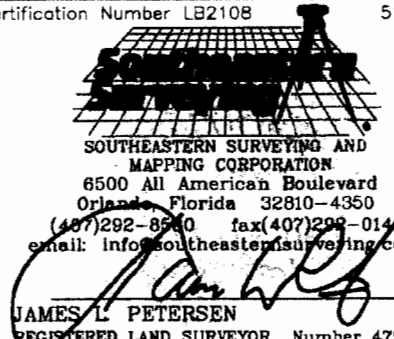
A Portion of MUNGER LAND COMPANY, according to Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of Public Records of Orange County, Florida, being more particularly described as follows:

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

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: 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			
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.	
		REVISED 04/17/2017 S.S.	
		SHEET 1 OF 6 SEE SHEETS 2-6 FOR SKETCH	
		Certification Number LB2108 51599049  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8500 fax (407) 292-0144 email: info@southeasternsurveying.com JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	

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)

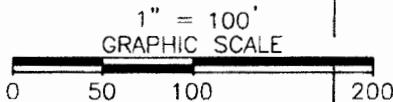
NW CORNER OF NE 1/4
SEC.15-24-28

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
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		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
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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

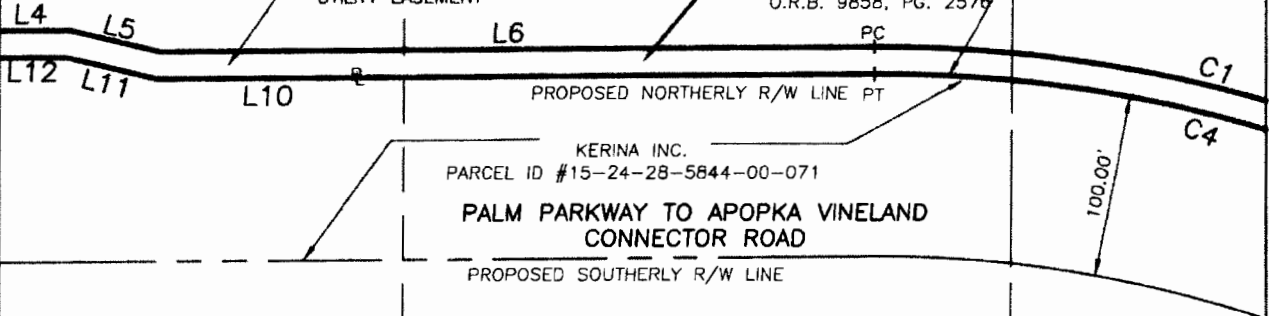
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8

PROPOSED 15' TRANSIT/PEDESTRIAN/
UTILITY EASEMENT

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

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.

SOUTHEASTERN SURVEYING & MAPPING CORP.
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Cert. No. LB-2108
email: info@southeasternsurveying.com

Revision:	Address	Comments
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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
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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

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L5	51.43'	S76°50'05"E
L6	396.12'	N89°40'11"E
L7	576.07'	S43°13'20"E
L8	15.04'	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	0.65'	N00°01'47"W

MATCHLINE SEE SHEET 3 OF 6

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

25

MATCHLINE SEE SHEET 5 OF 6

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

7

PROPOSED 15' TRANSIT/PEDESTRIAN/
UTILITY EASEMENT

807A

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

1" = 100'
GRAPHIC SCALE

0 50 100 200

6

27

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	642.13'	781.00'	47°06'30"	N56°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"	N56°46'34"W	612.21'

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.

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: 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

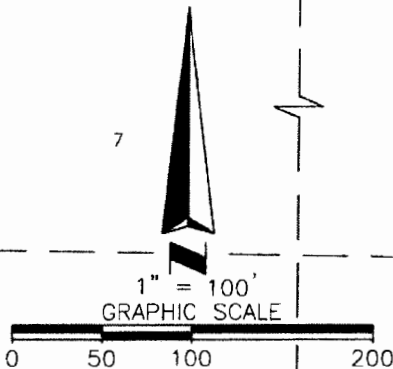
SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com

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



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

LINE TABLE		
LINE	LENGTH	BEARING
L1	1614.82'	N89°54'14"E
L2	49.98'	S00°01'47"E
L3	319.79'	S00°01'47"E
L4	564.96'	N89°40'11"E
L5	51.43'	S76°50'05"E
L6	396.12'	N89°40'11"E
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L12	548.84'	S89°40'11"W
L13	20.29'	N45°19'49"W
L14	0.65'	N00°01'47"W

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					
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NOTE:

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- 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.

