



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: April 4, 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 *MB for*
Real Estate Management Division *MIT*

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Conservation and Access Easement from Brent I. Monk, Trustee of the Brent I. Monk Revocable Living Trust dated November 28, 1994, and Brent I. Monk and Betsy L. Monk to Orange County and authorization to record instrument

PROJECT: Conservation Area Impact Permit #18-04-017 (Monk Property)

District 1

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

ITEM: Conservation and Access Easement
Cost: Donation
Size: 18.752 acres

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

REMARKS: Conservation Area Impact Permit No. CAI-18-04-017 issued by Orange County Environmental Protection Division requires this conservation easement.

Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 23 2019

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

Project: Conservation Area Impact Permit #18-04-017 (Monk Property)

Parcel Id. Nos.

a portion of: 23-23-27-0000-00-013 & 23-23-27-0000-00-007

CONSERVATION AND ACCESS EASEMENT

This CONSERVATION AND ACCESS EASEMENT is made this 27 day of February, 20 19 by Brent I. Monk, Trustee of the Brent I. Monk Revocable Living Trust dated November 28, 1994, whose mailing address is 13003 Orange Isle Drive, Windermere, Florida 34786, and Brent I. Monk and Betsy L. Monk, husband and wife, whose mailing address is 13003 Orange Isle Drive, Windermere, Florida 34786 ("GRANTORS"), in favor of ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Post Office Box 1393, Orlando, Florida 32802-1393 ("GRANTEE").

WITNESSETH:

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

WHEREAS, the GRANTORS desire to impact .84 acre of Class III wetlands in order to construct portions of an access road and single-family homes as part of a subdivision currently known as the Monk Property PD project (the "PROJECT") at a site in Orange County, Florida,

Project: Conservation Area Impact Permit #18-04-017 (Monk Property)

more particularly described in Exhibit "B" attached hereto and incorporated by this reference (the "PROJECT SITE"), which is subject to the regulatory jurisdiction of Orange County; and

WHEREAS, the PROJECT will also result in .04 acre of secondary wetland impacts associated with the construction of two (2) stormwater spreader swales within the upland buffer as set forth in the PERMIT (as hereinafter defined);

WHEREAS, Conservation Area Impact Permit No. 18-04-017 (the "PERMIT") authorizes certain activities that affect waters and wetlands of the County and the State of Florida; and

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

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

NOW, THEREFORE, in consideration of TEN DOLLARS in hand paid by GRANTEE to the GRANTORS, and of the above and the mutual covenants, terms, conditions and restrictions contained herein, the receipt and sufficiency of which is hereby acknowledged, and consistent with the provisions of Section 704.06, Florida Statutes (2018), as it may be amended, the GRANTORS hereby voluntarily grant and convey to GRANTEE a conservation easement in perpetuity over the PROPERTY of the nature and character and to the extent hereinafter set forth (the "CONSERVATION EASEMENT"). In exchange for good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties, the GRANTORS hereby voluntarily grant and convey to GRANTEE an access easement in perpetuity over the PROJECT SITE to the extent hereinafter set forth (the "ACCESS EASEMENT"). The GRANTORS fully

warrant title to the PROPERTY and to the PROJECT SITE, and will warrant and defend the same against the lawful claims of all persons whomsoever. Collectively, the CONSERVATION EASEMENT and the ACCESS EASEMENT are referred to herein as the "CONSERVATION AND ACCESS EASEMENT".

1. **Purpose.** The purpose of this CONSERVATION EASEMENT is to assure that the PROPERTY will be retained forever in its natural condition, as that may be altered in accordance with the PERMIT, and to prevent any use of the PROPERTY that might impair or interfere with the environmental value of the PROPERTY. Those wetland and upland areas included in the CONSERVATION EASEMENT that are to be enhanced, restored, or created pursuant to the PERMIT shall be retained and maintained in the enhanced, restored, or created conditions required by the PERMIT.

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

- (a) Constructing or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials.
- (c) Removing or destroying trees, shrubs, or other vegetation.

