



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

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 *JS 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 Easement, and Temporary Slope and Fill Easement from Suburban Land Reserve, Inc. to Orange County and authorization to perform all actions necessary and incidental to closing

PROJECT: Innovation Way/Beachline Interchange

District 4

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

ITEMS: Special Warranty Deed
Cost: Donation
Total size: 20.219 acres

Drainage Easement
Cost: Donation
Total size: 10.224 acres

Temporary Slope and Fill Easement

Cost: Donation

Total size: 3.203 acres

Term: Terminates when the lands within the easement area are filled so that the slopes are no greater than one foot vertical to ten feet horizontal.

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 Amended and Restated 2006 Innovation Way/Beachline Interchange Agreement approved by the Board on June 10, 2014, as amended.

Grantor to pay all closing costs and prorated taxes.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 23 2019

Prepared by:
Vivien J. Monaco
Burr & Forman LLP
200 South Orange Ave., Suite 800
Orlando, Florida 32801

THIS DOCUMENT HAS BEEN EXECUTED AND DELIVERED UNDER THREAT OF CONDEMNATION. THEREFORE, THIS DOCUMENT IS NOT SUBJECT TO DOCUMENTARY STAMP TAX. See Fla. Admin. Code R. 12-B-4.014(13).

Project: Innovation Way/Beachline Interchange

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 14th day of February, A.D. 2019, by Suburban Land Reserve, Inc., a Utah corporation, having its principal place of business in the city of Salt Lake City, county of Salt Lake, whose address is 79 South Main Street, Salt Lake City, Utah, 84111, 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, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

36-23-31-0000-00-002; 36-23-31-3849-00-020;
36-23-31-3849-06-000; and 36-23-31-3849-00-030

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR will defend the same against the lawful claims of all persons whomever claiming by, through or under GRANTOR, but not otherwise, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018, and the Permitted Exceptions listed on Exhibit "B" attached hereto and incorporated herein.

[Signature and acknowledgment on the following page]

Project: Innovation Way/Beachline Interchange

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

Signed, sealed, and delivered
in the presence of:

Suburban Land Reserve, Inc., a Utah corporation

[Signature]
Witness

BY: R. Steven Ramsey

Cassie Mangum
Printed Name

Print Name: R. STEVEN RAMSEY

[Signature]
Witness

Title: PRESIDENT

Douglas L. Holmberg
Printed Name

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 27 day of March, 2019,
by R. Steven Ramsey, as President, of Suburban Land
Reserve, Inc., a Utah corporation. He/She is personally known to me or has produced
as identification.

(Notary Seal)



[Signature]
Notary Signature

Marilyn F. Nielson
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires:

08/09/2021

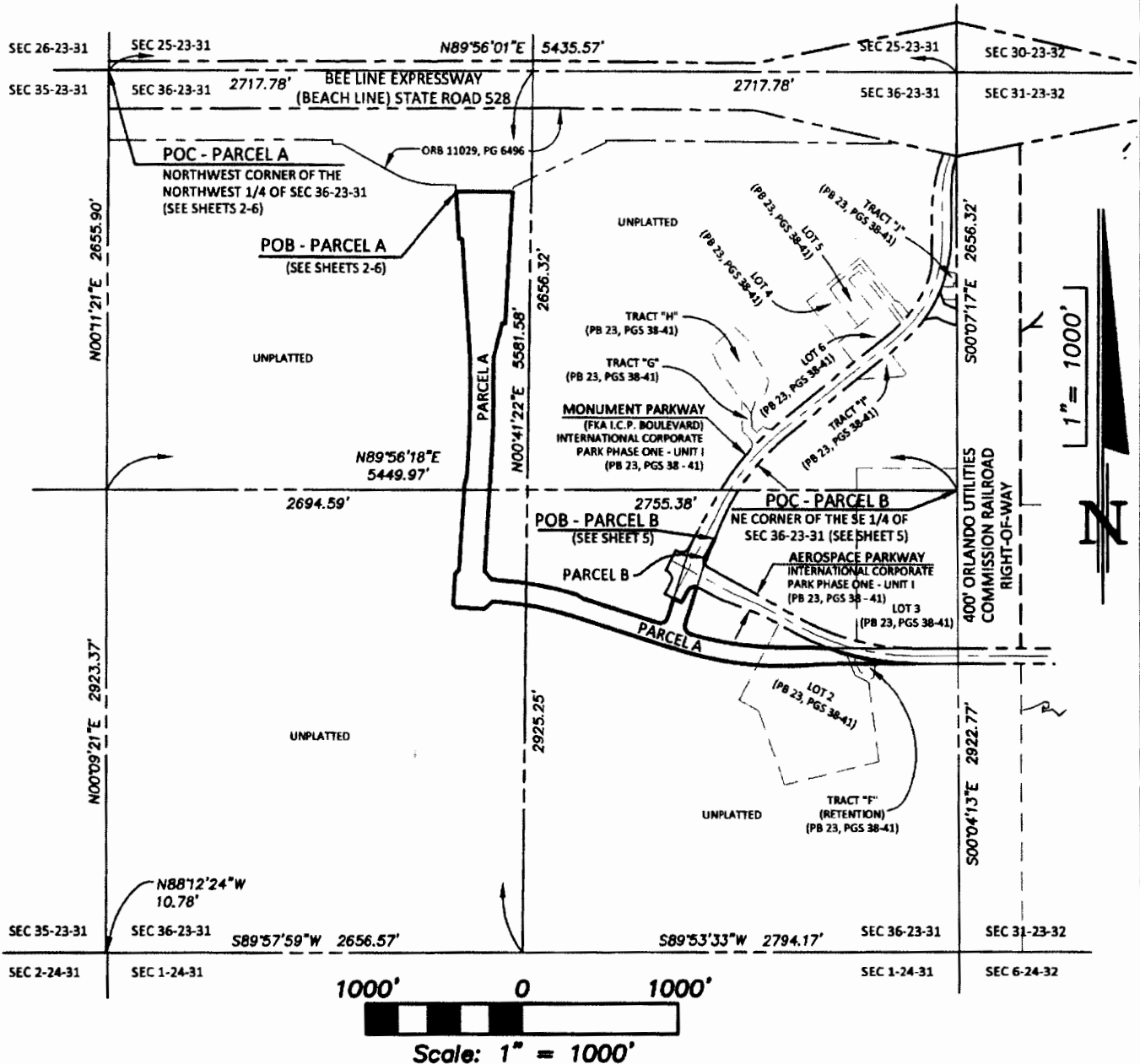
Project: Innovation Way/Beachline Interchange

EXHIBIT "A"
LEGAL DESCRIPTION

[See attached sketches and descriptions consisting of 8 pages.]

SKETCH OF DESCRIPTION

- SEE SHEET 7 FOR NOTES AND LEGEND
- SEE SHEETS 7 & 8 FOR DESCRIPTIONS



PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 RIGHT-OF-WAY DEDICATION



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: DLI
DATE: 1/2016

CHECKED BY: RLC

JOB NO.
14205.006

SCALE
1"=1000'

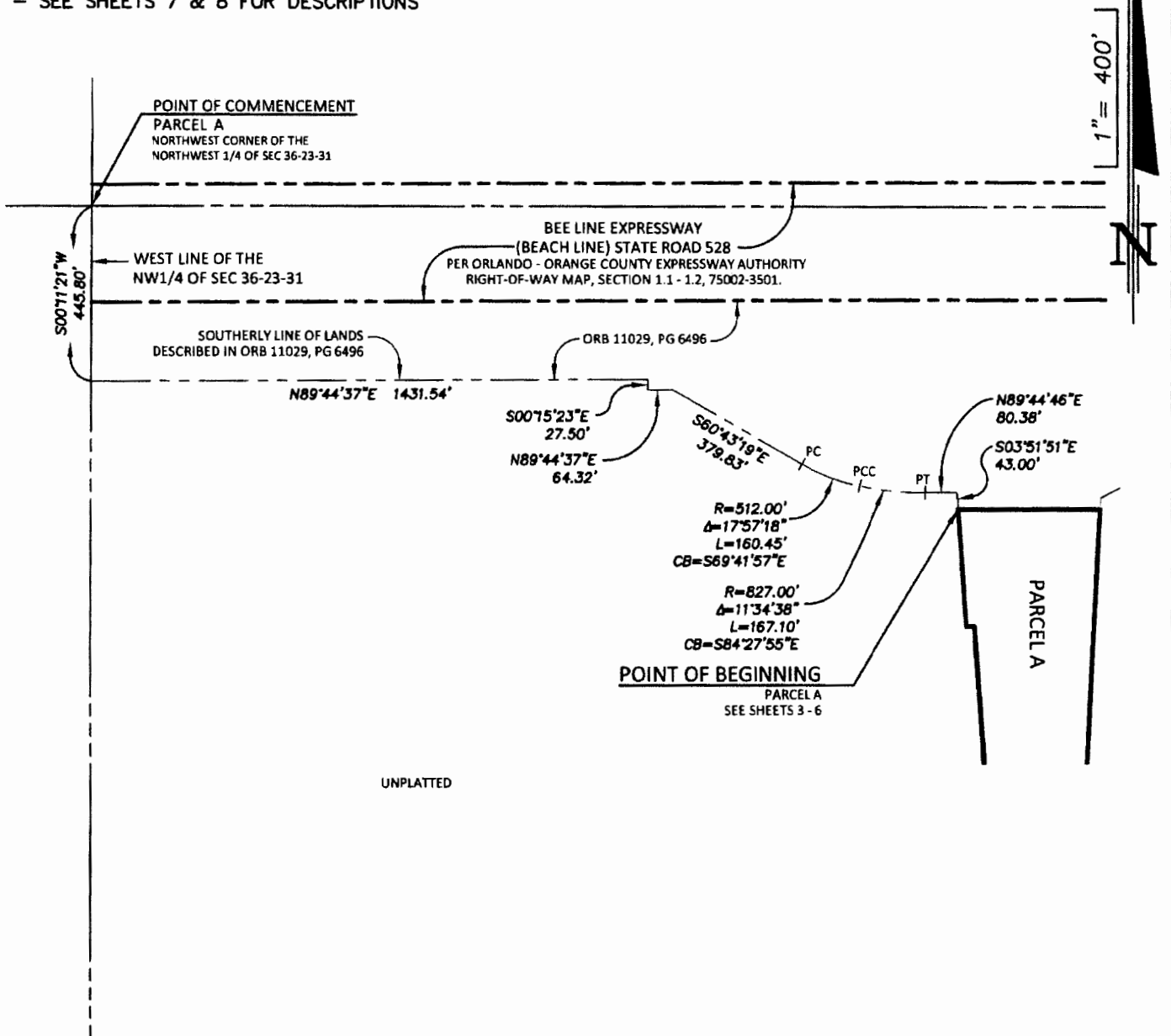
SHEET 1
OF 8

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

Rocky L. O'Connell January 18, 2016
Florida Registered Surveyor and Mapper
Certificate No. 1285
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH OF DESCRIPTION

- SEE SHEET 7 FOR NOTES AND LEGEND
- SEE SHEETS 7 & 8 FOR DESCRIPTIONS



PREPARED FOR:

Suburban Land Reserve, Inc.

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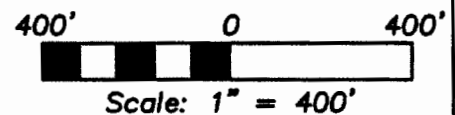
DRAWN BY: DLL
DATE: 1/2016

CHECKED BY: RLC

JOB NO.
14205.006

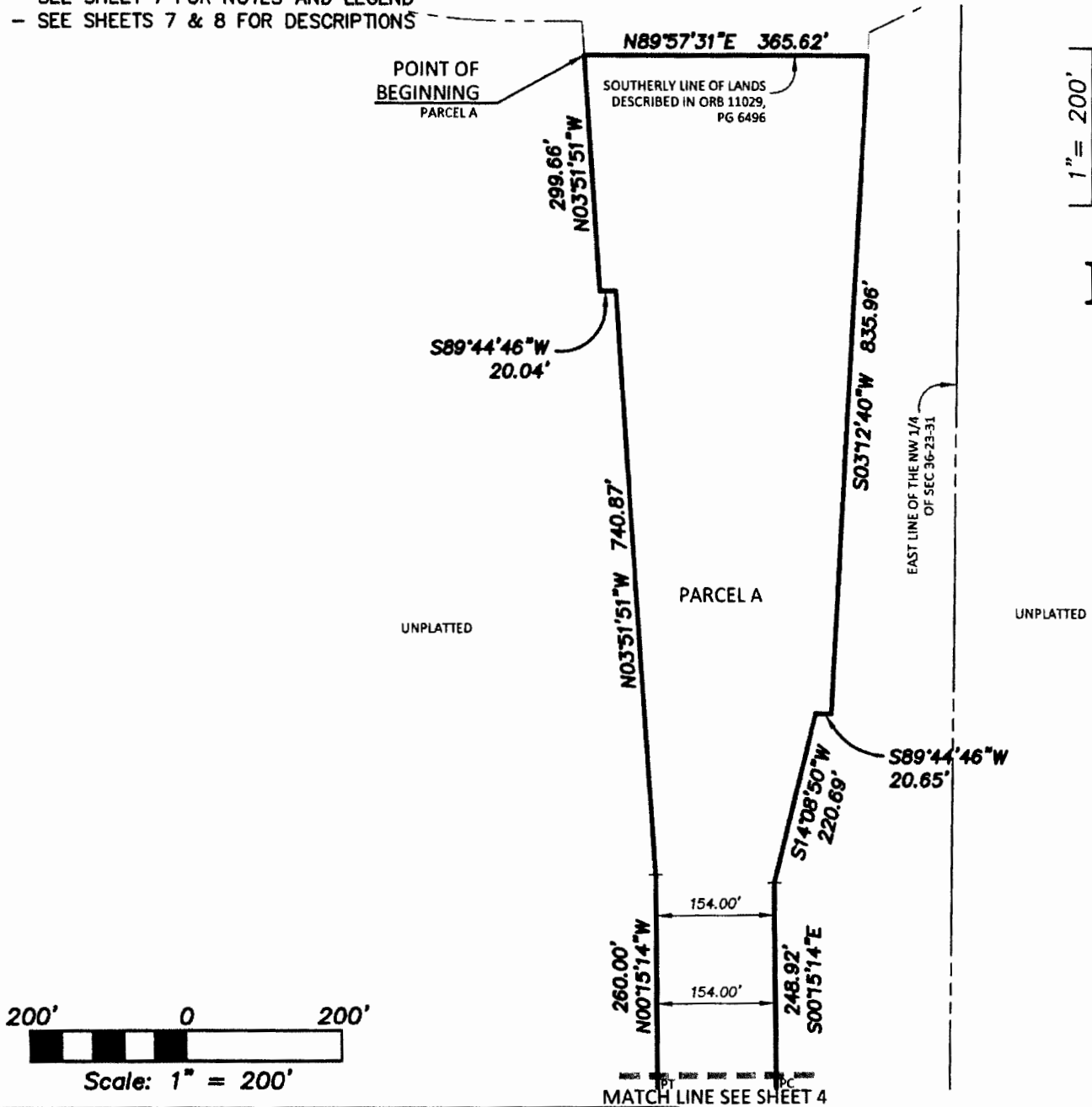
SCALE
1"=400'