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.

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

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

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

CURVE 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 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.
- NOT VALID WITHOUT SHEETS 1-5 OF 6.
- SEE SHEET 2 OF 6 FOR LEGEND
- SEE SHEETS 5-10 OF RIGHT OF WAY MAPS.



1" = 100'
GRAPHIC SCALE

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 6 OF 6
See Sheet 1 for Description

THIS IS NOT A SURVEY.

Revision:	Address Comments
Revision: 06/2017	
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

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**").

WITNESSETH:

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

FS
Witness 2 Sign

Kathryn Smith
Witness 2 Print Name

KERINA VILLAGE, LLC, a Florida limited liability company

By: Kathleen Keller

Printed Name: Kathleen Keller

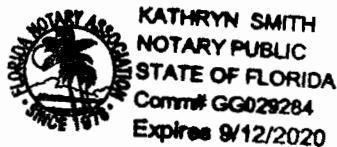
Title: Manager

(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)



FS
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


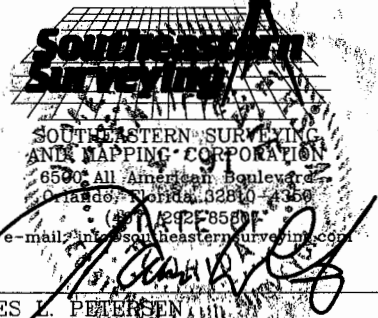
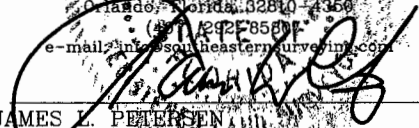
A Portion of MUNGER LAND COMPANY, according to the Plat thereof as recorded in Plat Book E, Page 22, in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

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:

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.

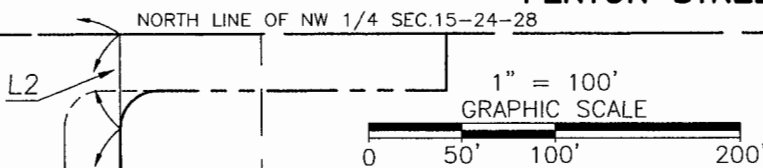
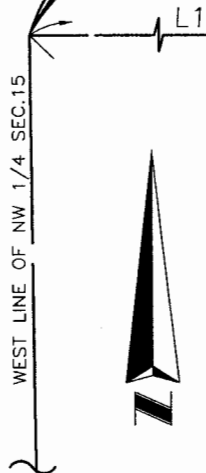
FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Description		Date: June 21, 2016 EC	Certification Number LB2108 51599 135_PAR 707C  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8500 e-mail: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED 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 THIS IS NOT A SURVEY. 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
L4	567.22'	N89°40'11"E
L5	51.42'	S76°50'05"E
L6	393.75'	N89°40'11"E
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L8	20.06'	S00°10'40"W
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

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

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)

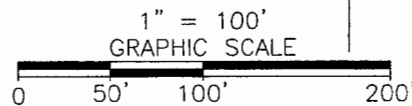
NORTH LINE OF NW 1/4 SEC.15-24-28

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'
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L7	576.07'	S43°13'20"E
L8	20.06'	S00°10'40"W
L9	576.07'	N43°13'20"W
L10	20.00'	N15°16'11"E

