



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: June 2, 2021

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

FROM: Elena K. Hutchinson, Senior Title Examiner *MTC/EH*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and execution of First Amendment to Temporary Non-Exclusive Drainage Easement between Glass House Condo, LLC and Orange County with Joinder and Consent to First Amendment to Non-Exclusive Drainage Easement from Goldman Sachs Bank USA and authorization to record instrument

PROJECT: Glasshouse DP Drainage Easement
District 1

PURPOSE: To reconfigure, modify, and replace the easement area of, and to amend the terms and provisions of, an existing drainage easement as a requirement of development.

ITEM: First Amendment to Temporary Non-Exclusive Drainage Easement
Cost: Donation
Amended size: 8.020 acres

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

REMARKS:

On February 24, 1998, the Board approved a Temporary Non-Exclusive Drainage Easement (Easement) from Hannah Lou Smith (Smith). Subsequent to the recording of the Easement, Smith conveyed a portion of the encumbered lands to Glass House Condo, LLC (Glass House).

Glass House has requested to amend the Easement in connection with its development. This First Amendment to Temporary Non-Exclusive Drainage Easement reconfigures the easement area lying North of Daryl Carter Parkway and Palm Parkway. The Public Works Department has reviewed and approved Glass House's request.

Glass House to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 22 2021

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

ORANGE COUNTY REAL ESTATE MGMT. DIV.
ATTN: MINDY CUMMINGS
400 E. SOUTH ST.
5TH FLOOR
ORLANDO, FL 32801

Property Appraisers Parcel Identification Numbers:

14-24-28-1242-60-000
14-24-28-1242-60-001
14-24-28-1242-61-001
14-24-28-1242-65-001

Project: Glasshouse DP Drainage Easement

SPACE ABOVE THIS LINE FOR RECORDING DATA

FIRST AMENDMENT TO TEMPORARY NON-EXCLUSIVE DRAINAGE EASEMENT

This FIRST AMENDMENT TO TEMPORARY NON-EXCLUSIVE DRAINAGE EASEMENT (this "First Amendment") is made effective as of the date last executed below (the "First Amendment Effective Date") by and among GLASS HOUSE CONDO, LLC, a Florida limited liability company, ("Glass House") whose address is 7940 Via Dellagio Way, Suite 200, Orlando, Florida 32819, and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, ("County") whose address is c/o Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida, 32801.

RECITALS

- A. Hannah Lou Smith granted County that certain "Temporary Non-Exclusive Drainage Easement" approved by the Orange County Board of County Commissioners on February 24, 1998, and recorded on March 13, 1998, as OR Book 5433, Page 827 of the Public Records of Orange County, Florida (the "Original Easement").
- B. Since the recording of the Original Easement, Hannah Lou Smith has conveyed fee simple title of the "Easement Area" (as defined in the Original Easement) to Glass House.
- C. As of the First Amendment Effective Date, Glass House is sole owner in fee simple of the Easement Area.
- D. As of the First Amendment Effective Date, Glass House remains the sole owner and holder of the rights, privileges, easements, and interests granted to County by the Original Easement.
- E. Glass House has requested, and County has agreed, to modify and relocate the Easement Area.

F. Glass House and County (collectively, the “Parties”) desire to enter into this First Amendment for the purpose of setting forth the terms and conditions of such modification of the Easement Area and such other amendments to the Original Easement as set forth herein.

NOW, THEREFORE, for and in consideration of the mutual premises and covenants contained herein, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals; Definitions. The recitals set forth above are true and correct and are incorporated herein by this reference. Defined (capitalized) terms used herein, but not defined herein, shall have the meanings given to such terms by the Original Easement.

2. Drainage Easement Area. Exhibit “A” to the Original Easement is hereby stricken in its entirety and replaced with Exhibit “A” to this First Amendment.