SHEET 2
OF 8



SKETCH OF DESCRIPTION

- SEE SHEET 7 FOR NOTES AND LEGEND
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200' 0 200'
Scale: 1" = 200'

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 RIGHT-OF-WAY DEDICATION



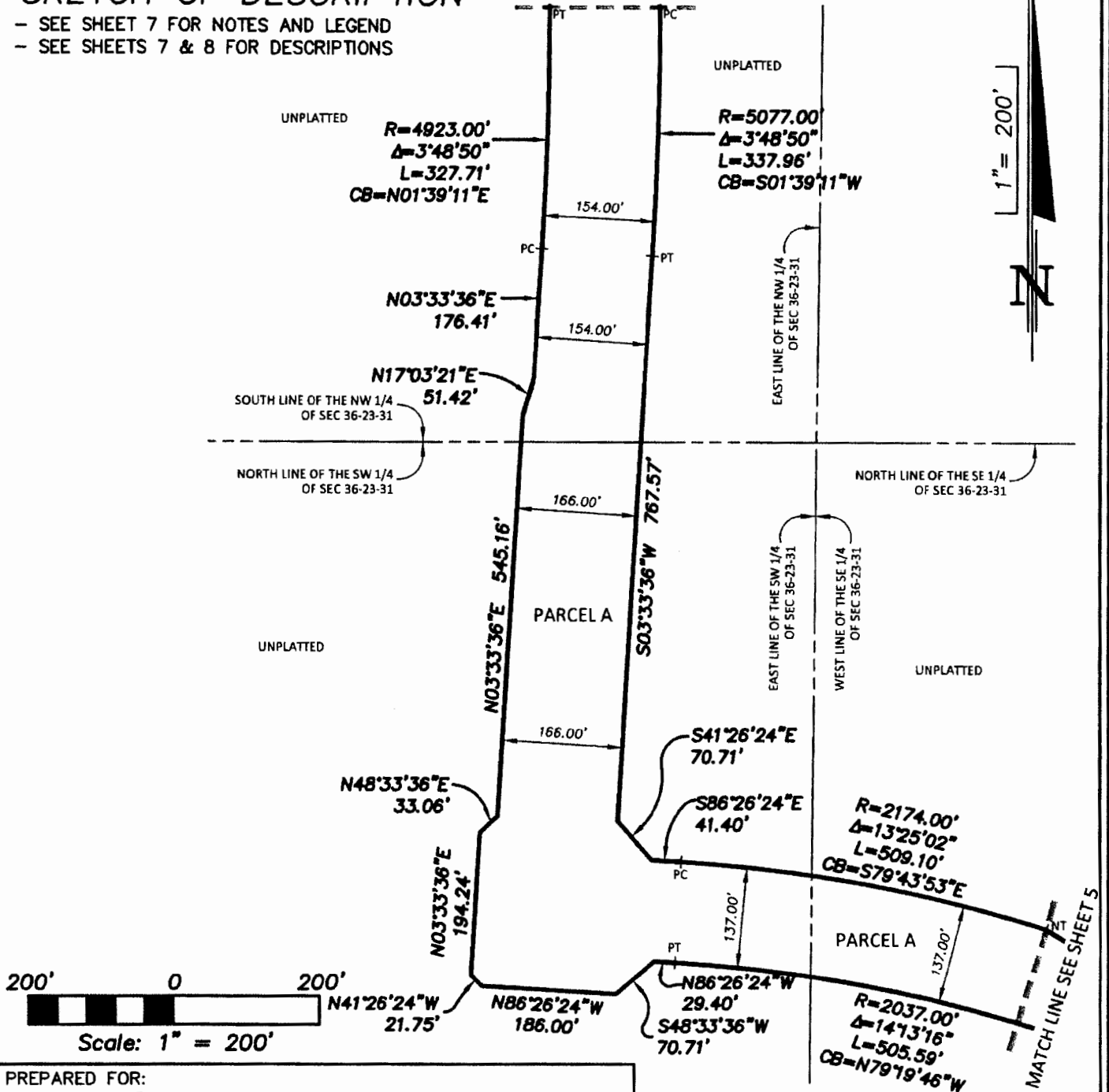
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>DLL</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>14205.006</u>	SCALE <u>1"=200'</u>	SHEET <u>3</u> OF <u>8</u>
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SKETCH OF DESCRIPTION

- SEE SHEET 7 FOR NOTES AND LEGEND
- SEE SHEETS 7 & 8 FOR DESCRIPTIONS

MATCH LINE SEE SHEET 3



PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 RIGHT-OF-WAY DEDICATION



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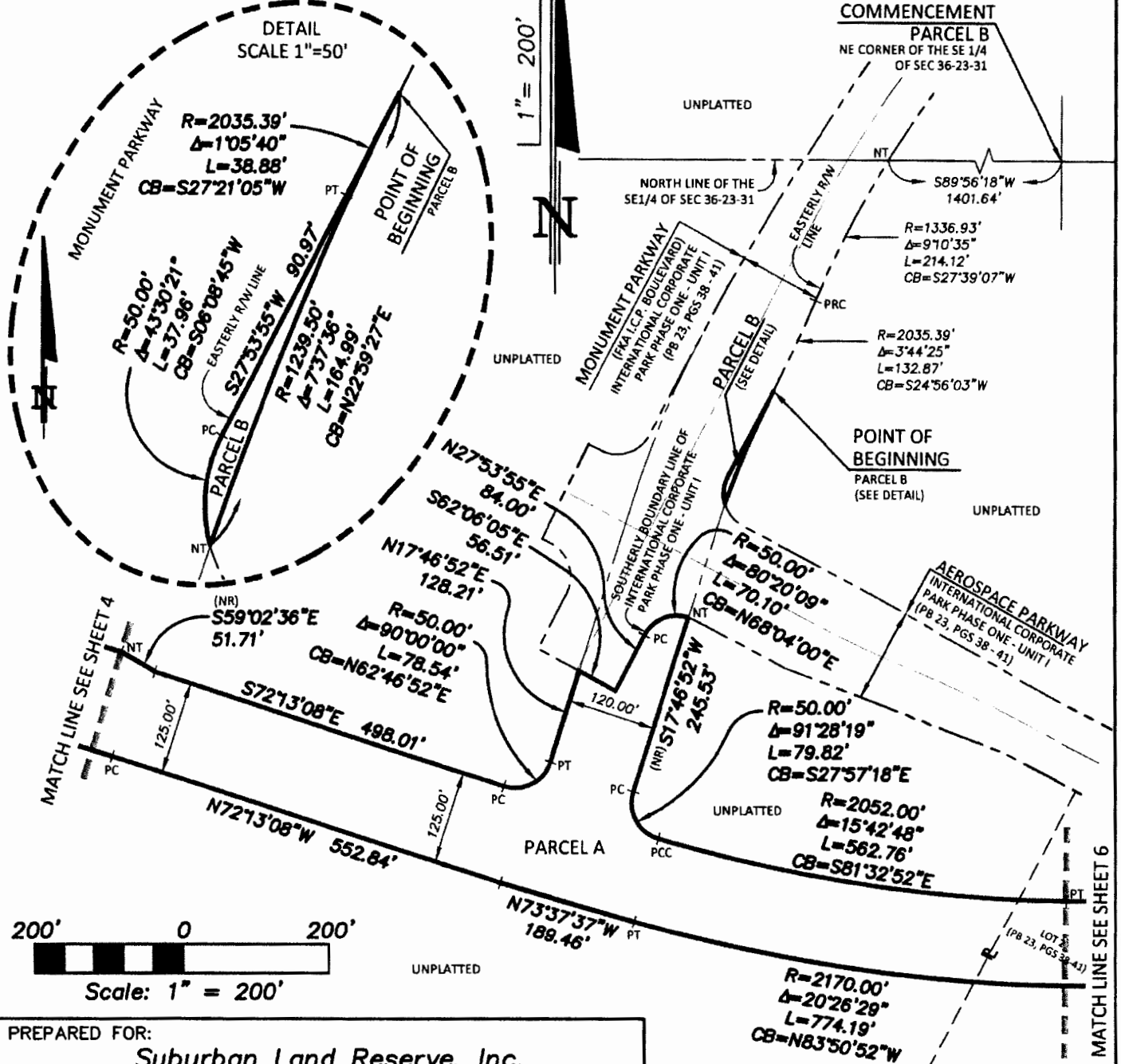
JOB NO.
14205.006

SCALE
1"=200'

SHEET 4
OF 8

SKETCH OF DESCRIPTION

- SEE SHEET 7 FOR NOTES AND LEGEND
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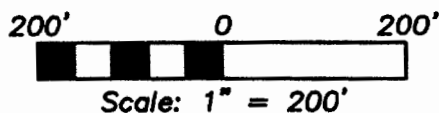
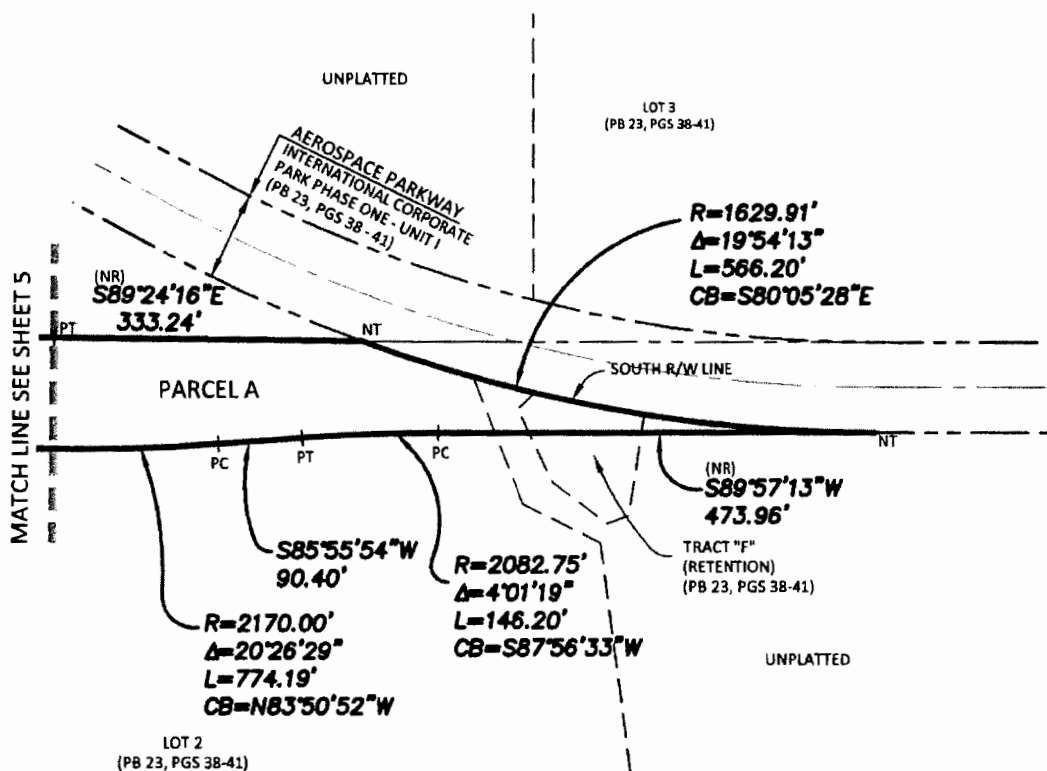
JOB NO.
14205.006

SCALE
1"=200'

SHEET 5
OF 8

SKETCH OF DESCRIPTION

- SEE SHEET 7 FOR NOTES AND LEGEND
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Suburban Land Reserve, Inc.

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DONALD W. MCINTOSH ASSOCIATES, INC.
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DRAWN BY: DLL
DATE: 1/2016

CHECKED BY: RLC

JOB NO.
14205.006

SCALE
1"=200'