- (d) Excavating, dredging or removing loam, peat, gravel, soil, rock, or other material substances in such a manner as to affect the surface.
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (f) Activities detrimental to drainage, flood controls, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (g) Acts or uses detrimental to such retention of land or water areas.
- (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. **Reserved Rights.** The GRANTORS reserve unto themselves, and their successors and assigns, all rights accruing from its ownership of the PROPERTY, including the right to engage in or permit or invite others to engage in all uses of the PROPERTY, which are not expressly prohibited herein and are not inconsistent with the PERMIT or the purpose of this CONSERVATION EASEMENT. Specifically, the GRANTORS reserve unto themselves, and their successors and assigns, the right to construct and maintain one (1) access walkway necessary to access a terminal platform of a dock waterward of the PROPERTY. The GRANTORS, and their successors and assigns, shall avoid and minimize to the fullest extent practicable impacts to the PROPERTY. This CONSERVATION EASEMENT shall not constitute permit authorization for the construction, installation, placement, maintenance and/or repair of docks and/or any associated access walkways. This reservation does not release the GRANTORS, and their successors and assigns, from the duty of obtaining all necessary Orange

Project: Conservation Area Impact Permit #18-04-017 (Monk Property)

County, State of Florida and/or federal permits, and/or any sovereign land approvals for the construction, installation, placement, maintenance and/or repair of docks and/or associated access walkways.

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

5. **Rights of GRANTEE.** To accomplish the purposes stated herein, the GRANTORS convey the following rights and easements to GRANTEE:

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

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

(c) **CONSERVATION AND ACCESS EASEMENT.** To proceed at law or in equity

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

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

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

8. **Acts Beyond the control of the GRANTORS.** Nothing contained in this CONSERVATION AND ACCESS EASEMENT shall be construed to entitle GRANTEE to

bring any action against the GRANTORS for any injury to or change in the PROPERTY resulting from natural causes beyond the GRANTORS's control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by the GRANTORS under emergency conditions to prevent, abate or mitigate significant injury to the PROPERTY resulting from such causes.

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

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

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the said GRANTORS have caused these presents to be signed in their name.

Signed, sealed, and delivered
in the presence of:

Witness

Printed Name

Witness

Printed Name

Brent I. Monk

Brent I. Monk, Trustee of the Brent I. Monk
Revocable Living Trust dated November 28,
1994

(Signature of **TWO** Witnesses
required by Florida Law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Brent I. Monk, Trustee of the Brent I. Monk Revocable Living Trust dated November 28, 1994, well known to me to be, or who has produced _____ as identification, and did (did not) take an oath, the person described in and who executed the foregoing instrument and he executed the same.

Witness my hand and official seal this 27 day of February, 2019.

(Notary Seal)

Notary Signature

Printed Notary Name



Notary Public in and for the
County and State aforesaid

My commission expires:

[SIGNATURES CONTINUE ON NEXT PAGE]

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

Jim Karr
Printed Name

[Signature]
Witness

Jean E Hobson
Printed Name

Brent I. Monk
Brent I. Monk

(Signature of **TWO** Witnesses
required by Florida Law)

STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Brent I. Monk, well known to me to be, or who has produced _____ as identification, and did (did not) take an oath, the person described in and who executed the foregoing instrument and he executed the same.

Witness my hand and official seal this 27 day of February, 20 19.

(Notary Seal)

[Signature]
Notary Signature

Jean E Hobson
Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires:



[SIGNATURES CONTINUE ON NEXT PAGE]

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness
Jim Kerr

Printed Name

[Signature]
Witness
Jean E Hobson

Printed Name

Betsy L. Monk
Betsy L. Monk

(Signature of **TWO** Witnesses
required by Florida Law)

STATE OF Florida

COUNTY OF Orange

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Betsy L. Monk, well known to me to be, or who has produced _____ as identification, and did (did not) take an oath, the person described in and who executed the foregoing instrument and she executed the same.

Witness my hand and official seal this 27 day of February, 2019.

(Notary Seal)

[Signature]
Notary Signature
Jean E Hobson
Printed Notary Name



Notary Public in and for the
County and State aforesaid

My commission expires:

LEGAL DESCRIPTION**EXHIBIT "A"**

A portion of the East half of the southeast quarter of Section 23, Township 23 South, Range 27 East, Orange County, Florida. Said parcel being more particularly described as follows:

BEGIN at the northwest corner of Tract C-2, Windermere Terrace, Plat Book 77, Page 129, Official Records of Orange County, Florida; thence along the West line of the East half of said southeast quarter, North 00° 09' 55" West, 1057.27 feet; thence leaving said West line, run North 52° 00' 35" East, 1365.60 feet to a point on the Normal High Water Line of Little Lake Sawyer, thence the following (6) courses along said Normal High Water Line, being a non-tangent curve concave northeasterly, having a radius of 87.24 feet, a central angle of 37° 52' 13" and a chord of 56.62 feet that bears South 69° 31' 46" East; thence along the arc of said curve a distance of 57.66 feet; thence North 87° 40' 35" East, 36.06 feet; thence South 79° 45' 47" East, 34.84 feet; thence South 78° 59' 34" East, 57.46 feet; thence South 78° 51' 26" East, 43.69 feet; thence South 77° 36' 21" East, 11.12 feet to the West line of a 10.00 foot Distribution Easement per Official Records Book 3141, Page 2172, of the Public Records of Orange County, Florida; thence leaving said Normal High Water Line, run along said West line South 00° 14' 12" East, 25.62 feet; thence leaving said West line, run North 77° 36' 21" West, 16.45 feet; thence North 78° 51' 26" West, 43.39 feet; thence North 78° 59' 34" West, 57.27 feet; thence North 79° 45' 47" West, 31.92 feet; thence South 87° 40' 35" West, 10.03 feet; thence South 01° 45' 16" West, 21.28 feet; thence South 02° 30' 49" East, 64.28 feet; thence South 01° 33' 23" West, 50.41 feet; thence South 12° 00' 09" West, 56.24 feet; thence South 02° 46' 17" East, 35.39 feet; thence South 39° 03' 33" West, 147.24 feet; thence South 62° 10' 09" West, 103.32 feet; thence South 72° 16' 12" West, 129.09 feet; thence South 64° 20' 21" West, 67.31 feet; thence South 68° 57' 42" West, 65.50 feet; thence South 62° 23' 03" West, 201.89 feet; thence South 62° 22' 00" West, 74.73 feet;

LEGAL DESCRIPTION CONTINUED ON SHEET 2 OF 7

NOTES

1. THE SKETCH OF DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING NORTH 00°09'55" WEST AS DERIVED FROM G.N.S.S. MEASUREMENTS BASED WITHIN THE NAD83 DATUM, PROJECTED TO FLORIDA'S STATE PLANE COORDINATE SYSTEM, EAST ZONE.
5. Normal High Water Line = 105.12' (NAVD 88), datum conversion factor to (NGVD 29) is 0.876' per Orange County Lake Fact Sheet, Little Lake Sawyer.
6. Class I wetland as flagged in the field by Bio-Tech Consulting, Inc. and located by Vanasse Hangen Brustlin, Inc., wetland lines were reviewed and approved in the field by Orange County Environmental Protection Division on September 15, 2017, Determination No. CAD-17-08-111.
7. Impact permit number CAI-18-04-017.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17.050 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

ELI DONALDSON
 ELI DONALDSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984
 No. 6984
 STATE OF FLORIDA
 2-8-2019
 DATE

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT: 62722.00	
DWG: 62722.00-Sk&Desc Conserv Esmt-Exhibit Less FPL	
DRAWING DATE: 07/16/2018	
Revised 02-1-19	SHEET 1 OF 7