3. Maintenance. For purposes of clarification, the Parties acknowledge and agree that the maintenance, improvements and infrastructure of the Easement Area is the responsibility of Glass House. Furthermore, Glass House continues to be obligated to maintain the drainage improvements located within the Easement Area. Glass House shall also be solely responsible for repairing and/or replacing any necessary portions of the Easement Area in the event any damage sustained is caused by work to the drainage improvements performed by or at the direction of County or by County’s removal of such drainage improvements for the purpose of maintenance and / or repair of the stormwater pipes located within the Drainage Easement and provided that County’s drainage requirements are continually maintained to County’s satisfaction during and after any such expansion, relocation and/or reconfiguration of the Drainage Easement Area and/or drainage improvements.

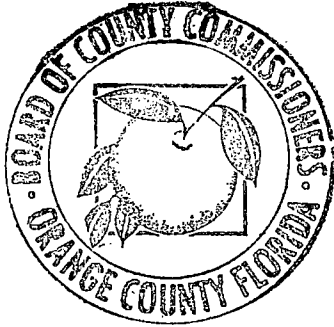
4. Effect; Conflicts. Except as modified herein, all other terms and provisions of the Original Easement are hereby ratified and confirmed and shall remain in full force and effect. In the event of any conflict between the provisions of this First Amendment and the provisions of the Original Easement, the provisions of this First Amendment shall control.

[signature pages, Joinder and exhibit follow]

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed effective as of the First Amendment Effective Date.

“COUNTY”

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners



BY: *Bryan W. Burks*
for Jerry L. Demings
Orange County Mayor

DATE: 23 June 2024

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners


BY: *Neselia Perez*
for Deputy Clerk

Neselia Perez
Printed Name

IN WITNESS WHEREOF, the parties have caused this First Amendment to be executed effective as of the First Amendment Effective Date.

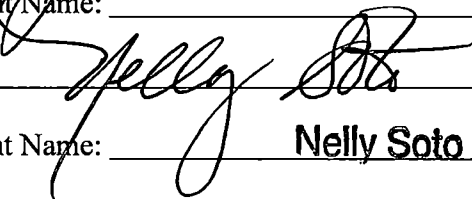
Signed, sealed, and delivered in the presence of:

GLASS HOUSE CONDO, LLC, a Florida limited liability company



Print Name: **Amy Barnard**

By: Unicorp Investors II, LLC, a Florida limited liability company, its Manager



Print Name: **Nelly Soto**

By: CW Family, LLLP, a Florida limited liability limited partnership, its Manager

By: CW Family, LLC, a Florida limited liability company, its General Partner

By: 

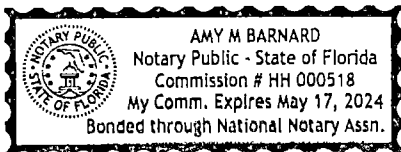
Print Name: **Charles Whittall**

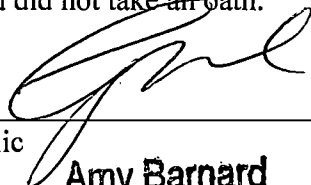
Title: Manager
May 16, 2021
Date: _____
[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16th day of May, 2021, by Charles Whittall, as Manager of CW Family, LLC, a Florida limited liability company, as General Partner for CW Family LLLP, a Florida limited liability limited partnership, as Manager for Unicorp Investors II LLC, a Florida limited liability company, as Manager for Glass House Condo, LLC, a Florida limited liability company, on behalf of the company. He/She is personally known to me OR _____ has produced _____ as identification and did not take an oath.

[AFFIX NOTARY SEAL]





Notary Public
Amy Barnard

Print Name

My Commission Expires: 5/17/2024

**JOINDER AND CONSENT TO
FIRST AMENDMENT TO NON-EXCLUSIVE DRAINAGE EASEMENT**

The undersigned hereby certifies that it is the holder of the following instruments (the “**Instruments**”), all in the Public Records of Orange County, Florida:

- Mortgage and Security Agreement filed December 7, 2020, recorded as Instrument No. 20200637261;
- Assignment of Leases and Rents filed December 7, 2020, recorded as Instrument No. 20200637262; and
- Financing Statement filed December 7, 2020, recorded as Instrument No. 20200637263;

upon certain lands presently owned by Glass House, a portion of which are included in the description of the modified Drainage Easement Area that is attached as Exhibit “A” to the First Amendment.