SHEET 6
OF 8

SKETCH OF DESCRIPTION

- SEE SHEETS 1 THROUGH 6 FOR SKETCH

PARCELA

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

That part of Section 36, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 36; thence S00°11'21"W along the West line of said Northwest 1/4, a distance of 445.80 feet to the Southerly line of lands described in Official Records Book 11029, page 6496, of the Public Records of Orange County, Florida; thence run the following nine (9) courses and distances along said Southerly line: N89°44'37"E, 1431.54 feet; thence S00°15'23"E, 27.50 feet; thence N89°44'37"E, 64.32 feet; thence S60°43'19"E, 379.83 feet to the point of curvature of a curve concave Northerly having a radius of 512.00 feet and a chord bearing of S69°41'57"E; thence Easterly along the arc of said curve through a central angle of 17°57'18" for a distance of 160.45 feet to the point of compound curvature of a curve concave Northerly having a radius of 827.00 feet and a chord bearing of S84°27'55"E; thence Easterly along the arc of said curve through a central angle of 11°34'38" for a distance of 167.10 feet to the point of tangency; thence N89°44'46"E, 80.38 feet; thence S03°51'51"E, 43.00 feet to the POINT OF BEGINNING; thence N89°57'31"E along said Southerly line, a distance of 365.62 feet; thence departing said Southerly line run S03°12'40"W, a distance of 835.96 feet; thence S89°44'46"W, 20.65 feet; thence S14°08'50"W, 220.69 feet; thence S00°15'14"E, 248.92 feet to the point of curvature of a curve concave Westerly having a radius of 5077.00 feet and a chord bearing of S01°39'11"W; thence Southerly along the arc of said curve through a central angle of 03°48'50" for a distance of 337.96 feet to the point of tangency; thence S03°33'36"W, 767.57 feet; thence S41°26'24"E, 70.71 feet; thence S86°26'24"E, 41.40 feet to the point of curvature of a curve concave Southerly having a radius of 2174.00 feet and a chord bearing of S79°43'53"E; thence Easterly along the arc of said curve through a central angle of 13°25'02" for a distance of 509.10 feet to a non-tangent line; thence S59°02'36"E, 51.71 feet; thence S72°13'08"E, 498.01 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet and a chord bearing of N62°46'52"E; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 78.54 feet to the point of tangency; thence N17°46'52"E, 128.21 feet to the Southerly boundary line of INTERNATIONAL CORPORATE PARK, PHASE ONE - UNIT 1, according to the plat thereof, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida; thence run the following three (3) courses and distances along said Southerly boundary line: S62°06'05"E, 56.51 feet; thence N27°53'55"E, 84.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 50.00 feet and a chord bearing of N68°04'00"E; thence Northeasterly along the arc of said curve through a central angle of 80°20'09" for a distance of 70.10 feet to a non-tangent line; thence departing said Southerly boundary line run S17°46'52"W, 245.53 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet and a chord bearing of S27°57'18"E; thence Southeasterly along the arc of said curve through a central angle of 91°28'19" for a distance of 79.82 feet to the point of compound curvature of a curve concave Northerly having a radius of 2052.00 feet and a chord bearing of S81°32'52"E; thence Easterly along the arc of said curve through a central angle of 15°42'48" for a distance of 562.76 feet to the point of tangency; thence S89°24'16"E, 333.24 feet to the Southerly right-of-way line of Aerospace Parkway, INTERNATIONAL CORPORATE PARK, PHASE ONE - UNIT 1, according to said plat and a non-tangent curve concave Northerly having a radius of 1629.91 feet and a chord bearing of S80°05'28"E; thence Easterly along said Southerly right-of-way line and the arc of said curve through a central angle of 19°54'13" for a distance of 566.20 feet to a non-tangent line; thence departing said Southerly right-of-way line run S89°57'13"W, a distance of 473.96 feet to the point of curvature of a curve concave Southerly having a radius of 2082.75 feet and a chord bearing of S87°56'33"W; thence Westerly along the arc of said curve through a central angle of 04°01'19" for a distance of 146.20 feet to the point of tangency; thence S85°55'54"W, 90.40 feet to the point of curvature of a curve concave Northerly having a radius of 2170.00 feet and a chord bearing of N83°50'52"W; thence Westerly along the arc of said curve through a central angle of 20°26'29" for a distance of 774.19 feet to the point of tangency; thence N73°37'37"W, 189.46 feet; thence N72°13'08"W, 552.84 feet to the point of curvature of a curve concave Southerly having a radius of 2037.00 feet and a chord bearing of N79°19'46"W; thence Westerly along the arc of said curve through a central angle of 14°13'16" for a distance of 505.59 feet to the point of tangency; thence N86°26'24"W, 29.40 feet; thence S48°33'36"W, 70.71 feet; thence N86°26'24"W, 186.00 feet; thence N41°26'24"W, 21.75 feet; thence N03°33'36"E, 194.24 feet; thence N48°33'36"E, 33.06 feet; thence N03°33'36"E, 545.16 feet; thence N17°03'21"E, 51.42 feet; thence N03°33'36"E, 176.41 feet to the point of curvature of a curve concave Westerly having a radius of 4923.00 feet and a chord bearing of N01°39'11"E; thence Northerly along the arc of said curve through a central angle of 03°48'50" for a distance of 327.71 feet to the point of tangency; thence N00°15'14"W, 260.00 feet; thence N03°51'51"W, 740.87 feet; thence S89°44'46"W, 20.04 feet; thence N03°51'51"W, 299.66 feet to the POINT OF BEGINNING. This description and acreage are based on Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000055212684272, NAD 83 Datum (2007 adjustment).

Ckd by JJB 31 January 2018

Containing 20.204 acres more or less, and being subject to any rights-of-way, restrictions and easements of record.

NOTES:

1. This is not a survey.
2. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Bearings and coordinates shown hereon are based on the Florida State Plane Coordinate System, North American Datum of 1983/2007 adjustment, deriving a bearing of South 00°04'13" East along the East line of the Southeast 1/4 of Section 36, Township 23 South, Range 31 East. Derived from National Geodetic Survey monument "GIS 211 BOB DUNDON"; PID AK7328; Northing = 1492842.8490, Easting = 604464.1616, combined scale factor of 0.99994500371.
4. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

SEC 36-23-31

SECTION 36, TOWNSHIP 23 SOUTH,
RANGE 31 EAST

FKA	FORMALLY KNOWN AS
ORB	OFFICIAL RECORDS BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
(NR)	NON-RADIAL
(R)	RADIAL
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
N/A	NOT APPLICABLE

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 RIGHT-OF-WAY DEDICATION



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: DLL
DATE: 1/2016

CHECKED BY: RLC

JOB NO.
14205.006

SCALE
N/A

SHEET 7
OF 8

SKETCH OF DESCRIPTION

- SEE SHEETS 1 THROUGH 6 FOR SKETCH

PARCEL B

That part of Section 36, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 36; thence S89°56'18"W along the North line of the Southeast 1/4 of said Section 36, a distance of 1401.64 feet to the Easterly right-of-way line of Monument Parkway (formerly known as I.C.P. Boulevard), INTERNATIONAL CORPORATE PARK, PHASE ONE - UNIT 1, according to the plat thereof, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida, and a point on a non-tangent curve concave Southeasterly having a radius of 1336.93 feet and a chord bearing of S27°39'07"W; thence run the following five (5) courses and distances along said Easterly right-of-way line: Southwesterly along the arc of said curve through a central angle of 09°10'35" for a distance of 214.12 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 2035.39 feet and a chord bearing of S24°56'03"W; thence Southwesterly along the arc of said curve through a central angle of 03°44'25" for a distance of 132.87 feet to the POINT OF BEGINNING; thence continue along said curve concave Northwesterly having a radius of 2035.39 feet and a chord bearing of S27°21'05"W; thence Southwesterly along said Easterly right-of-way line and the arc of said curve through a central angle of 01°05'40" for a distance of 38.88 feet to the point of tangency; thence S27°53'55"W, 90.97 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet and a chord bearing of S06°08'45"W; thence Southerly along the arc of said curve through a central angle of 43°30'21" for a distance of 37.96 feet to a non-tangent curve concave Southeasterly having a radius of 1239.50 feet and a chord bearing of N22°59'27"E; thence departing said Easterly right-of-way line run Northeasterly along the arc of said curve through a central angle of 07°37'36" for a distance of 164.99 feet to the POINT OF BEGINNING. This description and acreage are based on Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000055212684272, NAD 83 Datum (2007 adjustment).

Containing 0.015 acres (653 square feet) more or less, and being subject to any rights-of-way, restrictions and easements of record.

Cked by JJB 31 January 2018

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 RIGHT-OF-WAY DEDICATION



DONALD W. MCINTOSH ASSOCIATES, INC.
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2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>DLL</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>14205.006</u>	SCALE <u>N/A</u>	SHEET <u>8</u> OF <u>8</u>
DATE: <u>1/2016</u>				

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Master Stormwater Drainage Agreement by and between International Corporate Park, Inc. and Lockheed Corporation, recorded May 5, 1987 in Book 3884, Page 440.
3. Matters reflected upon the plat of International Corporate Park Phase One – Unit 1 recorded March 16, 1989 in Plat Book 23, Pages 38 through 41, inclusive, together with Affidavit recorded September 12, 1990 in Book 4217, Page 4597.
4. Drainage Easements in favor of Orange County recorded March 17, 1989 in Book 4064, Page 1423.
5. Use Agreement with Orange County recorded August 25, 1989 in Book 4109, Page 1737; and Amendment recorded April 6, 1990 in Book 4173, Page 419.
6. Innovation Way/Beachline Interchange Agreement by and between Orlando-Orange County Expressway Authority, International Corporate Park, LLC and Orange County recorded April 7, 2006 in Book 8573, Page 4368; Memorandum of Amended and Restated 2006 Innovation Way/Beachline Interchange Agreement recorded June 13, 2014 in Book 10758, Page 8144; First Amendment recorded October 12, 2015 in Book 10996, Page 3948; and Second Amendment recorded June 30, 2016 in Instrument No. 20160337931.
7. Agreement between the Florida Department of Environmental Protection and Suburban Land Reserve, Inc. recorded April 28, 2011 in Book 10206, Page 3419.
8. Declaration of Covenants, Conditions, Easements and Restrictions by Farmland Reserve, Inc. and Suburban Land Reserve, Inc. recorded December 17, 2015 in Book 11029, Page 6422.
9. School Mitigation Agreement for Capacity Enhancement OC-16-005 SunBridge recorded December 6, 2016 in Instrument No. 20160632084.
10. Environmental Land Stewardship Agreement, International Corporate Park, Innovations Way East and Camino Reale South by and between Tavistock East Holdings, LLC and Orange County recorded December 20, 2016 in Instrument No. 20160658369.
11. Acknowledgement, Joinder, and Consent by Central Florida Property Holdings 100, LLC, Central Florida Property Holdings 200, LLC, Farmland Reserve, Inc., and Suburban Land Reserve, Inc. in favor of Orange County recorded December 20, 2016 in Instrument No. 20160658370.

Project: Innovation Way/Beachline Interchange

12. Adequate Public Facilities Agreement for SunBridge PD by and between Tavistock East Holdings, LLC and Orange County recorded December 20, 2016 in Instrument No. 20160659205; as amended by that certain First Amendment to Adequate Public Facilities Agreement for SunBridge PD recorded November 5, 2018 in Instrument No. 20180645513.
13. Transportation Agreement for Sunbridge Parkway (From Dowden Road to Osceola County Line) by and among Tavistock East Holdings, LLC, a Florida limited liability company (on behalf of all owners) and Orange County, Florida recorded May 8, 2017 in Instrument No. 20170253449; as amended by that certain First Amendment to The Transportation Agreement for Sunbridge Parkway recorded October 26, 2018 in Instrument No. 20180628585.
14. South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded October 12, 2012 in Book 10457, Page 2888.
15. Matters appearing on the As-built/Record surveys provided to the Grantee pursuant to typical procedures for construction and acceptance of public right-of-ways.

ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

APR 23 2019

Prepared by:
James R. Pratt, Esquire
Burr & Forman LLP
200 South Orange Ave., Suite 800
Orlando, Florida 32801

Project: Innovation Way/Beachline Interchange

**THIS DOCUMENT HAS BEEN EXECUTED AND
DELIVERED UNDER THREAT OF CONDEMNATION.
THEREFORE, THIS DOCUMENT IS NOT SUBJECT TO
DOCUMENTARY STAMP TAX. See Fla. Admin. Code R.
12-B-4.014(13).**

DRAINAGE EASEMENT

THIS INDENTURE, Made this 30 day of January, A.D. 2019, by Suburban Land Reserve, Inc., a Utah corporation, having its principal place of business in the city of Salt Lake City, county of Salt Lake, whose address is 51 South Main Street, Suite 301, Salt Lake City, Utah, 84111, GRANTOR, in favor of Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations paid by the GRANTEE, the receipt whereof is hereby acknowledged, subject to matters GRANTEE has accepted in writing, does hereby give and grant to the GRANTEE and its assigns a non-exclusive easement for drainage purposes over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED EXHIBIT "A"

**Property Appraiser's Parcel Identification Number(s): portions of
36-23-31-0000-00-002; 36-23-31-3849-00-020; 36-23-31-3849-00-030; 36-23-31-3849-06-000**

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

THE GRANTOR herein and its heirs, successors, and assigns shall have the responsibility to maintain to Orange County standards the drainage ponds, pipe, or facility, and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ponds, pipe, or facility, out of and away from the herein granted easement. Should the GRANTOR fail to maintain the drainage ponds, pipe, or facility to Orange County standards, or if GRANTEE determines in its sole discretion that there exists an emergency situation requiring immediate repair and/or maintenance, then the GRANTEE herein and its assigns shall have the right to enter upon the non-exclusive easement to perform any needed repair and/or maintenance, at GRANTOR's expense, including without limitation the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage pond, pipe, or facility, out of and away from the herein granted easement.

The GRANTOR shall have, and does hereby reserve, the reasonable right to relocate, reconfigure, and use for GRANTOR'S adjacent property for future development the drainage easement and the

Project: Innovation Way/Beachline Interchange

drainage ponds, pipes, or facilities, as provided in the Second Amendment to Amended and Restated 2006 Innovation Way / Beachline Interchange Agreement, approved by the Orange County Board of County Commissioners on May 10, 2016, with an effective date of June 22, 2016, and recorded as document number 20160337931 in the Public Records of Orange County, Florida, which is incorporated herein by reference (the "Second Amendment"); and the conveyance of this easement by GRANTOR shall not constitute a waiver of GRANTOR'S rights in the easement and drainage facilities as described in the Second Amendment. 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 ponds, pipe, or facility, as provided in the Second Amendment.

This agreement is for the benefit only of GRANTOR and GRANTEE and their respective successors-in-interest. No other person or entity shall be entitled to rely hereon, claim any benefit herefrom, or enforce any provision of this agreement against any party.

[Signature and acknowledgment on the following page]

Project: Innovation Way/Beachline Interchange

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

Signed, sealed, and delivered
in the presence of:

Suburban Land Reserve, Inc., a Utah corporation

Cassie Mangum
Witness

BY: R. Steven Romney

Cassie Mangum
Printed Name

Print Name: R. Steven Romney

Title: PRESIDENT

Douglas L. Holshon
Witness

Douglas L. Holshon
Printed Name

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 27 day of March, 2019,
by R. Steven Romney, as President, of Suburban Land
Reserve, Inc., a Utah corporation. He/She is personally known to me or has produced
as identification.