**SKETCH & DESCRIPTION
 CONSERVATION EASEMENT**

ISSUED FOR:
 SOUTH FLORIDA WATER MANAGEMENT DISTRICT

LEGAL DESCRIPTION CONTINUED FROM SHEET 1 OF 7

thence South 38° 12' 12" West, 90.59 feet; thence South 24° 46' 04" West, 91.31 feet; thence South 02° 26' 35" West, 52.13 feet; thence South 22° 26' 19" West, 58.68 feet; thence South 14° 17' 45" West, 58.24 feet; thence South 30° 26' 41" West, 61.38 feet; thence South 05° 32' 22" West, 93.07 feet; thence South 28° 06' 13" West, 52.87 feet; thence South 15° 06' 17" West, 57.85 feet; thence South 23° 06' 53" West, 91.40 feet; thence South 01° 02' 56" West, 97.11 feet; thence South 03° 13' 41" East, 58.29 feet; thence South 06° 00' 53" West, 72.14 feet; thence South 11° 10' 16" West, 17.08 feet; thence North 78° 49' 44" West, 25.00 feet to a point; thence South 11° 10' 16" West, 43.00 feet; thence South 78° 49' 44" East, 25.00 feet; thence South 11° 10' 16" West, 16.10 feet; thence South 10° 47' 11" East, 30.88 feet; thence South 27° 05' 50" East, 80.48 feet; thence North 89° 51' 35" East, 62.29 feet; thence South 86° 08' 52" East, 32.58 feet; thence North 09° 27' 29" East, 32.43 feet; thence North 42° 19' 19" East, 82.58 feet; thence North 28° 34' 54" East, 57.94 feet; thence North 53° 58' 16" East, 64.39 feet; thence North 49° 57' 07" East, 81.78 feet; thence North 65° 39' 06" East, 26.83 feet; thence North 83° 54' 15" East, 75.25 feet; thence South 88° 40' 09" East, 49.73 feet; thence South 85° 26' 19" East, 168.03 feet; thence South 51° 32' 21" East, 63.25 feet; thence South 46° 26' 27" East, 55.60 feet; thence South 26° 16' 52" East, 105.23 feet; thence South 34° 09' 01" East, 97.23 feet; thence South 00° 57' 12" East, 37.98 feet; thence South 89° 02' 48" West, 25.00 feet to a point; thence the following (2) courses South 00° 57' 12" East, 5.72 feet; thence South 11° 40' 11" East, 30.31 feet; thence North 78° 19' 49" East, 25.00 feet; thence South 11° 40' 11" East, 29.43 feet; thence South 13° 33' 33" West, 54.78 feet to a point on the northerly line of a 170.00 foot (FPC) Florida Power Corporation Easement per Official Records Book 1553 Page 9 and Minute Book 69, Page 302 of the Public Records of Orange County, Florida; thence along said northerly line South 83° 01' 15" West, 195.70 feet to the northerly line of Tract C-2, Windermere Terrace, Plat Book 77, Page 129, Official Records of Orange County, Florida; thence leaving said northerly line of the 170.00 foot (FPC) Florida Power Corporation Easement, run along the northerly line of said Tract C-2, South 89° 51' 21" West, 850.53 feet to the POINT OF BEGINNING.

Said parcel contains 18.752 acres, more or less.

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT: 62722.00	
DWG: 62722.00 Sk&Desc Conserv Fsmt -	
Exhibit Less FPL	
DRAWING DATE: 07/16/2018	
Revised 02-1-19	SHEET 2 OF 7

SKETCH & DESCRIPTION CONSERVATION EASEMENT

ISSUED FOR:
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

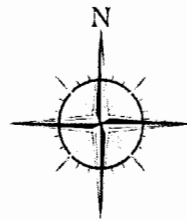
NOT PLATTED

OWNER: JOHN BECK & JENNIFER JEAN BRACEWELL

POINT OF BEGINNING
NORTHWEST CORNER TRACT C-2

MATCH LINE SHEET 4 OF 7

L1

W-1
CLASS I0 100 200
1 : 100 U.S. SURVEY FEET**LEGEND**

FPC = FLORIDA POWER CORPORATION
 NAVD = NORTH AMERICAN VERTICAL DATUM
 NGVD = NATIONAL GEODETIC VERTICAL DATUM
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 C1 = CURVE TABLE
 L1 = LINE TABLE

MONK BRENT I TRUSTEE
 PARCEL IDENTIFICATION: 23-23-27-0000-CO-013

W-1
CLASS I

MATCH LINE SHEET 7 OF 7

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0° 09' 55"W	1057.27
L35	S23° 06' 53"W	91.40
L36	S1° 02' 56"W	97.11
L37	S3° 13' 41"E	58.29
L38	S6° 00' 53"W	72.14

LINE TABLE		
LINE	BEARING	DISTANCE
L39	S11° 10' 16"W	17.08
L40	N78° 49' 44"W	25.00
L41	S11° 10' 16"W	43.00
L42	S78° 49' 44"E	25.00
L43	S11° 10' 16"W	16.10

LINE TABLE		
LINE	BEARING	DISTANCE
L44	S10° 47' 11"E	30.88
L45	S27° 05' 50"E	80.48
L46	N89° 51' 35"E	62.29
L47	S86° 08' 52"E	32.58
L48	N9° 27' 29"E	32.43

LINE TABLE		
LINE	BEARING	DISTANCE
L49	N42° 19' 19"E	82.58
L50	N28° 34' 54"E	57.94
L51	N53° 58' 16"E	64.39
L52	N49° 57' 07"E	81.78
L53	N65° 39' 06"E	26.83

LINE TABLE		
LINE	BEARING	DISTANCE
L54	N83° 54' 15"E	75.25
L55	S88° 40' 09"E	49.73
L69	S89° 51' 21"W	850.53

L69

NORTHERLY LINE TRACT C-2

CONSERVATION EASEMENT
 O.R.B. 10318, PAGE 4995

TRACT C-2 WINDERMERE TERRACE
 PLAT BOOK 77,
 PAGE 129

TRACT C-2 WINDERMERE TERRACE
 PLAT BOOK 77,
 PAGE 129

TRACT OS-5 WINDERMERE TERRACE
 PLAT BOOK 77,
 PAGE 129

710' FLORIDA POWER EASEMENT
 O.R.B. 1553, PG. 9
 MINUTE BOOK 69, PG. 302

SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
 QUARTER OF SECTION 23-23-27

SEE SHEET 1 AND 2 OF 7 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Vanasse Hangen Brustlin, Inc.

Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

DRAWN BY: C.A.P.

CHECKED: E.J.D.

PROJECT # 62722.00

DWG: 62722.00-Sk&Desc Conserv Esmt-

Exhibit Less FPL

DRAWING DATE: 07/16/2018

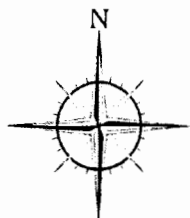
SCALE: 1" = 100'

SHEET 3 OF 7

SKETCH & DESCRIPTION CONSERVATION EASEMENT

ISSUED FOR:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT



0 100 200
1 : 100 U.S. SURVEY FEET

LEGEND

FPC = FLORIDA POWER CORPORATION
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
PG = PAGE
C1 = CURVE TABLE
L1 = LINE TABLE

MATCH LINE
SHEET 5 OF 7

NOT PLATTED
OWNER: JOHN BECK & JENNIFER JEAN BRACEWELL

W-1
CLASS I

MATCH LINE SHEET 6 OF 7

MONK BRENT I TRUSTEE
PARCEL IDENTIFICATION: 23-23 27-0000-00-013

L1

W-1
CLASS I

WEST LINE OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SEC 23-23-27

MATCH LINE SHEET 3 OF 7

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0° 09' 55"W	1057.27
L2	N52° 00' 35"E	1365.60
L24	S62° 23' 03"W	201.89
L25	S62° 22' 00"W	74.73
L26	S38° 12' 12"W	90.59
L27	S24° 46' 04"W	91.31
L28	S2° 26' 35"W	52.13
L29	S22° 26' 19"W	58.68
L30	S14° 17' 45"W	58.24
L31	S30° 26' 41"W	61.38
L32	S5° 32' 22"W	93.07
L33	S28° 06' 13"W	52.87
L34	S15° 06' 17"W	57.85
L35	S23° 06' 53"W	91.40

SEE SHEET 1 AND 2 OF 7 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Vanasse Hangen Brustlin, Inc.

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

DRAWN BY: C.A.P. CHECKED: E.J.D.

PROJECT # 62722.00

DWG: 62722.00-Sk&Desc Conserv Esmt-

Exhibit Less FPL

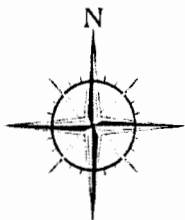
DRAWING DATE: 07/16/2018

SCALE 1" = 100'