The undersigned hereby joins in, and consents to, the recording of the “First Amendment to Temporary Non-Exclusive Drainage Easement” (the “**First Amendment**”) to which this “Joinder and Consent to First Amendment to Temporary Non-Exclusive Drainage Easement” (this “**Joinder**”) is attached, and agrees that its above-referenced Instruments, as they may be modified, amended, and assigned from time to time, shall be subordinated to the Original Easement, as amended by the First Amendment, as said Original Easement, as amended by the First Amendment, may be modified, amended, and assigned from time to time.

Defined (capitalized) terms used in this Joinder, but not defined herein, shall have the meanings given to such terms by the First Amendment.

[signature page to joinder follows]

IN WITNESS WHEREOF, the undersigned has executed this Joinder in manner and form sufficient to bind it.

Signed, sealed, and delivered
in the presence of:

[Signature]

Print Name: Justin W Godsey

[Signature]

Print Name: Abrey Hansen

GOLDMAN SACHS BANK USA

By: [Signature]

Name: Bradley R. Baker

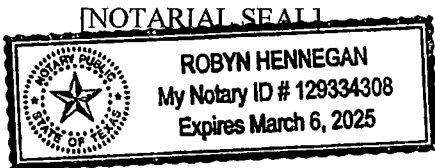
Title: Authorized Signatory

Date: 5/6/2021

STATE OF TEXAS)

COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me on May 10, 2021, by Bradley R. Baker, Authorized Signatory of Goldman Sachs Bank USA, a New York state chartered bank, on behalf of said bank.



Notary: [Signature]