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

(Notary Seal)

Marilyn F. Nielson
Notary Signature

Marilyn F. Nielson
Printed Notary Name



Notary Public in and for
the County and State aforesaid

My commission expires:
08/09/2021

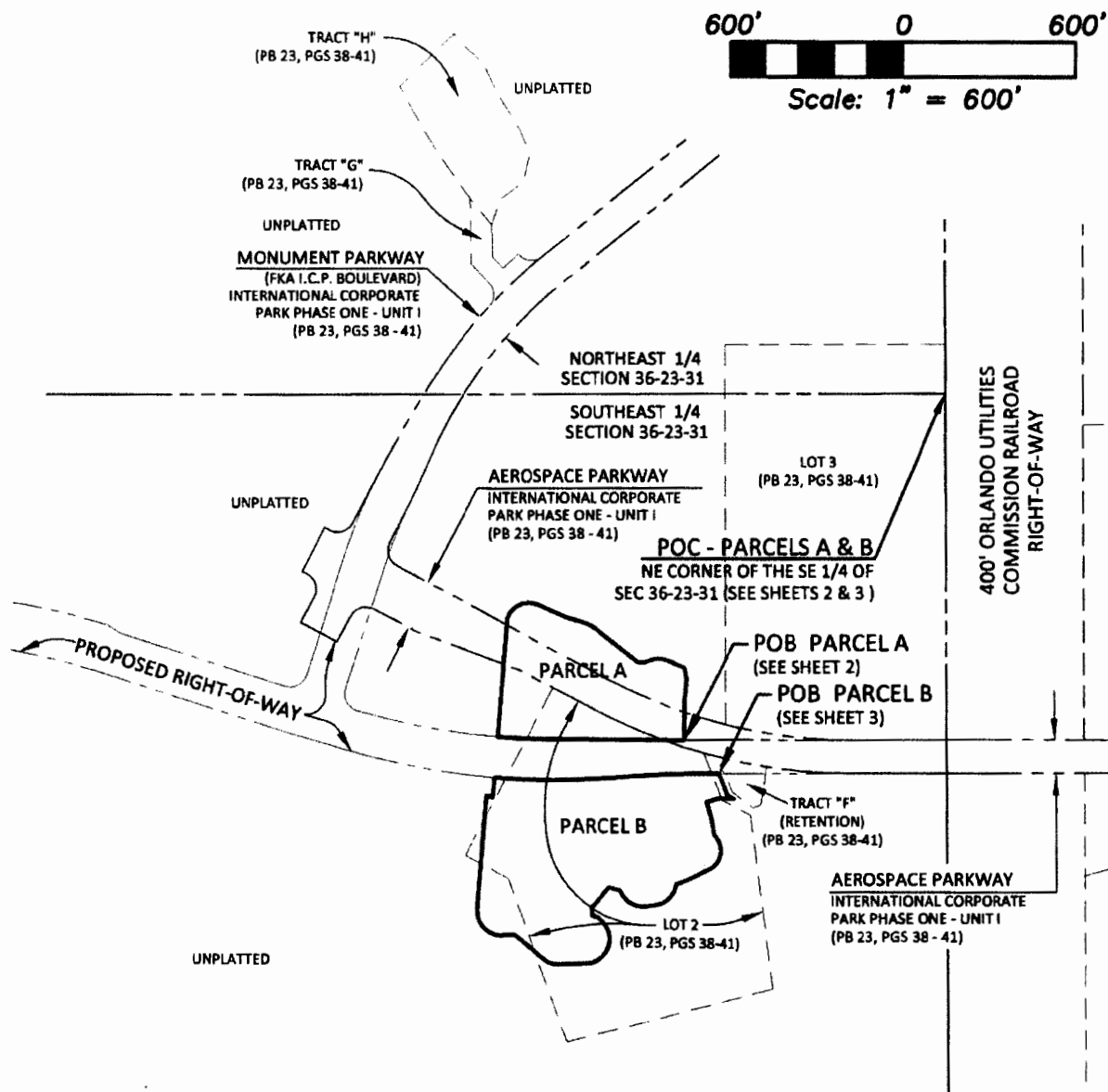
Project: Innovation Way/Beachline Interchange

EXHIBIT "A"
LEGAL DESCRIPTION

[See sketches and descriptions on five following pages.]

SKETCH OF DESCRIPTION

- SEE SHEET 4 FOR NOTES, LEGEND AND PARCEL A DESCRIPTION
- SEE SHEET 5 FOR PARCEL B DESCRIPTION



600' 0 600'
Scale: 1" = 600'



PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 - DRAINAGE EASEMENTS

DATE	BY	DESCRIPTION



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

REVISIONS
DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

Rocky L. Carlson March 31, 2016
Florida Registered Surveyor and Mapper
Certificate No. 4285
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

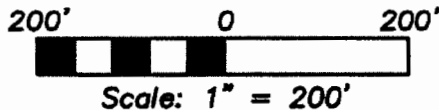
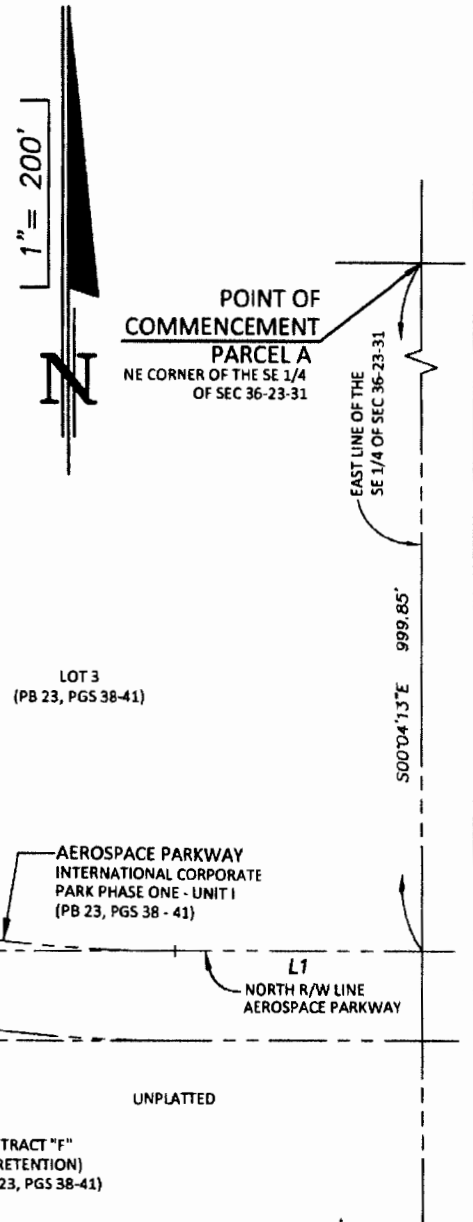
DRAWN BY: <u>BMW</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>14205.006</u>	SCALE <u>1"=600'</u>	SHEET <u>1</u> OF <u>5</u>
DATE: <u>3/2016</u>				

SKETCH OF DESCRIPTION

- SEE SHEET 4 FOR NOTES, LEGEND AND PARCEL A DESCRIPTION
- SEE SHEET 5 FOR PARCEL B DESCRIPTION

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	4985.50'	0°26'57"	39.09'	39.09'	N89°45'28"W
C2	4985.50'	0°07'44"	11.21'	11.21'	N89°28'08"W
C3	2052.00'	4°05'32"	146.56'	146.53'	N87°21'30"W
C4	67.00'	96°17'40"	112.60'	99.81'	N66°52'11"E
C5	83.00'	8°16'17"	11.98'	11.97'	S69°07'08"E
C6	117.00'	21°53'37"	44.71'	44.44'	S62°18'28"E
C7	23.00'	56°21'52"	22.63'	21.72'	S79°32'35"E
C8	67.00'	41°38'25"	48.69'	47.63'	S86°54'18"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°57'13"W	270.36'
L2	N89°58'57"W	452.65'
L3	N89°24'16"W	385.19'
L4	N04°41'16"E	343.02'
L5	S64°58'59"E	81.83'
L6	S73°15'16"E	45.76'
L7	S51°21'39"E	145.18'
L8	N72°16'29"E	25.73'
L9	S66°05'06"E	53.44'
L10	S11°05'30"E	33.29'
L11	S06°10'00"W	62.80'
L12	S00°28'01"W	113.14'



PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 - DRAINAGE EASEMENTS



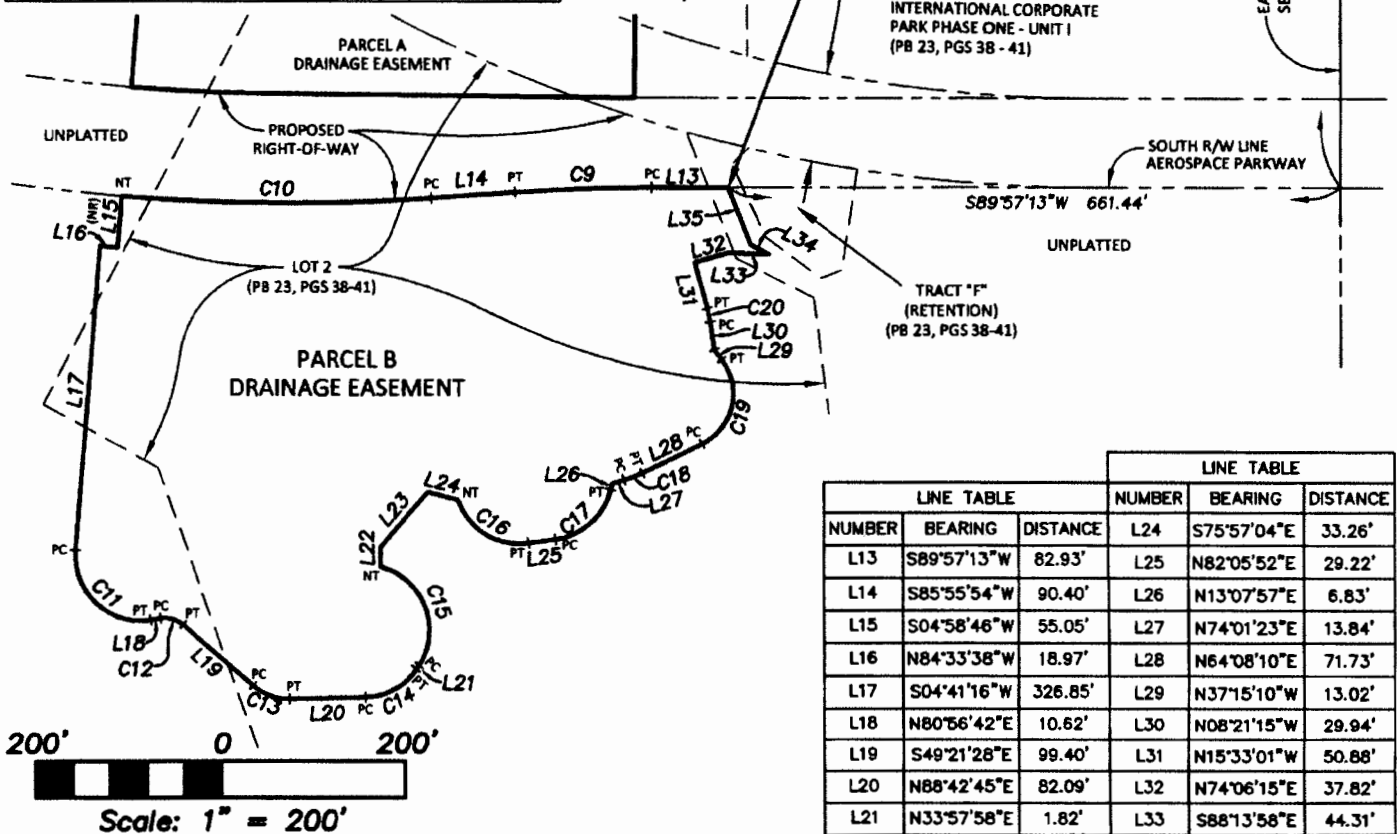
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BMW</u>	JOB NO. <u>14205.006</u>	SCALE <u>1"=200'</u>	SHEET <u>2</u>
DATE: <u>3/2016</u>	CHECKED BY: <u>RLC</u>		OF <u>5</u>

SKETCH OF DESCRIPTION

- SEE SHEET 4 FOR NOTES, LEGEND AND PARCEL A DESCRIPTION
- SEE SHEET 5 FOR PARCEL B DESCRIPTION

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C9	2082.75'	4°01'19"	146.20'	146.17'	S87°56'33"W
C10	2170.00'	8°50'46"	335.03'	334.70'	N89°38'43"W
C11	70.00'	103°44'34"	126.75'	110.13'	S47°11'01"E
C12	30.00'	49°41'50"	26.02'	25.21'	S74°12'23"E
C13	60.00'	41°55'46"	43.91'	42.94'	S70°19'21"E
C14	70.00'	54°44'47"	66.89'	64.37'	N61°20'22"E
C15	70.00'	109°36'48"	133.92'	114.41'	N20°50'26"W
C16	70.00'	78°55'06"	96.42'	88.97'	S58°26'35"E
C17	70.00'	68°57'55"	84.26'	79.26'	N47°36'55"E
C18	120.00'	9°53'13"	20.71'	20.68'	N69°04'47"E
C19	60.00'	101°23'20"	106.17'	92.85'	N13°26'30"E
C20	120.00'	7°11'46"	15.07'	15.06'	N11°57'08"W



LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L13	S89°57'13"W	82.93'	L24	S75°57'04"E	33.26'
L14	S85°55'54"W	90.40'	L25	N82°05'52"E	29.22'
L15	S04°58'46"W	55.05'	L26	N13°07'57"E	6.83'
L16	N84°33'38"W	18.97'	L27	N74°01'23"E	13.84'
L17	S04°41'16"W	326.85'	L28	N64°08'10"E	71.73'
L18	N80°56'42"E	10.62'	L29	N37°15'10"W	13.02'
L19	S49°21'28"E	99.40'	L30	N08°21'15"W	29.94'
L20	N88°42'45"E	82.09'	L31	N15°33'01"W	50.88'
L21	N33°57'58"E	1.82'	L32	N74°06'15"E	37.82'
L22	N01°02'49"W	20.89'	L33	S88°13'58"E	44.31'
L23	N40°56'02"E	78.37'	L34	N63°29'45"W	22.48'
			L35	N21°39'31"W	66.10'

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 - DRAINAGE EASEMENTS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BMW</u>	JOB NO. <u>14205.006</u>	SCALE <u>1"=200'</u>	SHEET <u>3</u>
DATE: <u>3/2016</u>	CHECKED BY: <u>RLC</u>		OF <u>5</u>

SKETCH OF DESCRIPTION

- SEE SHEETS 1 THROUGH 3 FOR SKETCH
- SEE SHEET 5 FOR PARCEL B DESCRIPTION

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

PARCEL A:

That part of Section 36, Township 23 South, Range 31 East Orange County, Florida, described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 36; thence S00°04'13"E, along the East line of the Southeast 1/4 of said Section 36, a distance of 999.85 feet to the North right-of-way line of Aerospace Parkway, INTERNATIONAL CORPORATE PARK, PHASE ONE - UNIT 1, according to the plat thereof, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida; thence S89°57'13"W along said North right-of-way line for a distance of 270.36 feet, thence departing said North right-of-way line, run N89°58'57"W, 452.65 feet to the point of curvature of a curve concave Northerly having a radius of 4985.50 feet and a chord bearing of N89°45'28"W; thence Westerly along the arc of said curve through a central angle of 00°26'57" for a distance of 39.09 feet to the POINT OF BEGINNING; thence continue Westerly along the arc of said curve having a radius of 4985.50 feet and a chord bearing of N89°28'08"W, through a central angle of 00°07'44", for a distance of 11.21 feet to the point of tangency; thence N89°24'16"W, 385.19 feet to the point of curvature of a curve concave Northerly having a radius of 2052.00 feet and a chord bearing of N87°21'30"W; thence Westerly along the arc of said curve through a central angle of 04°05'32" for a distance of 146.56 feet to a radial line; thence N04°41'16"E, along said radial line 343.02 feet to a point on a non-tangent curve concave Southeasterly having a radius of 67.00 feet and a chord bearing of N66°52'11"E; thence Northeasterly along the arc of said curve through a central angle of 96°17'40" for a distance of 112.60 feet to the point of tangency; thence S64°58'59"E, 81.83 feet to the point of curvature of a curve concave Northerly having a radius of 83.00 feet and a chord bearing of S69°07'08"E; thence Easterly along the arc of said curve through a central angle of 08°16'17" for a distance of 11.98 feet to the point of tangency; thence S73°15'16"E, 45.76 feet to the point of curvature of a curve concave Southwesterly having a radius of 117.00 feet and a chord bearing of S62°18'28"E; thence Southeasterly along the arc of said curve through a central angle of 21°53'37" for a distance of 44.71 feet to the point of tangency; thence S51°21'39"E, 145.18 feet to the point of curvature of a curve concave Northerly having a radius of 23.00 feet and a chord bearing of S79°32'35"E; thence Easterly along the arc of said curve through a central angle of 56°21'52" for a distance of 22.63 feet to the point of tangency; thence N72°16'29"E, 25.73 feet to the point of curvature of a curve concave Southerly having a radius of 67.00 feet and a chord bearing of S86°54'18"E; thence Easterly along the arc of said curve through a central angle of 41°38'25" for a distance of 48.69 feet to the point of tangency; thence S66°05'06"E, 53.44 feet; thence S11°05'30"E, 33.29 feet; thence S06°10'00"W, 62.80 feet; thence S00°28'01"W, 113.14 feet to the POINT OF BEGINNING. This description and acreage are based on Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000055212684272, NAD 83 Datum (2007 adjustment).