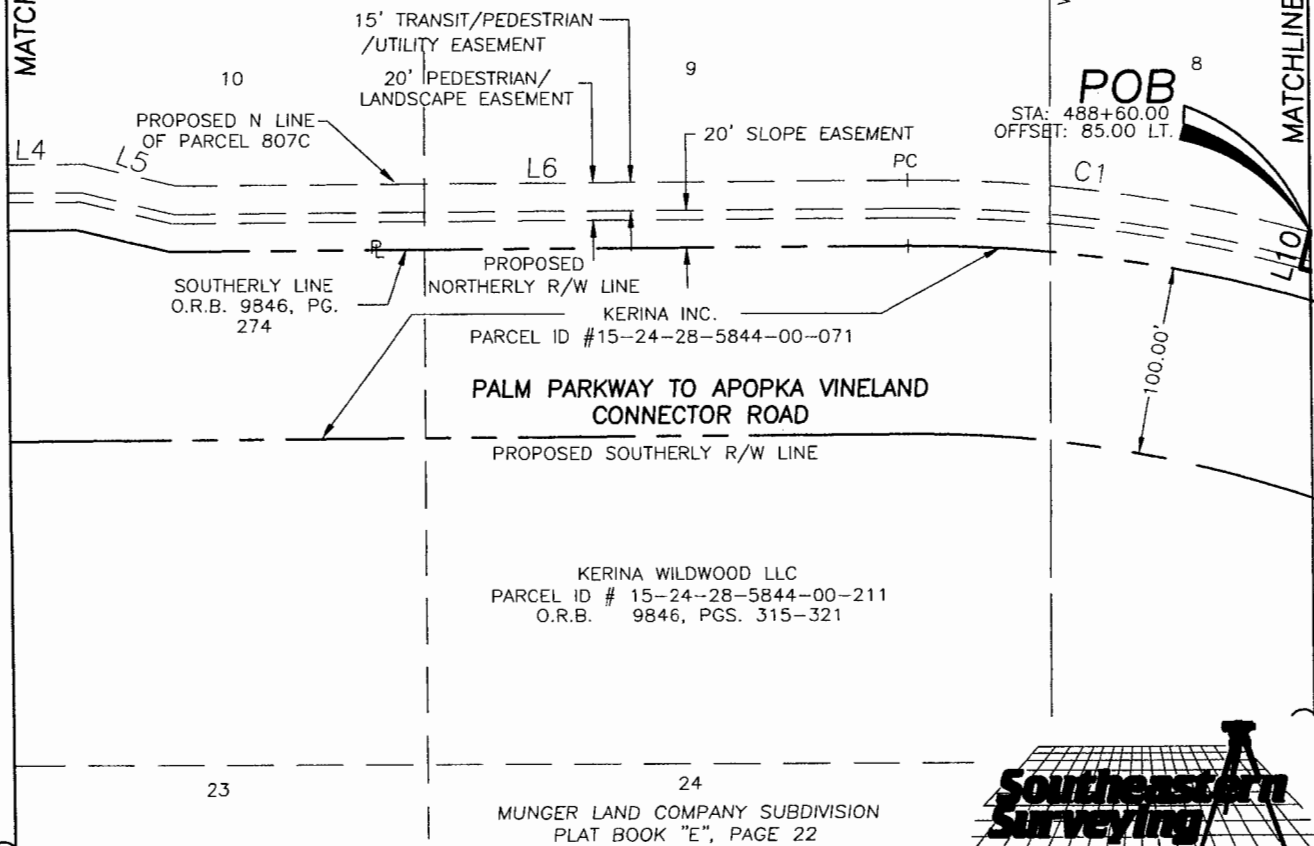


MUNGER LAND COMPANY
PLAT BOOK "E", PAGE 22

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

MATCHLINE SEE SHEET 2 OF 6

MATCHLINE SEE SHEET 4 OF 6



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

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

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'
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
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	20.00'	N15°16'11"E

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

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

1" = 100'
GRAPHIC SCALE

0 50' 100' 200'



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		
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	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
SOUTHERLY LINE O.R.B. 9846, PG. 274
PARCEL ID # 15-24-28-5844-00-071
KERINA INC. 9846, PG. 274
PROPOSED NORTHERLY R/W LINE
PROPOSED SOUTHERLY R/W LINE
PALM PARKWAY TO APOPKA VINELAND CONNECTOR ROAD
707C
PC
PT
C3
C4

28

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

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'
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'



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number LB2108

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

e-mail: info@southeasternsurveying.com

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
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'

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

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	20.00'	N15°16'11"E

MATCHLINE SEE SHEET 5 OF 6

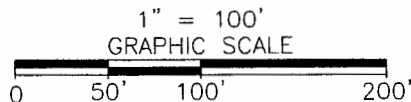
SCHOOL BOARD OF ORANGE
COUNTY FLORIDA
PARCEL ID # 14-24-28-1242-78-001
DOC#20160672962
CENTRAL ORANGE PARK
PLAT BOOK "O", PAGES 63-65



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



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

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

GRANBY STREET (VACATED) 60' RIGHT OF WAY

EAST LINE NW 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:

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)