SHEET 4 OF 7

SKETCH & DESCRIPTION CONSERVATION EASEMENT

ISSUED FOR
SOUTH FLORIDA WATER MANAGEMENT DISTRICT



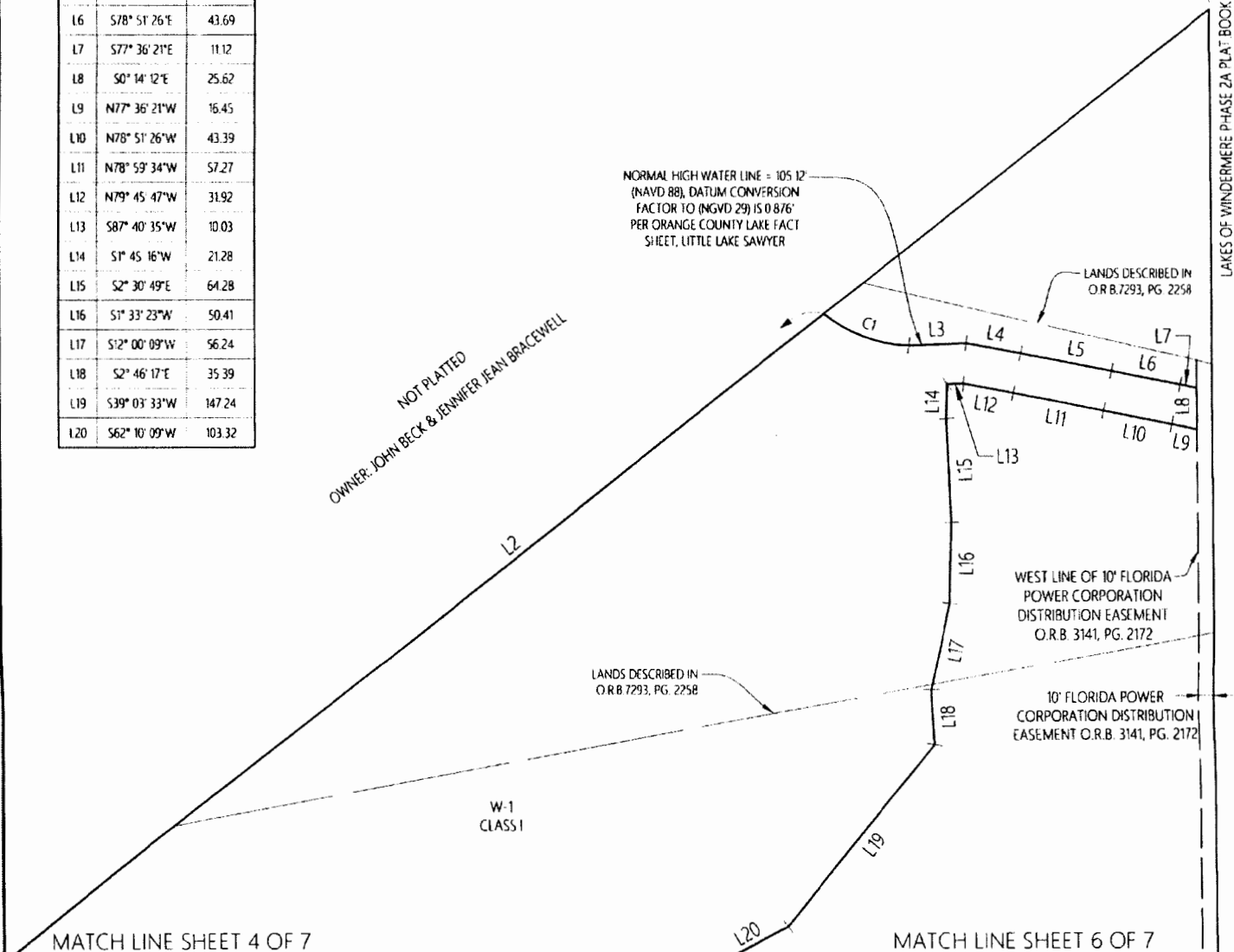
0 100 200
1 : 100 U.S. SURVEY FEET

LEGEND

FPC = FLORIDA POWER CORPORATION
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
C1 = CURVE TABLE
L1 = LINE TABLE

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N52° 00' 35" E	1365.60
L3	N87° 40' 35" E	36.06
L4	S79° 45' 47" E	34.84
L5	S78° 59' 34" E	57.46
L6	S78° 51' 26" E	43.69
L7	S77° 36' 21" E	11.12
L8	S0° 14' 12" E	25.62
L9	N77° 36' 21" W	16.45
L10	N78° 51' 26" W	43.39
L11	N78° 59' 34" W	57.27
L12	N79° 45' 47" W	31.92
L13	S87° 40' 35" W	10.03
L14	S1° 45' 16" W	21.28
L15	S2° 30' 49" E	64.28
L16	S1° 33' 23" W	50.41
L17	S12° 00' 09" W	56.24
L18	S2° 46' 17" E	35.39
L19	S39° 03' 33" W	147.24
L20	S62° 10' 09" W	103.32

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	87.24	57.66	37°52'13"	S69° 31' 46" E	56.62



MATCH LINE SHEET 4 OF 7

MATCH LINE SHEET 6 OF 7

SEE SHEET 1 AND 2 OF 7 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Vanasse Hangen Brustlin, Inc.

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

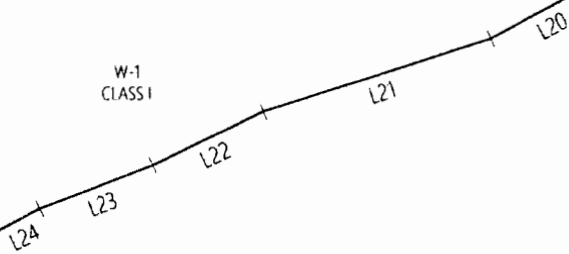
DRAWN BY: C.A.P. CHECKED E.J.D.
PROJECT # 62722.00
DWG 62722.00-Sk&Desc Conserv Esmt-
Exhibit Less FPL
DRAWING DATE: 07/16/2018
SCALE: 1" = 100' SHEET 5 OF 7