Containing 3.731 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

Ckd by JJB 31 January 2018

NOTES:

1. This is not a survey.
2. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Bearings shown hereon are based on the Florida State Plane Coordinate System, North American Datum of 1983/2007 adjustment, deriving a bearing of South 00°04'13" East along the East line of the Southeast 1/4 of Section 36, Township 23 South, Range 31 East. Derived from National Geodetic Survey monument "GIS 211 BOB DUNDON"; PID AK7328; Northing = 1492842.8490, Easting = 604464.1616, combined scale factor of 0.99994500371.
4. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

SEC 36-23-31

SECTION 36, TOWNSHIP 23 SOUTH,
RANGE 31 EAST

FKA	FORMALLY KNOWN AS
ORB	OFFICIAL RECORDS BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
(NR)	NON-RADIAL
(R)	RADIAL
PB	PLAT BOOK
PGS	PAGES
R/W	RIGHT-OF-WAY
N/A	NOT APPLICABLE

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 - UTILITY EASEMENT (DRAINAGE)



DONALD W. MCINTOSH ASSOCIATES, INC.

ENGINEERS

PLANNERS

SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: BMW

DATE: 3/2016

CHECKED BY: RLC

JOB NO.

14205.006

SCALE

N/A

SHEET 4

OF 5

SKETCH OF DESCRIPTION

- SEE SHEETS 1 THROUGH 3 FOR SKETCH
- SEE SHEET 4 FOR NOTES, LEGEND AND PARCEL A DESCRIPTION

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

PARCEL B:

That part of Section 36, Township 23 South, Range 31 East Orange County, Florida, described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 36; thence S00°04'13"E, along the East line of the Southeast 1/4 of said Section 36, a distance of 1095.84 feet to the South right-of-way line of Aerospace Parkway, INTERNATIONAL CORPORATE PARK, PHASE ONE - UNIT 1, according to the plat thereof, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida; thence S89°57'13"W along said South right-of-way line and the Westerly prolongation thereof, a distance of 661.44 feet to the POINT OF BEGINNING; thence continue S89°57'13"W, 82.93 feet to the point of curvature of a curve concave Southerly having a radius of 2082.75 feet and a chord bearing of S87°56'33"W; thence Westerly along the arc of said curve through a central angle of 04°01'19" for a distance of 146.20 feet to the point of tangency; thence S85°55'54"W, 90.40 feet to the point of curvature of a curve concave Northerly having a radius of 2170.00 feet and a chord bearing of N89°38'43"W; thence Westerly along the arc of said curve through a central angle of 08°50'46" for a distance of 335.03 feet to a non-tangent line; thence S04°58'46"W, 55.05 feet; thence N84°33'38"W, 18.97 feet; thence S04°41'16"W, 326.85 feet to the point of curvature of a curve concave Northeasterly having a radius of 70.00 feet and a chord bearing of S47°11'01"E; thence Southeasterly along the arc of said curve through a central angle of 103°44'34" for a distance of 126.75 feet to the point of tangency; thence N80°56'42"E, 10.62 feet to the point of curvature of a curve concave Southerly having a radius of 30.00 feet and a chord bearing of S74°12'23"E; thence Easterly along the arc of said curve through a central angle of 49°41'50" for a distance of 26.02 feet to the point of tangency; thence S49°21'28"E, 99.40 feet to the point of curvature of a curve concave Northerly having a radius of 60.00 feet and a chord bearing of S70°19'21"E; thence Easterly along the arc of said curve through a central angle of 41°55'46" for a distance of 43.91 feet to the point of tangency; thence N88°42'45"E, 82.09 feet to the point of curvature of a curve concave Northwesterly having a radius of 70.00 feet and a chord bearing of N61°20'22"E; thence Northeasterly along the arc of said curve through a central angle of 54°44'47" for a distance of 66.89 feet to the point of tangency; thence N33°57'58"E, 1.82 feet; to the point of curvature of a curve concave Westerly having a radius of 70.00 feet and a chord bearing of N20°50'26"W; thence Northerly along the arc of said curve through a central angle of 109°36'48" for a distance of 133.92 feet to the point of tangency; thence N01°02'49"W, 20.89 feet; thence N40°56'02"E, 78.37 feet; thence S75°57'04"E, 33.26 feet to a point on a non-tangent curve concave Northeasterly having a radius of 70.00 feet and a chord bearing of S58°26'35"E; thence Southeasterly along the arc of said curve through a central angle of 78°55'06" for a distance of 96.42 feet to the point of tangency; thence N82°05'52"E, 29.22 feet to the point of curvature of a curve concave Northwesterly having a radius of 70.00 feet and a chord bearing of N47°36'55"E; thence Northeasterly along the arc of said curve through a central angle of 68°57'55" for a distance of 84.26 feet to the point of tangency; thence N13°07'57"E, 6.83 feet; thence N74°01'23"E, 13.84 feet to the point of curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of N69°04'47"E; thence Easterly along the arc of said curve through a central angle of 09°53'13" for a distance of 20.71 feet to the point of tangency; thence N64°08'10"E, 71.73 feet to the point of curvature of a curve concave Westerly having a radius of 60.00 feet and a chord bearing of N13°26'30"E; thence Northerly along the arc of said curve through a central angle of 101°23'20" for a distance of 106.17 feet to the point of tangency; thence N37°15'10"W, 13.02 feet; thence N08°21'15"W, 29.94 feet to the point of curvature of a curve concave Westerly having a radius of 120.00 feet and a chord bearing of N11°57'08"W; thence Northerly along the arc of said curve through a central angle of 07°11'46" for a distance of 15.07 feet to the point of tangency; thence N15°33'01"W, 50.88 feet; thence N74°06'15"E, 37.82 feet; thence S88°13'58"E, 44.31 feet; thence N63°29'45"W, 22.48 feet; thence N21°39'31"W, 66.10 feet to the POINT OF BEGINNING. This description and acreage are based on Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000055212684272, NAD 83 Datum (2007 adjustment).

Containing 6.493 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

Ckd by JJB 31 January 2018

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 - UTILITY EASEMENT (DRAINAGE)



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: BMW
DATE: 3/2016

CHECKED BY: RLC

JOB NO.
14205.006

SCALE
N/A

SHEET 5
OF 5

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

APR 23 2019

Prepared by:
James R. Pratt, Esquire
Burr & Forman LLP
200 South Orange Ave., Suite 800
Orlando, Florida 32801

Project: Innovation Way/Beachline Interchange

**THIS DOCUMENT HAS BEEN EXECUTED AND
DELIVERED UNDER THREAT OF CONDEMNATION.
THEREFORE, THIS DOCUMENT IS NOT SUBJECT TO
DOCUMENTARY STAMP TAX. See Fla. Admin. Code R.
12-B-4.014(13).**

TEMPORARY SLOPE AND FILL EASEMENT

THIS INDENTURE, Made this 14th day of FEBRUARY, A.D. 2019, by Suburban Land Reserve, Inc., a Utah corporation, having its principal place of business in the city of Salt Lake City, county of Salt Lake, whose address is 51 South Main Street, Suite 301, Salt Lake City, Utah, 84111, GRANTOR, in favor of Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a non-exclusive, temporary slope and fill easement solely for the purpose of insuring the integrity of the county road or roads (collectively, "County Road") which runs over and adjoining the property encumbered by this easement. This easement is to allow GRANTEE to maintain the elevation of the road, to GRANTEE'S specifications, with the right to grade, excavate and/or add fill material to the easement area; and the right of access in, over and upon the easement area, which consists of the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A" (the "Easement Property")

Property Appraiser's Parcel Identification Number(s):

a portion of 36-23-31-0000-00-002

THIS EASEMENT is solely for the purposes noted herein and does not obligate GRANTEE to perform any right-of-way maintenance or other duties.

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

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of title to the Easement Property in fee simple; that the GRANTOR has good right and lawful authority to grant this

easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever, subject, however, to matters on title that GRANTEE has accepted in writing.

This easement, and the rights granted herein, shall terminate and be of no further force or effect as to the Easement Property (or portion thereof, as the case may be) at such time or times as the lands within which the Easement Property (or portion thereof) are located are filled such that slopes are no greater than one (1) foot vertical to ten (10) feet horizontal. A statement of a licensed professional engineer recorded in the public records certifying that lands within the Easement Property (or portion thereof) are located are filled so that slopes are no greater than one (1) foot vertical to ten (10) feet horizontal shall for all purposes be sufficient to release the Easement Property described in that statement from this easement and the rights granted herein.

This easement is for the benefit only of GRANTOR and GRANTEE and their respective successors-in-interest. No other person or entity shall be entitled to rely hereon, claim any benefit herefrom, or enforce any provision of this agreement against any party.

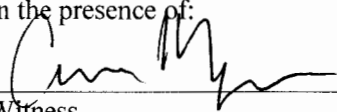
[signature and acknowledgement on the following page]

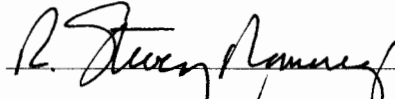
Project: Innovation Way / Beachline Interchange

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

Signed, sealed, and delivered in the presence of:

Suburban Land Reserve, Inc., a Utah corporation


Witness

BY: 
Print Name: R. STEVEN ROMNEY
Title: PRESIDENT

Cassie Mangum
Printed Name


Witness

(Corporate Seal)

Douglas L. Holmboe
Printed Name

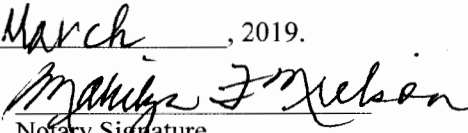
(Signature of TWO witnesses required by Florida law)

STATE OF UTAH
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 27 day of March, 2019, by R. Steven Romney, as President, of Suburban Land Reserve, Inc., a Utah corporation. He/She is personally known to me or has produced as identification.

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

(Notary Seal)


Notary Signature

Marilyn F. Nielson
Printed Notary Name



Notary Public in and for
the County and State aforesaid

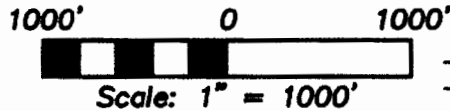
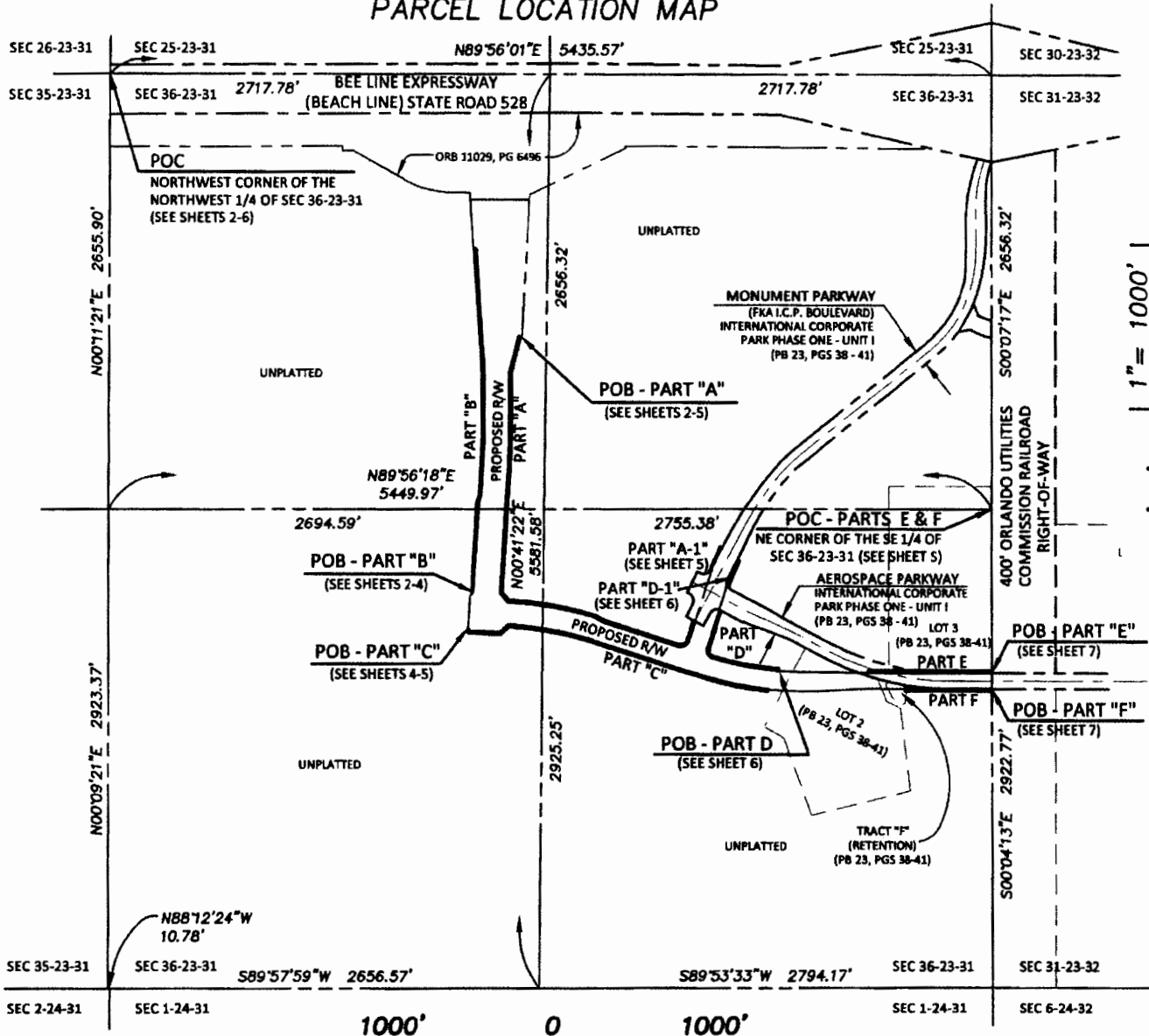
My commission expires:

08/09/2021

SKETCH OF DESCRIPTION

INNOVATION WAY PHASE 1
TEMPORARY SLOPE AND FILL EASEMENTS

PARCEL LOCATION MAP



— SEE SHEET 8 FOR NOTES AND LEGEND
— SEE SHEETS 8, 9 & 10 FOR DESCRIPTIONS

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 R/W - TEMPORARY SLOPE AND FILL EASEMENTS

2/04/19	DLL	REVISED LEGAL AND SKETCH
04/14/16	PT	EASEMENT NAME;
DATE	BY	DESCRIPTION

REVISIONS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

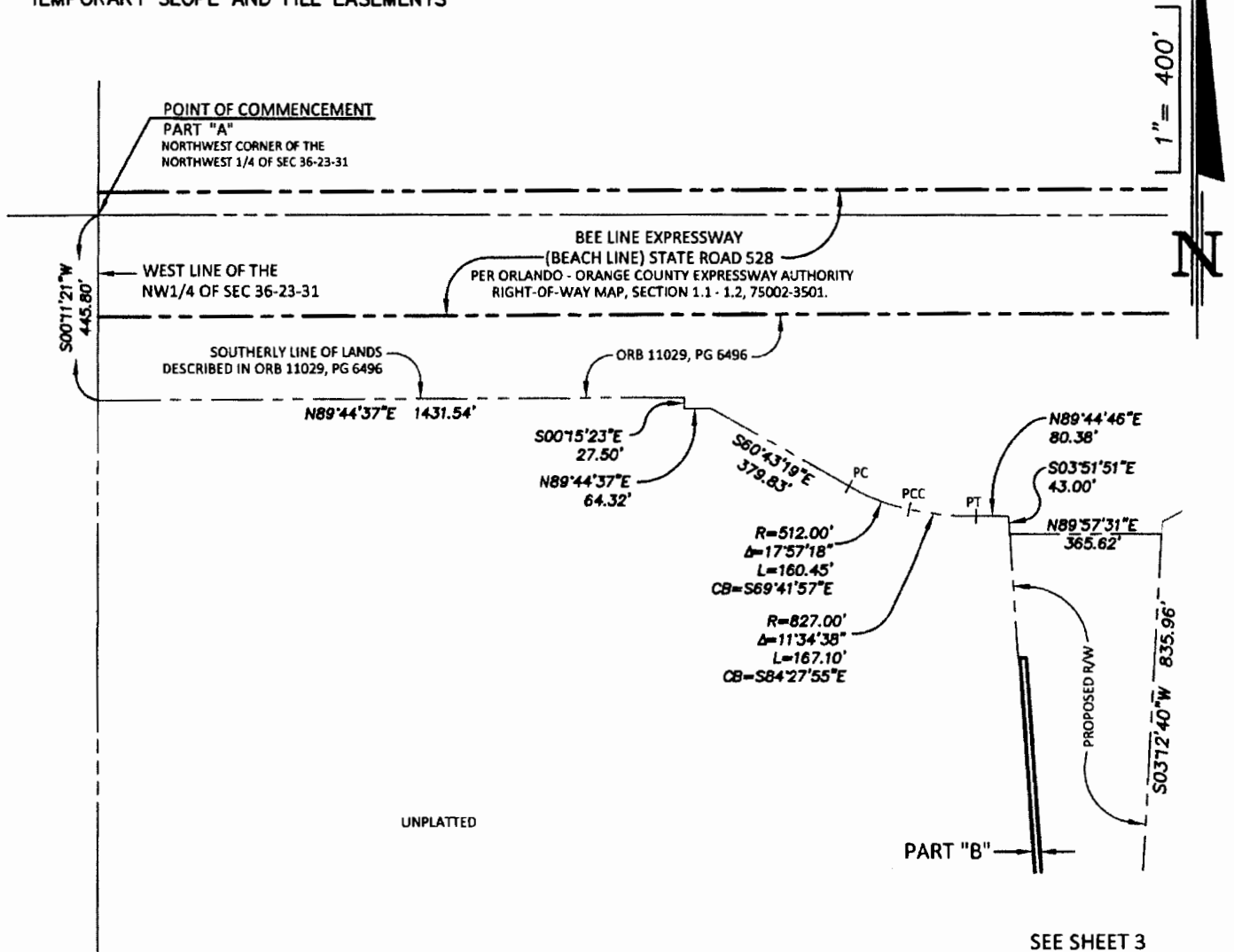
DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68
Rocky L. Wilson, February 04, 2019
Florida Registered Surveyor and Mapper
Certificate No. 7285
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>PT</u>	JOB NO. <u>14205.006</u>	SCALE <u>1"=1000'</u>	SHEET <u>1</u>
DATE: <u>4/2016</u>	CHECKED BY: <u>RLC</u>		OF <u>10</u>

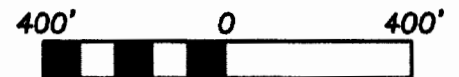
Schedule "A"

SKETCH OF DESCRIPTION

INNOVATION WAY PHASE 1
TEMPORARY SLOPE AND FILL EASEMENTS



SEE SHEET 3



Scale: 1" = 400'

- SEE SHEET 8 FOR NOTES AND LEGEND
- SEE SHEETS 8, 9 & 10 FOR DESCRIPTIONS

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 R/W - TEMPORARY SLOPE AND FILL EASEMENTS



DONALD W. MCINTOSH ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PT
DATE: 4/2016

CHECKED BY: RLC

JOB NO.
14205.006

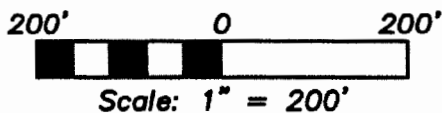
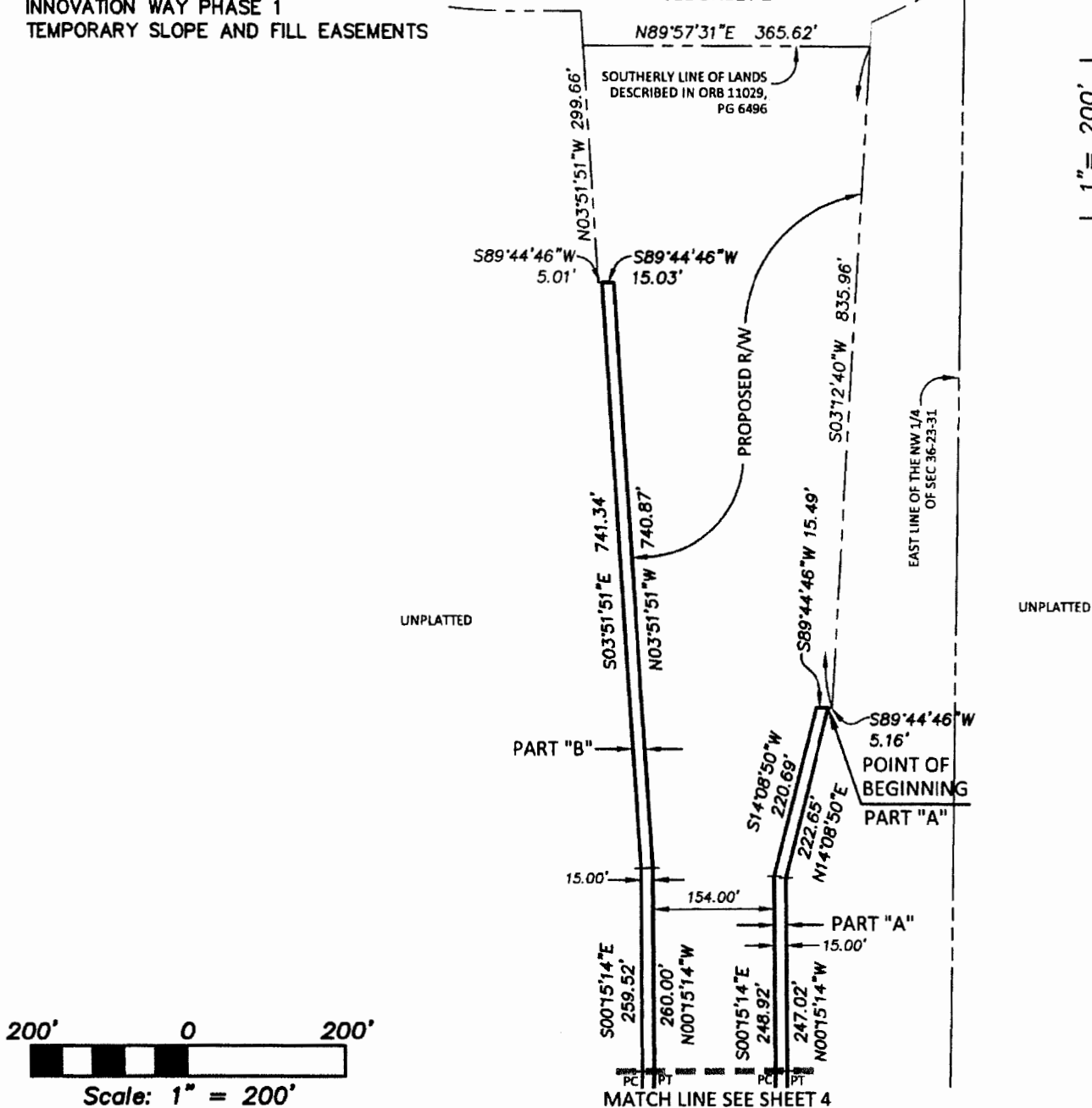
SCALE
1"=400'

SHEET 2
OF 10

SKETCH OF DESCRIPTION

INNOVATION WAY PHASE 1
TEMPORARY SLOPE AND FILL EASEMENTS

SEE SHEET 2



PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 R/W - TEMPORARY SLOPE AND FILL EASEMENTS

- SEE SHEET 8 FOR NOTES AND LEGEND
- SEE SHEETS 8, 9 & 10 FOR DESCRIPTIONS



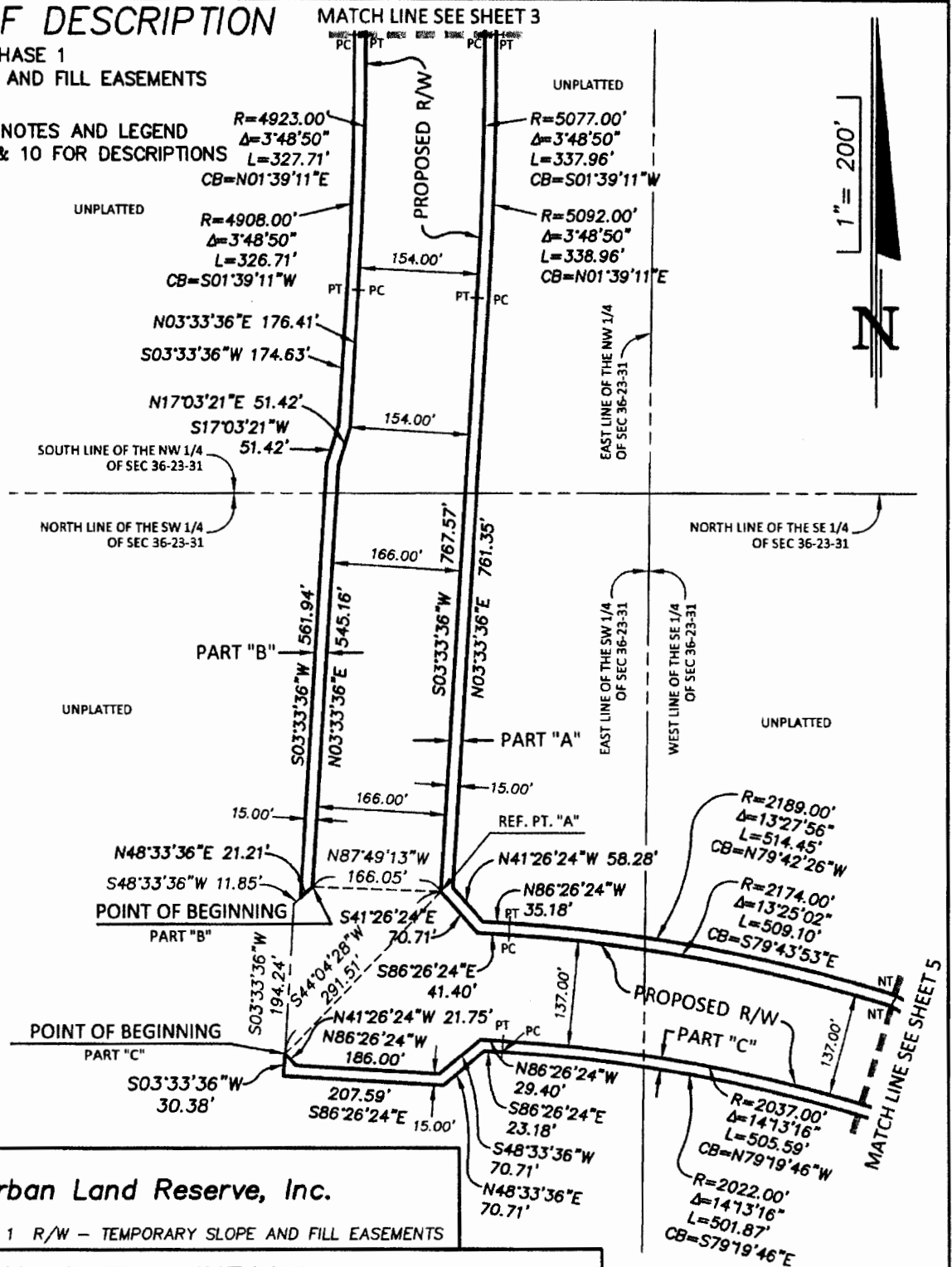
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PT</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>14205.006</u>	SCALE <u>1"=200'</u>	SHEET <u>3</u> OF <u>10</u>
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SKETCH OF DESCRIPTION

INNOVATION WAY PHASE 1
TEMPORARY SLOPE AND FILL EASEMENTS

- SEE SHEET 8 FOR NOTES AND LEGEND
- SEE SHEETS 8, 9 & 10 FOR DESCRIPTIONS



PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 R/W - TEMPORARY SLOPE AND FILL EASEMENTS