KERINA VILLAGE, LLC, a Florida limited liability company

By: Kathleen Keller

Printed Name: Kathleen Keller

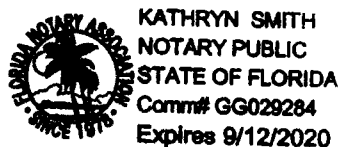
Title: Manager

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7th 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

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 South 89°54'14" West.
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: 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

DESCRIPTION FOR  ORANGE COUNTY GOVERNMENT FLORIDA	Date: June 23, 2014 CBvG	Certification Number LB2108 51599111  SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8590 fax(407)292-0141 email: info@southeasternsurveying.com  JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791	
	Job Number: 51599		Scale: 1" = 40'
	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 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

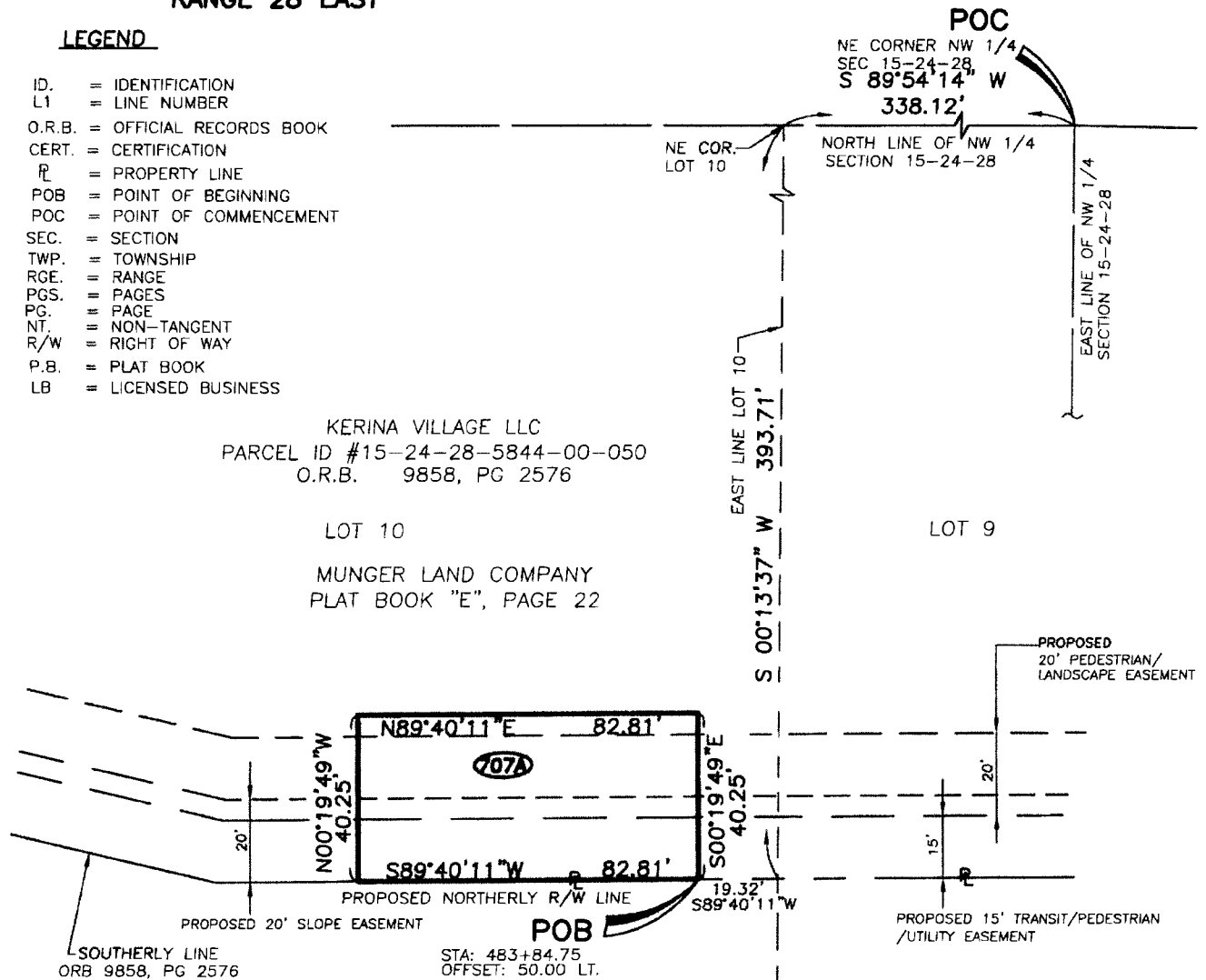
ID. = IDENTIFICATION
 L1 = LINE NUMBER
 O.R.B. = OFFICIAL RECORDS BOOK
 CERT. = CERTIFICATION
 PL = PROPERTY LINE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 SEC. = SECTION
 TWP. = TOWNSHIP
 RGE. = RANGE
 PGS. = PAGES
 PG. = PAGE
 NT. = NON-TANGENT
 R/W = RIGHT OF WAY
 P.B. = PLAT BOOK
 LB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