SKETCH & DESCRIPTION CONSERVATION EASEMENT

ISSUED FOR:
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

MATCH LINE SHEET 5 OF 7

W-1
CLASS I



LINE TABLE		
LINE	BEARING	DISTANCE
L20	S62° 10' 09" W	103.32
L21	S72° 16' 12" W	129.09
L22	S64° 20' 21" W	67.31
L23	S68° 57' 42" W	65.50
L24	S62° 23' 03" W	201.89

LAKES OF WINDERMERE
PHASE 2A
PLAT BOOK 60, PAGE 63

MONK BRENT I TRUSTEE
PARCEL IDENTIFICATION: 23-23-27-0000-00-013

EAST LINE OF SECTION 23-23-27
WEST LINE OF LAKES OF WINDERMERE PHASE 2A
PLAT BOOK 60, PAGE 63

10' FLORIDA POWER
CORPORATION DISTRIBUTION
EASEMENT O.R.B. 3141, PG. 2172

WEST LINE OF 10' FLORIDA
POWER CORPORATION
DISTRIBUTION EASEMENT
O.R.B. 3141, PG. 2172

DUNCASTER STREET

ORANGE ISLE DRIVE

MATCH LINE SHEET 4 OF 7



0 100 200
1 : 100 U.S. SURVEY FEET

LEGEND

FPC = FLORIDA POWER CORPORATION
NAVD = NORTH AMERICAN VERTICAL DATUM
NGVD = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
C1 = CURVE TABLE
L1 = LINE TABLE

MATCH LINE SHEET 7 OF 7

SEE SHEET 1 AND 2 OF 7 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Vanasse Hangen Brustlin, Inc.

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

DRAWN BY: C.A.P. CHECKED: E.J.D.

PROJECT # 62722.00

DWG: 62722.00-Sk&Desc Conserv Esmt-

Exhibit Less FPL

DRAWING DATE: 07/16/2018

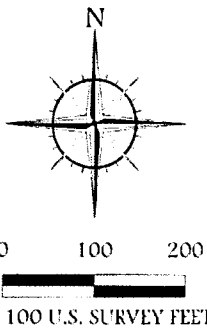
SCALE: 1" = 100'

SHEET 6 OF 7

SKETCH & DESCRIPTION CONSERVATION EASEMENT

ISSUED FOR:

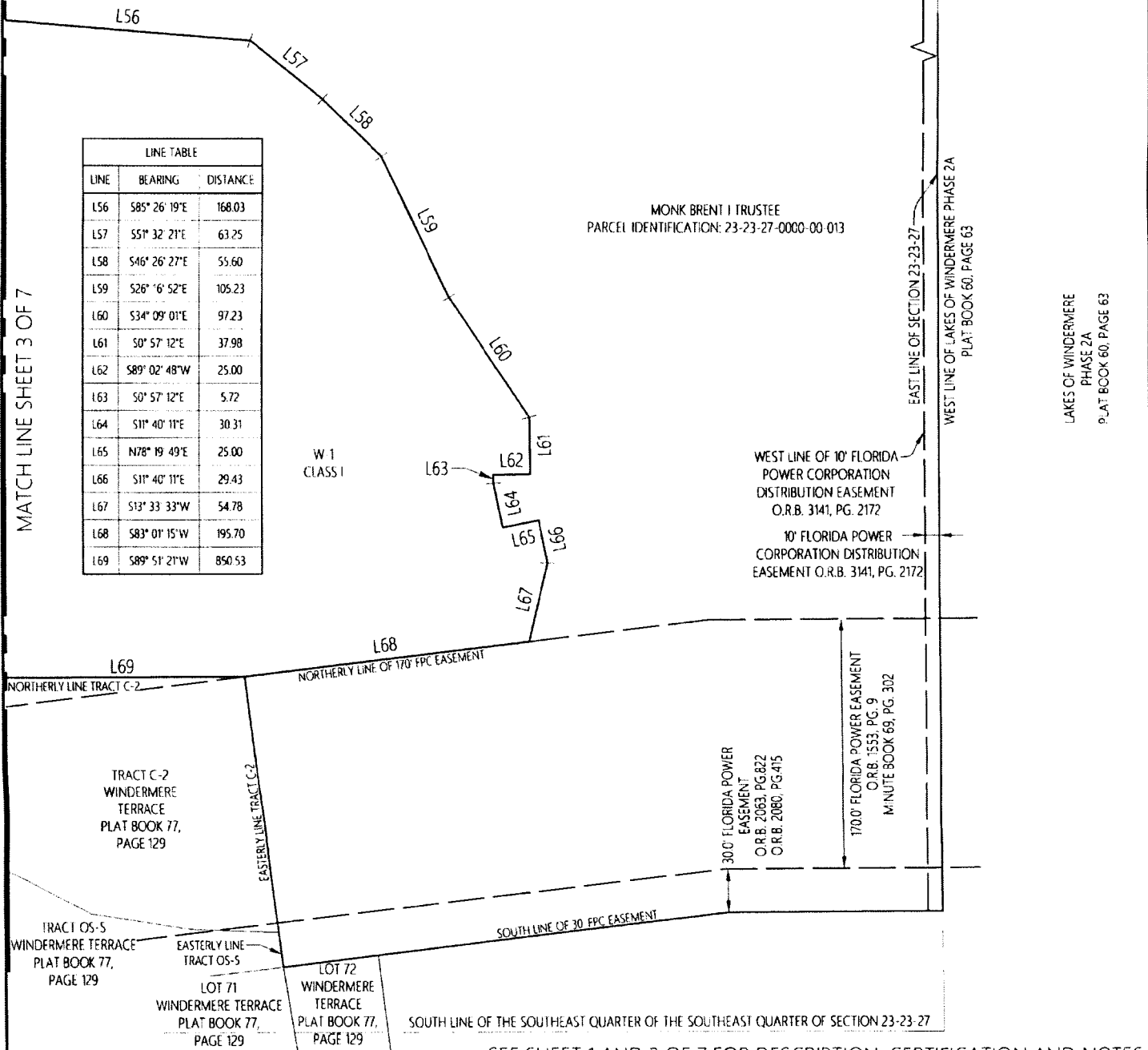
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