DONALD W. MCINTOSH ASSOCIATES, INC.
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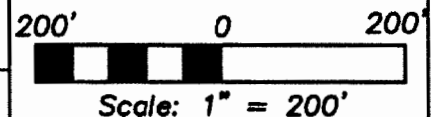
DRAWN BY: PT
DATE: 4/2016

CHECKED BY: RLC

JOB NO.
14205.006

SCALE
1"=200'

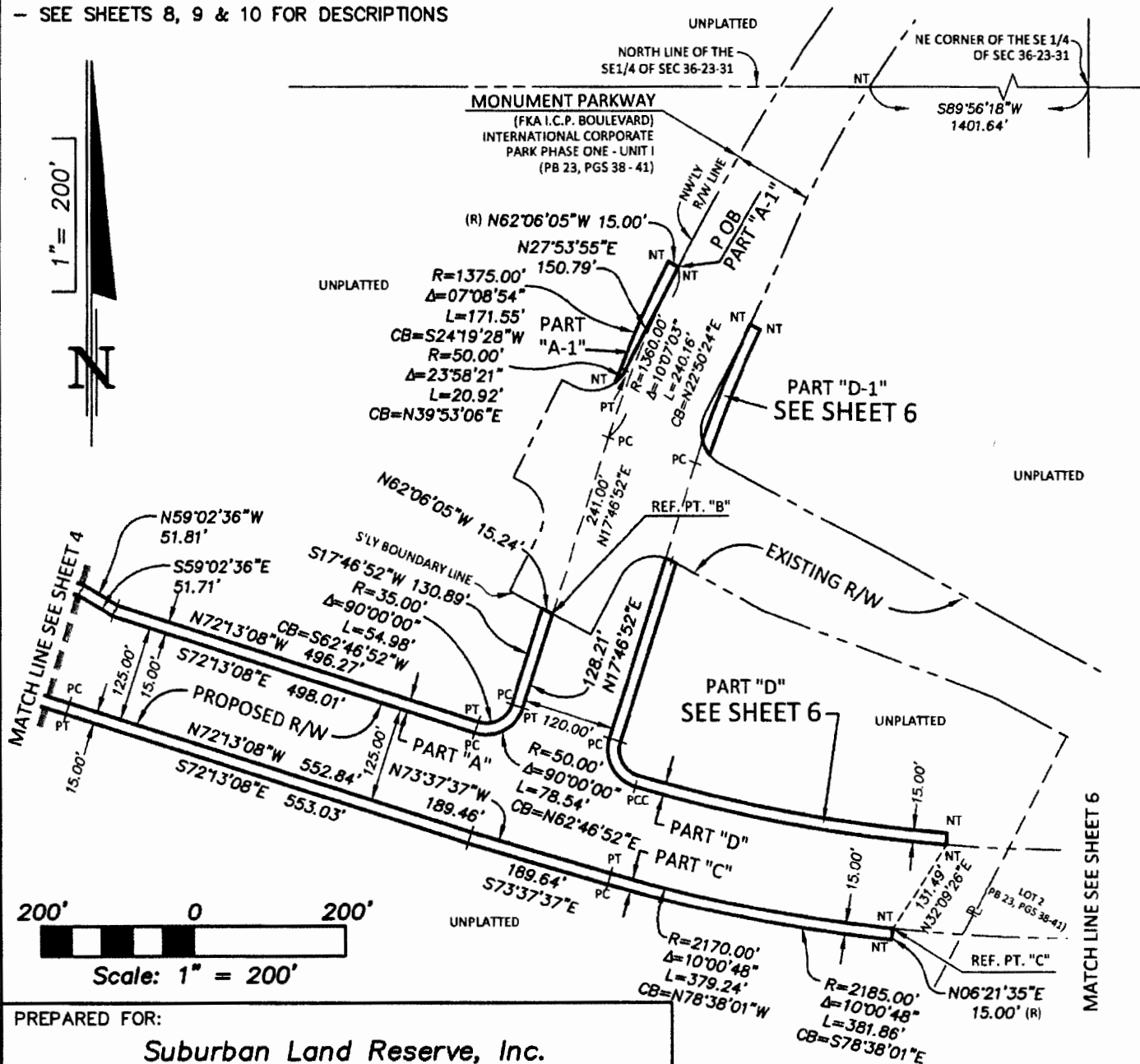
SHEET 4
OF 10



SKETCH OF DESCRIPTION

INNOVATION WAY PHASE 1
TEMPORARY SLOPE AND FILL EASEMENTS

- SEE SHEET 8 FOR NOTES AND LEGEND
- SEE SHEETS 8, 9 & 10 FOR DESCRIPTIONS



PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 R/W - TEMPORARY SLOPE AND FILL EASEMENTS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PT
DATE: 4/2016

CHECKED BY: RLC

JOB NO.
14205.006

SCALE
1"=200'

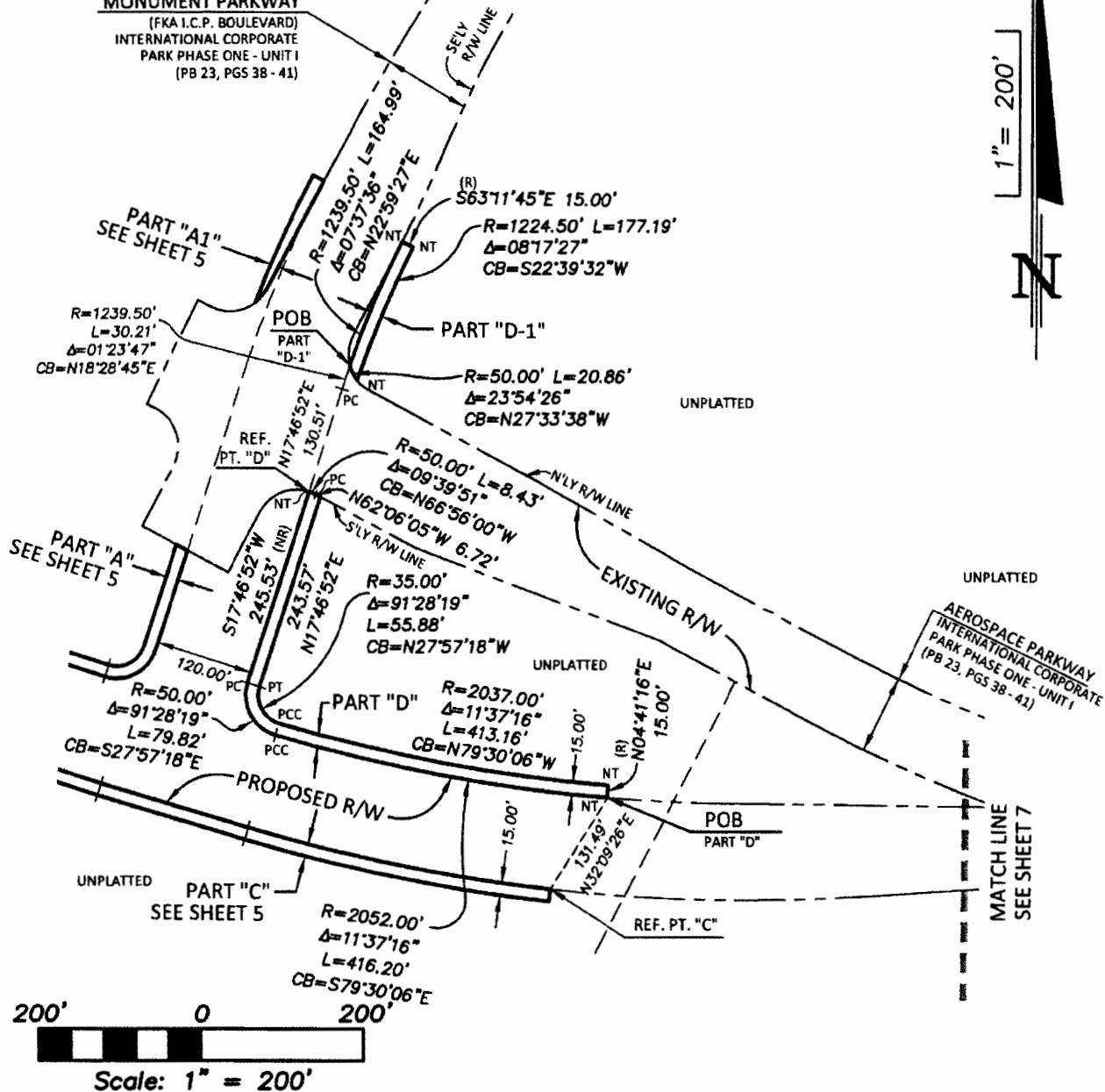
SHEET 5
OF 10

SKETCH OF DESCRIPTION

INNOVATION WAY PHASE 1
TEMPORARY SLOPE AND FILL EASEMENTS

MONUMENT PARKWAY

(FKA I.C.P. BOULEVARD)
INTERNATIONAL CORPORATE
PARK PHASE ONE - UNIT I
(PB 23, PGS 38 - 41)



PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 R/W - TEMPORARY SLOPE AND FILL EASEMENTS

- SEE SHEET 8 FOR NOTES AND LEGEND
- SEE SHEETS 8, 9 & 10 FOR DESCRIPTIONS

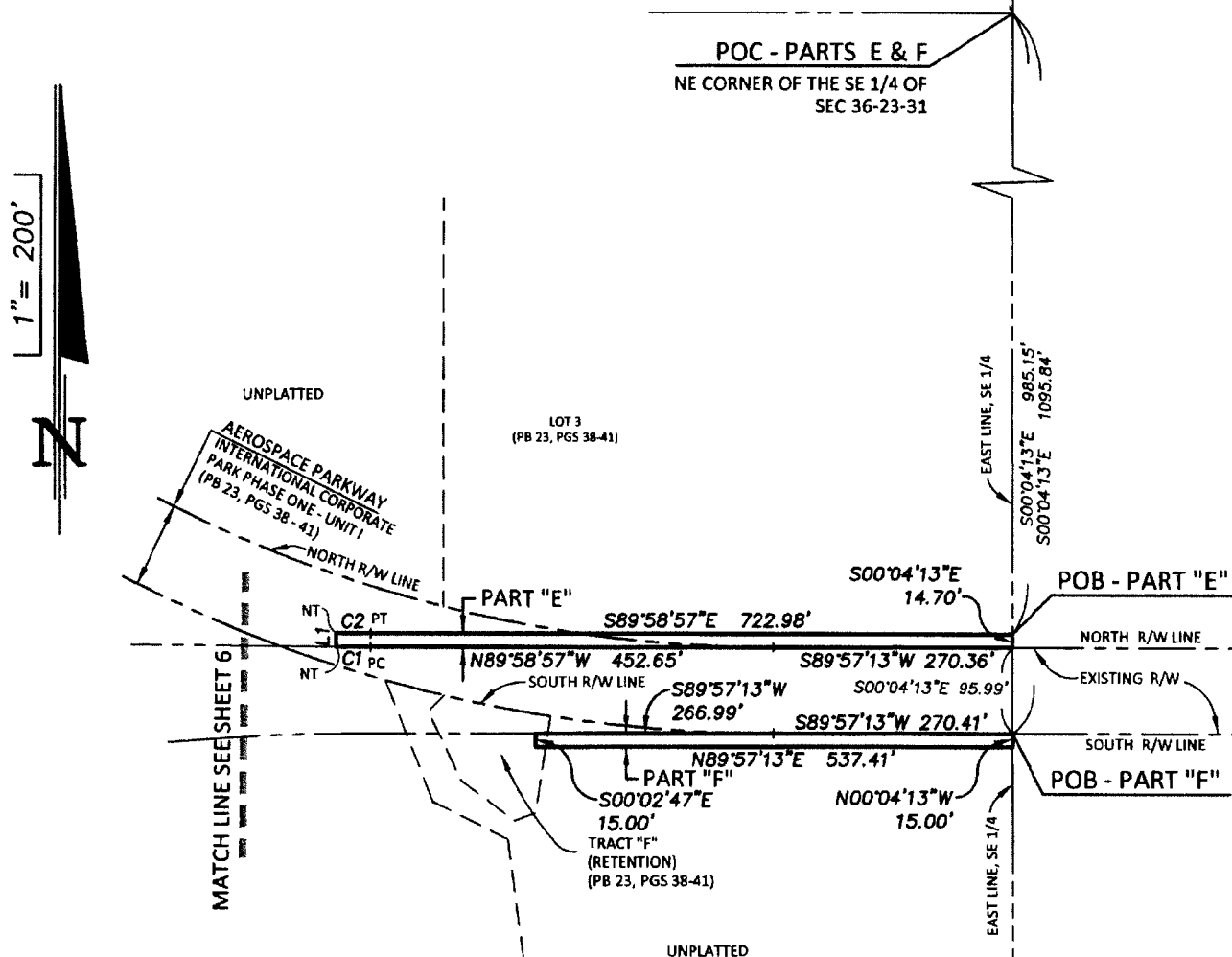


DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PT</u>	JOB NO. <u>14205.006</u>	SCALE <u>1"=200'</u>	SHEET <u>6</u>
DATE: <u>4/2016</u>	CHECKED BY: <u>RLC</u>		OF <u>10</u>

SKETCH OF DESCRIPTION

INNOVATION WAY PHASE 1
TEMPORARY SLOPE AND FILL EASEMENTS



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N00°28'01"E	15.00' (R)

CURVE TABLE				
NUMBER	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	4985.50'	39.09'	00°26'57"	N89°45'28"W
C2	4970.50'	38.97'	00°26'57"	S89°45'28"E

200' 0 200'
Scale: 1" = 200'

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 R/W - TEMPORARY SLOPE AND FILL EASEMENTS

- SEE SHEET 8 FOR NOTES AND LEGEND
- SEE SHEETS 8, 9 & 10 FOR DESCRIPTIONS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PT JOB NO. 14205.006 SCALE 1"=200' SHEET 7
DATE: 4/2016 CHECKED BY: RLC OF 10

SKETCH OF DESCRIPTION

- SEE SHEETS 1 THROUGH 7 FOR SKETCH

DESCRIPTION (prepared by Donald W. McIntosh Associates, Inc.):