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

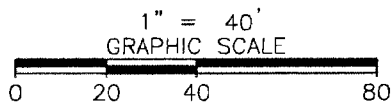
LOT 9



PALM PARKWAY TO APOPKA-VINELAND CONNECTOR ROAD

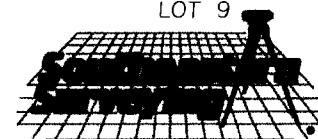
LOT 10

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

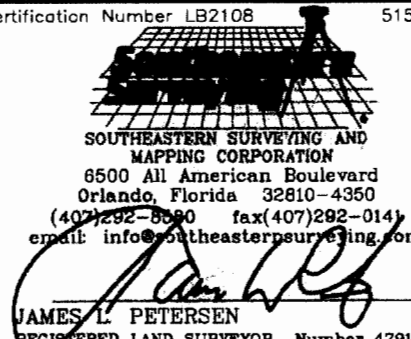
A Portion of MUNGER LAND COMPANY, according to the Plat thereof, as recorded in Plat Book E, Page 22 in Section 15, Township 24 South, Range 28 East, of the Public Records of Orange County, Florida, being more particularly described as follows:

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

<div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Revision: 06/2017 Address Comments</div><div style="width: 45%;">Revision: 08/2016 Revised Description REJ</div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Revision: 09/2016 Revised Sketch BMD</div><div style="width: 45%;">Revision: 02/2015 Orange County comments CBvG</div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Revision: 12/2014 Orange County comments CBvG</div></div>		<div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Date: June 23, 2014 CBvG</div><div style="width: 45%;">Certification Number LB2108 51599056</div></div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">Job Number: 51599</div><div style="width: 45%;">Scale: 1" = 40'</div></div> <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 5px 0;">Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</div> <div style="display: flex; justify-content: space-between;"><div style="width: 45%;">SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH</div><div style="width: 45%; text-align: center;"><p>JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791</p></div></div>	
---	--	---	--

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

SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST

POC
NW CORNER
NE 1/4 SEC
15-24-28

S88°55'03"E

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

LOT 6

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

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.

1" = 40'
GRAPHIC SCALE

0 20 40 80

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

R=766.00'
L=553.38'
Δ=41°23'32"
CB=S63°55'05"E
CH=541.43'

POB
STA: 494+89.02
OFFSET: 50.00 LT.

LOT 26

R=61.00'
L=95.82'
Δ=90°00'00"
CB=S88°13'20"E
CH=86.27'

LOT 27

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
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
L = ARC LENGTH
R = RADIUS
Δ = DELTA
CB = CHORD BEARING
CH = CHORD LENGTH
STA = STATION
LT. = LEFT

Drawing No: 51599056
Job No: 51599
Date: June 23, 2014 CBvG
SHEET 2 OF 2
See Sheet 1 for Description

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

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

198.68'
SOUTHERLY LINE
O.R.B. 9858, PG. 2576

R=61.00'
L=95.82'
Δ=90°00'00"
CB=S01°46'40"W
CH=86.27'

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:	09/2016	Revised Sketch BMD
Revision:	08/2016	Revised Description REJ
Revision:	02/2015	Orange County comments CBvG
Revision:	12/2014	Orange County comments CBvG

THIS IS NOT A SURVEY.



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 11

DATE: February 18, 2019

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

FROM: Paul Sladek, Manager *PS*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility Easement from Kerina Village, LLC and The School Board of Orange County, Florida and authorization to record instrument

PROJECT: Palm Parkway Connector (RIFCC)

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of a petition to vacate and as a requirement of a road agreement.