Print Name: Robyn Hennegan

Notary Public, State of Texas

My Commission Expires: 3-6-2025

SKETCH OF DESCRIPTION

DRAINAGE EASEMENT

PORTION OF PLAT OF CENTRAL ORANGE PARK

PLAT BOOK O PAGES 63-65

A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

EXHIBIT A

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 RUN NORTH 89°27'17" EAST A DISTANCE OF 1298.70; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST CORNER ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE RUN NORTH 00°32'43" WEST A DISTANCE OF 779.60 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PALM PARKWAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 5433, PAGE 819 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN THE FOLLOWING FIFTY-FOUR (54) COURSES AND DISTANCES; (1) NORTH 11°54'08" WEST A DISTANCE OF 32.87 FEET; (2) THENCE RUN NORTH 00°13'18" EAST A DISTANCE OF 182.83 FEET; (3) THENCE RUN NORTH 81°17'56" WEST A DISTANCE OF 101.95 FEET; (4) THENCE RUN NORTH 32°23'36" WEST A DISTANCE OF 61.86 FEET; (5) THENCE RUN NORTH 00°00'00" EAST A DISTANCE OF 13.44 FEET; (6) THENCE RUN NORTH 90°00'00" WEST A DISTANCE OF 288.88 FEET; (7) THENCE RUN NORTH 00°02'00" WEST A DISTANCE OF 223.49 FEET; (8) THENCE RUN SOUTH 89°59'09" WEST A DISTANCE OF 25.04 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 19.50 FEET, A CENTRAL ANGLE OF 114°21'51", AND A CHORD DISTANCE OF 32.78 FEET WHICH BEARS NORTH 32°49'05" WEST; (9) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 38.92 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 80.50 FEET, A CENTRAL ANGLE OF 44°39'56", AND A CHORD DISTANCE OF 61.18 FEET WHICH BEARS NORTH 02°01'53" EAST; (10) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 62.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 59.50 FEET, A CENTRAL ANGLE OF 35°40'50", AND A CHORD DISTANCE OF 36.46 FEET WHICH BEARS NORTH 02°27'40" WEST; (11) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 37.05 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.50 FEET, A CENTRAL ANGLE OF 126°27'32", AND A CHORD DISTANCE OF 108.03 FEET WHICH BEARS NORTH 47°51'01" WEST; (12) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 133.53 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 89.50 FEET, A CENTRAL ANGLE OF 32°45'45", AND A CHORD DISTANCE OF 50.48 FEET WHICH BEARS SOUTH 85°18'05" WEST; (13) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 51.18 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.50 FEET, A CENTRAL ANGLE OF 125°45'12", AND A CHORD DISTANCE OF 161.09 FEET WHICH BEARS SOUTH 38°48'22" WEST; (14) THENCE ALONG THE ARC OF SAID CURVE FOR A LENGTH OF 198.63 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 109.50 FEET, A CENTRAL ANGLE OF 58°16'52", AND A CHORD DISTANCE OF 106.64 FEET WHICH BEARS SOUTH 05°04'12" WEST; (15) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 111.38 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 87.32 FEET, A CENTRAL ANGLE OF 57°10'28", AND A CHORD DISTANCE OF 83.56 FEET WHICH BEARS SOUTH 76°06'26" WEST; (16) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 87.13 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (17) THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 73°44'09" WEST A DISTANCE OF 42.95 FEET; (18) THENCE RUN NORTH 37°48'21" WEST A DISTANCE OF 65.04 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 55.93 FEET, A CENTRAL ANGLE OF 52°36'19", AND A CHORD DISTANCE OF 49.57 FEET WHICH BEARS NORTH 09°12'53" WEST; (19) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 51.35 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (20) THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 18°34'03" EAST A DISTANCE OF 67.75 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 112.09 FEET, A CENTRAL ANGLE OF 26°54'56", AND A CHORD DISTANCE OF 52.17 FEET WHICH BEARS NORTH 38°52'46" EAST; (21) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 52.65 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 61.23 FEET, A CENTRAL ANGLE OF 32°29'55", AND A CHORD DISTANCE OF 34.27 FEET WHICH BEARS NORTH 38°23'38" EAST; (22) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 34.73 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (23) THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 19°11'34" EAST A DISTANCE OF 70.32 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 22°56'02", AND A CHORD DISTANCE OF 39.76 FEET WHICH BEARS NORTH 07°43'13" EAST; (24) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 40.03 FEET TO A POINT OF TANGENCY WITH A LINE;

CONTINUED ON SHEET 2 OF 5

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 5 PAGES AND IS NOT FULL OR COMPLETE WITHOUT ALL BEING PRESENT.
5. BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST WHICH BEARS N89°27'17"E, PER STATE PLANE COORDINATES.

SK *MD*

SHEET 1 OF 5 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEET 2 OF 5 FOR CONTINUATION OF DESCRIPTION
SEE SHEETS 3 - 5 OF 5 FOR SKETCH OF DESCRIPTION

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION

DRAINAGE EASEMENT

PORTION OF PLAT OF CENTRAL ORANGE PARK

PLAT BOOK O PAGES 63-65

A PORTION OF

SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST

ORANGE COUNTY, FLORIDA



**AMERICAN SURVEYING
& MAPPING, INC.**

**NDDS NATIONAL DUE
DILIGENCE SERVICES**
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

3191 Maguire Blvd, Suite 200, Orlando, FL 32803

407-426-7979

americansurveyingandmapping.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. Glenn Turner
E. GLENN TURNER, PSM #5643
STATE OF FLORIDA
DATE: 01/11/2021

JOB NO.:	DATE	REVISIONS	TECH
180707	5/18/20	REVISED GEOMETRY	CF
SCALE: 1"=400'/1"=150'	7/27/20	COUNTY COMMENTS	CF
FIELD DATE: N/A	1/04/21	COUNTY COMMENTS	CF
FIELD BY: N/A	1/08/21	REVISED GEOMETRY	CF
DRAWN BY: GHF			
APPROVED BY: EGT			
DRAWING FILE #			
180707 CLASSHOUSE DRAINAGE EASEMENT 1-5-21.DWG			