**LEGEND**

FPC = FLORIDA POWER CORPORATION
 NAVD = NORTH AMERICAN VERTICAL DATUM
 NGVD = NATIONAL GEODETIC VERTICAL DATUM
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 C1 = CURVE TABLE
 L1 = LINE TABLE

LINE TABLE		
LINE	BEARING	DISTANCE
L56	S85° 26' 19"E	168.03
L57	S51° 32' 21"E	63.25
L58	S46° 26' 27"E	55.60
L59	S26° 16' 52"E	105.23
L60	S34° 09' 01"E	97.23
L61	S0° 57' 12"E	37.98
L62	S89° 02' 48"W	25.00
L63	S0° 57' 12"E	5.72
L64	S11° 40' 11"E	30.31
L65	N78° 19' 49"E	25.00
L66	S11° 40' 11"E	29.43
L67	S13° 33' 33"W	54.78
L68	S83° 01' 15"W	195.70
L69	S89° 51' 21"W	850.53

MATCH LINE SHEET 3 OF 7



SEE SHEET 1 AND 2 OF 7 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Vanasse Hangen Brustlin, Inc.

Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

DRAWN BY: C.A.P. CHECKED: E.J.D.

PROJECT # 62722.00

DWG. 62722.00-Sk&Desc Conserv Esmt-

Exhibit Less FPL

DRAWING DATE: 07/16/2018

SCALE: 1" = 100'

SHEET 7 OF 7

SKETCH & DESCRIPTION CONSERVATION EASEMENT

ISSUED FOR:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Exhibit "B"

(Project Site)

The East half of the southeast quarter of Section 23, Township 23 South, Range 27 East, less the part North and West of Creek.

AND LESS:

A portion of the East half of the southeast quarter of Section 23, Township 23 South, Range 27 East, Orange County, Florida. Being more particularly described as follows:
BEGIN at the southeast corner of the southeast quarter of Section 23, Township 23 South, Range 27 East as shown on the plat Windermere Terrace, Plat Book 77, Page 129, Official Records of Orange County, Florida; thence run along the South line of the East half of said southeast quarter, South 89°52'07" West, 1324.72 feet to the southwest corner of the East half of said southeast quarter, also being a point on the northerly boundary line of said Windermere Terrace; thence leaving said South line run along the West line of the East half of said southeast quarter and northerly boundary line of said Windermere Terrace, North 00°09'55" West, 242.26 feet; thence leaving said West line run the following four courses along said northerly boundary line, North 89°51'21" East, 850.53 feet; thence South 06°58'45" East, 200.00 feet; thence North 83°01'15" East, 307.06 feet; thence North 89°31'31" East, 145.38 feet to the East line of said southeast quarter; thence leaving said northerly boundary line run along said East line South 00°14'12" East, 81.32 feet to the POINT OF BEGINNING.