ITEM: Utility Easement
Cost: Donation
Size: 1.204 acres

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

REMARKS:

The Palm Parkway to Apopka-Vineland Connector Road Agreement approved by the Board on December 6, 2005, as amended and supplemented, (Road Agreement) requires the County to process and take formal action on the petition to vacate which is being processed concurrently by the Public Works Department as Petition to Vacate No. 15-12-026 (PTV).

If the County approves the PTV, the Road Agreement requires this utility easement to be granted to the County over portions of Fenton Street and Granby Street vacated by the PTV.

Approval of this item is contingent upon approval of the PTV and upon approval of all other Palm Parkway Connector agenda items being processed concurrently by the Real Estate Management Division.

Grantors to pay all closing costs.

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

Project: Palm Parkway Connector (RIFCC)

UTILITY EASEMENT

THIS UTILITY EASEMENT, is made and entered into as of the 17th day of December, 2018, by and between **KERINA VILLAGE, LLC, a Florida Limited Liability Company**, whose mailing address is 5401 S. Kirkman Rd, Suite 650, Orlando, Florida 32819 ("Kerina") and **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public body corporate and political subdivision of the State of Florida, whose mailing address is 445 West Amelia Street, Orlando, Florida 32801-1129 ("School Board") (Kerina and School Board being herein collectively referred to as "**Grantor**"), and **ORANGE COUNTY**, a Charter County and a 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 \$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 nonexclusive easement for utility purposes (the "**Utility Easement**"), with full authority to enter upon construct, and maintain as Grantee and its assigns may deem necessary, potable water lines, wastewater lines, reclaimed water lines and any other underground utility facilities under, through, and across the following described lands situate in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT A (the "Easement Area")

Property Appraiser's Parcel Identification Number(s):

a portion of: 15-24-28-5844-00-050; 14-24-28-1242-78-001
14-24-28-1242-77-010; 10-24-28-0000-00-053

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 underground utility lines and facilities placed therein by Grantee and its assigns, out of and away from the above-described right-of-way and 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 underground utility lines and facilities installed therein.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Utility Easement as of the day and year first written above.

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

KERINA VILLAGE, LLC
a Florida limited liability company

Cristina Ruiz
Witness

By: Kathleen Keller

Cristina Ruiz
Printed Name

Kathleen Keller
Printed Name

LS
Witness

Title: managing member

Kathryn Smith
Printed Name

(Signature of **TWO** Witnesses required
By Florida Law)

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 11th day of December, 2018, by Kathleen Keller as MANAGING MEMBER of KERINA VILLAGE, LLC and on behalf of said limited liability company. He/she is personally known to me or has produced _____ as identification.

(Notary Stamp/Seal)

LS
Print Name _____
Notary Public in and for the County
and State aforesaid
My Commission expires: _____



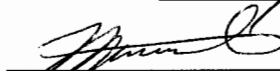
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

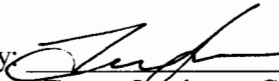
Signed and sealed in the presence of:

"SCHOOL BOARD"

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida


Print Name: Nancy L. Condon

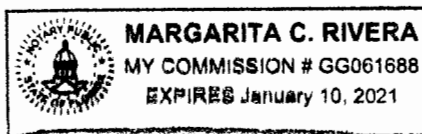

Print Name: Martin Gonzalez

By: 
Teresa Jacobs, as Chair

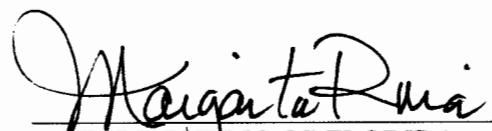
Date: 12-17-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 17th day of December, 2018, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP


NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a body corporate
and political subdivision of the State of
Florida

Signed and sealed in the presence of:

[Signature]
Print Name: Nancy L. Conrad

Attest:

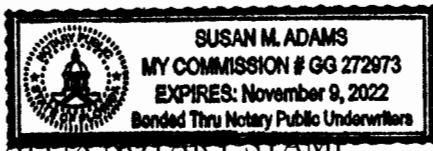
[Signature]
Barbara M. Jenkins, Ed. D., as its
Superintendent

[Signature]
Print Name: Martin Gutierrez

Dated: 12-18-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 18th day of December, 2018, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



[Signature]
NOTARY PUBLIC OF FLORIDA
Print Name: Susan M. Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County
Public School's Chief Facilities Officer

[Signature]
John T. Morris
Chief Facilities Officer

Date: DEC 13, 2018

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.