That part of Section 36, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 36; thence S00°11'21"W along the West line of said Northwest 1/4, a distance of 445.80 feet to the Southerly line of lands described in Official Records Book 11029, page 6496, of the Public Records of Orange County, Florida; thence run the following nine (9) courses and distances along said Southerly line: N89°44'37"E, 1431.54 feet; thence S00°15'23"E, 27.50 feet; thence N89°44'37"E, 64.32 feet; thence S60°43'19"E, 379.83 feet to the point of curvature of a curve concave Northerly having a radius of 512.00 feet and a chord bearing of S69°41'57"E; thence Easterly along the arc of said curve through a central angle of 17°57'18" for a distance of 160.45 feet to the point of compound curvature of a curve concave Northerly having a radius of 827.00 feet and a chord bearing of S84°27'55"E; thence Easterly along the arc of said curve through a central angle of 11°34'38" for a distance of 167.10 feet to the point of tangency; thence N89°44'46"E, 80.38 feet; thence S03°51'51"E, 43.00 feet; thence N89°57'31"E along said Southerly line, a distance of 365.62 feet; thence departing said Southerly line run S03°12'40"W, a distance of 835.96 feet; thence S89°44'46"W, 5.16 feet to the POINT OF BEGINNING OF PART "A" of this description; thence continue S89°44'46"W, 15.49 feet; thence S14°08'50"W, 220.69 feet; thence S00°15'14"E, 248.92 feet to the point of curvature of a curve concave Westerly having a radius of 5077.00 feet and a chord bearing of S01°39'11"W; thence Southerly along the arc of said curve through a central angle of 03°48'50" for a distance of 337.96 feet to the point of tangency; thence S03°33'36"W, 767.57 feet to a Reference Point "A"; thence S41°26'24"E, 70.71 feet; thence S86°26'24"E, 41.40 feet to the point of curvature of a curve concave Southerly having a radius of 2174.00 feet and a chord bearing of S79°43'53"E; thence Easterly along the arc of said curve through a central angle of 13°25'02" for a distance of 509.10 feet to a non-tangent line; thence S59°02'36"E, 51.71 feet; thence S72°13'08"E, 498.01 feet to the point of curvature of a curve concave Northwesterly having a radius of 50.00 feet and a chord bearing of N62°46'52"E; thence Northeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 78.54 feet to the point of tangency; thence N17°46'52"E, 128.21 feet to the Southerly boundary line of INTERNATIONAL CORPORATE PARK, PHASE ONE - UNIT 1, according to the plat thereof, as recorded in Plat Book 23, Pages 38 through 41, of the Public Records of Orange County, Florida, and to a Reference Point "B"; thence run along said Southerly boundary line N62°06'05"W, 15.24 feet; thence, departing said Southerly boundary line, S17°46'52"W a distance of 130.89 feet to the point of curvature of a curve concave Northwesterly having a radius of 35.00 feet and a chord bearing of S62°46'52"W; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 54.98 feet to the point of tangency; thence N72°13'08"W, 496.27 feet; thence N59°02'36"W, 51.81 feet to a non-tangent curve concave Southerly having a radius of 2189.00 feet and a chord bearing of N79°42'26"W; thence Westerly along the arc of said curve through a central angle of 13°27'56" for a distance of 514.45 feet to the point of tangency; thence N86°26'24"W, 35.18 feet; thence N41°26'24"W, 58.28 feet; thence N03°33'36"E, 761.35 feet to the point of curvature of a curve concave Westerly having a radius of 5092.00 feet and a chord bearing of N01°39'11"E; thence Northerly along the arc of said curve through a central angle of 03°48'50" for a distance of 338.96 feet to the point of tangency; thence N00°15'14"W, 247.02 feet; thence N14°08'50"E, 222.65 feet to the POINT OF BEGINNING; thence, return to said Reference Point "A" and run N87°49'13"W, 166.05 feet to the POINT OF BEGINNING of Part "B" of this description; thence N03°33'36"E, 545.16 feet; thence N17°03'21"E, 51.42 feet; thence N03°33'36"E, 176.41 feet to the point of curvature of a curve concave Westerly having a radius of 4923.00 feet and a chord bearing of N01°39'11"E; thence Northerly along the arc of said curve through a central angle of 03°48'50" for a distance of 327.71 feet to the point of tangency; thence N00°15'14"W, 260.00 feet; thence N03°51'51"W, 740.87 feet; thence S89°44'46"W, 15.03 feet; thence S03°51'51"E, 741.34 feet; thence S00°15'14"E, 259.52 feet to the point of curvature of a curve concave Westerly having a radius of 4908.00 feet and a chord bearing of S01°39'11"W; thence Southerly along the arc of said curve through a central angle of 03°48'50" for a distance of 326.71 feet to the point of tangency; thence S03°33'36"W, 174.63 feet; thence S17°03'21"W, 51.42 feet; thence S03°33'36"W, 561.94 feet; thence N48°33'36"E, 21.21 feet to

Continued on Sheet 9

NOTES:

1. This is not a survey.
2. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Bearings shown hereon are based on the Florida State Plane Coordinate System, North American Datum of 1983/2007 adjustment, deriving a bearing of South 00°04'13" East along the East line of the Southeast 1/4 of Section 36, Township 23 South, Range 31 East. Derived from National Geodetic Survey monument "GIS 211 BOB DUNDON"; PID AK7328; Northing = 1492842.8490, Easting = 604464.1616, combined scale factor of 0.99994500371.
4. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 R/W - TEMPORARY SLOPE AND FILL EASEMENTS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PT
DATE: 4/2016

CHECKED BY: RLC

JOB NO.
14205.006

SCALE
N/A

SHEET 8
OF 10

LEGEND

SEC 36-23-31	SECTION 36, TOWNSHIP 23 SOUTH, RANGE 31 EAST
FKA	FORMALLY KNOWN AS
ORB	OFFICIAL RECORDS BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
NT	NON-TANGENT
(NR)	NON-RADIAL
(R)	RADIAL
PB	PLAT BOOK
PGS	PAGES
REF. PT.	REFERENCE POINT
R/W	RIGHT-OF-WAY
N/A	NOT APPLICABLE
N'LY	NORTHERLY
S'LY	SOUTHERLY
NW'LY	NORTHWESTERLY
SE'LY	SOUTHEASTERLY

SKETCH OF DESCRIPTION

DESCRIPTION (continued):

the POINT OF BEGINNING; thence return to the aforesaid Reference Point "A" and run S44°04'28"W, 291.51 feet to the POINT OF BEGINNING of Part "C" of this description; thence S03°33'36"W, 30.38 feet; thence S86°26'24"E, 207.59 feet; thence N48°33'36"E, 70.71 feet; thence S86°26'24"E, 23.18 feet to the point of curvature of a curve concave Southerly having a radius of 2022.00 feet and a chord bearing of S79°19'46"E; thence Easterly along the arc of said curve through a central angle of 14°13'16" for a distance of 501.87 feet to the point of tangency; thence S72°13'08"E, 553.03 feet; thence S73°37'37"E, 189.64 feet to the point of curvature of a curve concave Northerly having a radius of 2185.00 feet and a chord bearing of S78°38'01"E; thence Easterly along the arc of said curve through a central angle of 10°00'48" for a distance of 381.86 feet to a non-tangent line; thence N06°21'35"E, radial to said curve, 15.00 feet to a Reference Point "C" and a non-tangent curve concave Northerly having a radius of 2170.00 feet and a chord bearing of N78°38'01"W; thence Westerly along the arc of said curve through a central angle of 10°00'48" for a distance of 379.24 feet to the point of tangency; thence N73°37'37"W, 189.46 feet; thence N72°13'08"W, 552.84 feet to the point of curvature of a curve concave Southerly having a radius of 2037.00 feet and a chord bearing of N79°19'46"W; thence Westerly along the arc of said curve through a central angle of 14°13'16" for a distance of 505.59 feet to the point of tangency; thence N86°26'24"W, 29.40 feet; thence S48°33'36"W, 70.71 feet; thence N86°26'24"W, 186.00 feet; thence N41°26'24"W, 21.75 feet to the POINT OF BEGINNING; thence, returning to the aforesaid Reference Point "B", run N17°46'52"E, 241.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 1360.00 feet and a chord bearing of N22°50'24"E; thence Northeasterly along the arc of said curve through a central angle of 10°07'03" for a distance of 240.16 feet to the POINT OF BEGINNING of Part "A-1" of this description and a point on the Northwesterly right-of-way line of Monument Parkway (formerly known as I.C.P. Boulevard according to the plat of INTERNATIONAL CORPORATE PARK PHASE ONE - UNIT 1, recorded in Plat Book 23, Pages 38 through 41, of said Public Records); thence, departing said Northwesterly right-of-way line, run N62°06'05"W, radial to said curve, 15.00 feet to a non-tangent curve concave Southeasterly having a radius of 1375.00 feet and a chord bearing of S24°19'28"W; thence Southwesterly along the arc of said curve through a central angle of 07°08'54" for a distance of 171.55 feet to a point on said Northwesterly right-of-way line and a non-tangent curve concave Northwesterly having a radius of 50.00 feet and a chord bearing of N39°53'06"E; thence Northeasterly along said Northwesterly right-of-way line and the arc of said curve through a central angle of 23°58'21" for a distance of 20.92 feet to the point of tangency; thence N27°53'55"E along said Northwesterly right-of-way line, a distance of 150.79 feet to the POINT OF BEGINNING; thence, return to the aforesaid Reference Point "C" and run N32°09'26"E, 131.49 feet to the POINT OF BEGINNING of Part "D" of this description; thence run N04°41'16"E, 15.00 feet to a point on a non-tangent curve concave Northerly having a radius of 2037.00 feet and a chord bearing of N79°30'06"W; thence Westerly along the arc of said curve through a central angle of 11°37'16" for a distance of 413.16 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 35.00 feet and a chord bearing of N27°57'18"W; thence Northwesterly along the arc of said curve through a central angle of 91°28'19" for a distance of 55.88 feet to the point of tangency; thence N17°46'52"E, 243.57 feet to the Southerly right-of-way line of AEROSPACE PARKWAY, according to the plat of INTERNATIONAL CORPORATE PARK PHASE ONE - UNIT 1, recorded in Plat Book 23, Pages 38 through 41 of said Public Records; thence, N62°06'05"W, along said Southerly right-of-way line, 6.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.00 feet and a chord bearing of N66°56'00"W; thence Northwesterly along the arc of said curve through a central angle of 09°39'51" for a distance of 8.43 feet to Reference Point "D"; thence departing said Southerly right-of-way line, run S17°46'52"W, 245.53 feet to the point of curvature of a curve concave Northeasterly having a radius of 50.00 feet and a chord bearing of S27°57'18"E; thence Southeasterly along the arc of said curve through a central angle of 91°28'19" for a distance of 79.82 feet to the point of compound curvature of a curve concave Northerly having a radius of 2052.00 feet and a chord bearing of S79°30'06"E; thence Easterly along the arc of said curve through a central angle of 11°37'16" for a distance of 416.20 feet to the POINT OF BEGINNING; thence, return to the aforesaid Reference Point "D", and run N17°46'52"E, 130.51 feet to the point of curvature of a curve concave Easterly having a radius of 1239.50 feet and a chord bearing of N18°28'45"E; thence Northerly along the arc of said curve through a central angle of 01°23'47" for a distance of 30.21 feet to the Northerly right-of-way line of aforesaid Aerospace Parkway and the POINT OF BEGINNING of Part "D-1"; said point being on a curve concave Southeasterly having a radius of 1239.50 feet and a chord bearing of N22°59'27"E; thence continue Northeasterly along the arc of said curve through a central angle of 07°37'36" for a distance of 164.99 feet to a point on the Southeasterly right-of-way line of aforesaid Monument Parkway; thence departing said Southeasterly right-of-way line, run S63°11'45"E, radial to said curve, a distance of 15.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 1224.50 feet and a chord bearing of S22°39'32"W; thence Southwesterly along the arc of said curve through a central angle of 08°17'27" for a distance of 177.19 feet to a point on the aforesaid Northerly right-of-way line of Aerospace Parkway, said point being on a non-tangent curve concave Northeasterly having a radius of 50.00 feet and a chord bearing of N27°33'38"W; thence Northwesterly along

Continued on Sheet 10

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 R/W - TEMPORARY SLOPE AND FILL EASEMENTS



DONALD W. MCINTOSH ASSOCIATES, INC.

ENGINEERS

PLANNERS

SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PT
DATE: 4/2016

CHECKED BY: RLC

JOB NO.
14205.006

SCALE
N/A

SHEET 9
OF 10

SKETCH OF DESCRIPTION

DESCRIPTION (continued):

the arc of said curve through a central angle of 23°54'26" for a distance of 20.86 feet to the POINT OF BEGINNING; This description is based on Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000055212684272, NAD 83 Datum (2007 adjustment).

TOGETHER WITH:

That part of Section 36, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 36; thence S00°04'13"E, along the East line of said Southeast 1/4, for a distance of 985.15 feet to the POINT OF BEGINNING of Part "E" of this description; thence continue S00°04'13"E, along the East line of said Southeast 1/4, for a distance of 14.70 feet to the North right-of-way line of AEROSPACE PARKWAY, according to the plat of INTERNATIONAL CORPORATE PARK PHASE ONE - UNIT 1, recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida; thence S89°57'13"W, along said North right-of-way line, 270.36 feet; thence departing said North right-of-way line, run N89°58'57"W, 452.65 feet to the point of curvature of a curve concave Northerly having a radius of 4985.50 feet and a chord bearing of N89°45'28"W; thence Westerly along the arc of said curve through a central angle of 00°26'57" for a distance of 39.09 feet to a non-tangent line; thence N00°28'01"E, 15.00 feet, radial to said curve, to a point on a non-tangent curve concave Northerly having a radius of 4970.50 feet and a chord bearing of S89°45'28"E; thence Easterly along the arc of said curve through a central angle of 00°26'57" for a distance of 38.97 feet to the point of tangency; thence S89°58'57"E, 722.98 feet to the POINT OF BEGINNING; This description is based on Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000055212684272, NAD 83 Datum (2007 adjustment).

ALSO TOGETHER WITH:

That part of Section 36, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 36; thence S00°04'13"E, along the East line of said Southeast 1/4, for a distance of 1095.84 feet to the POINT OF BEGINNING of Part "F" of this description and to the South right-of-way line of AEROSPACE PARKWAY, according to the plat of INTERNATIONAL CORPORATE PARK PHASE ONE - UNIT 1, recorded in Plat Book 23, Pages 38 through 41 of the Public Records of Orange County, Florida; thence S89°57'13"W, along said South right-of-way line, 270.41 feet; thence departing said South right-of-way line, continue S89°57'13"W, 266.99 feet; thence S00°02'47"E, 15.00 feet; thence N89°57'13"E, 537.41 feet to the aforesaid East line of the Southeast 1/4 of Section 36; thence N00°04'13"W, along said East line of the Southeast 1/4, for a distance of 15.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000055212684272, NAD 83 Datum (2007 adjustment).

Together containing 3.203 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

Suburban Land Reserve, Inc.

INNOVATION WAY PHASE 1 R/W - TEMPORARY SLOPE AND FILL EASEMENTS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PT</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>14205.006</u>	SCALE <u>N/A</u>	SHEET <u>10</u> OF <u>10</u>
DATE: <u>4/2016</u>				