[Signature]
Laura L. Kelly, Staff Attorney III/Planning
and Real Estate

Date: December 13, 2018

EXHIBIT A

to Utility Easement

Legal Description of Easement Area

SKETCH OF DESCRIPTION

DESCRIPTION:

That part of Sections 10 and 15, Township 24 South, Range 28 East, Orange County, Florida, and the East 10.00 feet of Lots 5 and 28, MUNGER AND COMPANY SUBDIVISION, according to the plat thereof, as recorded in Plat Book E, Page 22, of the Public Records of Orange County, Florida, described as follows:

BEGIN at the Southeast corner of said Section 10; thence S00°00'38"W along the East line of Northeast 1/4 of said Section 15 for a distance of 10.00 feet; thence N88°51'13"W along a line 10.00 feet South of and parallel with the South line of the Southeast 1/4 of said Section 10 for a distance of 1307.87 feet; thence S00°10'28"W along a line 10.00 feet East of and parallel with the East line of said Lots 5 and 28 and the Northerly prolongation thereof, 1324.94 feet; thence N89°18'17"W along the South line of said Lot 28 and the Easterly prolongation thereof, 20.00 feet; thence N00°10'28"E along a line 10.00 feet West of and parallel with the East line of said Lots 5 and 28 and the Northerly prolongation thereof, 1345.08 feet; thence S88°51'13"E along a line 10.00 feet North of and parallel with the South line of the Southeast 1/4 of said Section 10 for a distance of 1267.56 feet; thence S00°11'06"E, 10.00 feet to the South line of said Southeast 1/4 of Section 10; thence S88°51'13"E along said South line 60.02 feet to the POINT OF BEGINNING.

Containing 1.204 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

2/10/11	JW	REVISED LEGAL DESCRIPTION
7/15/10	JW	REVISED LEGAL DESCRIPTION
DATE	BY	

REVISIONS

PREPARED FOR: **KERINA, INC.**

PARKSIDE PD (FENTON AND GRANBY STREET 20 FOOT EASEMENT)



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2300 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. 1899

I hereby certify that this sketch, subject to the surveyor's public recorded survey, meets the minimum standards set forth by the Florida Board of Professional Surveyors and Engineers in Chapter 22-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statute.

DECEASED TO: DONALD W. MCINTOSH, INC.

Donald W. McIntosh
DONALD W. MCINTOSH
Florida Registered Surveyor and Planner
Certificate No. 5289

DRAWN BY: **DMG/JP** CHECKED BY: **JMET** JOB NO. **201706008** SCALE **1"=200'** SHEET **1** OF **2**
DATE: **8/28/12** DATE: **8/28/12**

NOT VALID WITHOUT THE SIGNATURE AND THE EXPIRATION DATE OF A FLORIDA LICENSED SURVEYOR AND PLANNER

Printed: Thu 10-Feb-2011 10:48PM
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10-184

SKETCH OF DESCRIPTION

SMITH BENNETT ROAD

UNPLATTED E LINE OF SE 1/4 SEC 10-24-28 60.00'

N88°51'13"E 1267.56'

FENTON STREET

UNPLATTED S LINE OF SE 1/4 SEC 10-24-28 N88°51'13"W

POINT OF BEGINNING
SOUTHEAST CORNER
OF SEC 10-24-28

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	OMITTED	
L2	S00°00'38"W	10.00'
L3	N88°16'17"W	20.00'
L4	S00°11'08"E	10.00'
L5	S88°31'13"E	60.02'

SURVEYOR'S NOTES:

- This is not a survey.
- Bearings based on the South line of the Southeast 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, being N88°51'13"W, (an assumed meridian).

LEGEND

ORR OFFICIAL RECORDS BOOK
R/W RIGHT-OF-WAY
PB PLAT BOOK
PG PAGE
L1 LINE NUMBER
SEC 10-24-28 SECTION 10, TOWNSHIP 24 SOUTH, RANGE 28 EAST

SEE SHEET 1 FOR LEGAL DESCRIPTION

PREPARED FOR: KERINA, INC.

PARKSIDE PD (FENTON AND GRANBY STREET 20 FOOT EASEMENT)

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LBBS

DRAWN BY: MM/CS CHECKED BY: MM/CS JOB NO. 24170.0105 SCALE 1"=200' SHEET 2
DATE: 8/28/19 DATE: 8/28/19

Printed: Thu 10-Feb-2011 - 04:46PM
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