2/10/2021 SURVEYOR

SKETCH OF DESCRIPTION

DRAINAGE EASEMENT

PORTION OF PLAT OF CENTRAL ORANGE PARK

PLAT BOOK O PAGES 63-65

A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

DESCRIPTION (CONTINUED FROM SHEET 1 OF 5)

(25) THENCE ALONG SAID TANGENT LINE RUN NORTH 03°44'48" WEST A DISTANCE OF 90.55 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE EASTERLY, HAVING A RADIUS OF 91.39 FEET, A CENTRAL ANGLE OF 36°44'25", AND A CHORD DISTANCE OF 57.60 FEET; (26) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 58.60 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (27) THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 38°46'13" WEST A DISTANCE OF 12.93 FEET; (28) THENCE RUN NORTH 38°29'47" EAST A DISTANCE OF 64.31 FEET; (29) THENCE RUN NORTH 85°30'20" EAST A DISTANCE OF 17.28 FEET; (30) THENCE RUN NORTH 39°15'38" EAST A DISTANCE OF 174.77 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 162.13 FEET, A CENTRAL ANGLE OF 54°48'55", AND A CHORD DISTANCE OF 149.26 FEET WHICH BEARS NORTH 62°11'46" EAST; (31) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 155.11 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (32) THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 90°00'00" EAST A DISTANCE OF 170.53 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 100°57'26", AND A CHORD DISTANCE OF 154.28 FEET WHICH BEARS SOUTH 39°31'17" EAST; (33) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 176.20 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (34) THENCE RUN SOUTH 89°59'24" EAST A DISTANCE OF 207.70 FEET; (35) THENCE RUN NORTH 00°13'59" EAST A DISTANCE OF 403.18 FEET; (36) THENCE RUN NORTH 88°48'58" EAST A DISTANCE OF 127.34 FEET; (37) THENCE RUN NORTH 00°03'20" EAST A DISTANCE OF 245.91 FEET; (38) THENCE RUN SOUTH 89°56'40" EAST A DISTANCE OF 20.00 FEET; (39) THENCE RUN SOUTH 00°03'20" WEST A DISTANCE OF 265.48 FEET; (40) THENCE RUN SOUTH 88°48'58" WEST A DISTANCE OF 127.40 FEET; (41) THENCE RUN SOUTH 00°13'59" WEST A DISTANCE OF 403.59 FEET; (42) THENCE RUN NORTH 89°59'24" WEST A DISTANCE OF 233.72 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 01°56'47", AND A CHORD DISTANCE OF 3.40 FEET WHICH BEARS SOUTH 23°55'54" WEST; (43) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 3.40 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 44°38'39", AND A CHORD DISTANCE 75.96 FEET WHICH BEARS SOUTH 02°34'58" WEST; (44) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 77.92 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 56°37'32", AND A CHORD DISTANCE OF 189.71 FEET WHICH BEARS SOUTH 08°34'25" WEST; (45) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 197.66 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (46) THENCE ALONG SAID NON-TANGENT LINE RUN SOUTH 38°33'31" WEST A DISTANCE OF 122.24 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 101.49 FEET, A CENTRAL ANGLE OF 38°16'59", AND A CHORD DISTANCE OF 66.56 FEET WHICH BEARS SOUTH 10°00'00" WEST; (47) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 67.81 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE WESTERLY, HAVING A RADIUS OF 212.73 FEET, A CENTRAL ANGLE OF 35°39'31", AND A CHORD DISTANCE OF 130.27 FEET WHICH BEARS SOUTH 10°49'48" WEST; (48) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 132.39 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 16.08 FEET, A CENTRAL ANGLE OF 57°43'35", AND A CHORD DISTANCE OF 15.53 FEET WHICH BEARS SOUTH 54°46'40" WEST; (49) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 16.20 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (50) THENCE ALONG SAID NON-TANGENT LINE RUN SOUTH 89°59'09" WEST A DISTANCE OF 38.29 FEET; (51) THENCE RUN SOUTH SOUTH 00°02'02" EAST A DISTANCE OF 203.49 FEET; (52) THENCE RUN NORTH 90°00'00" EAST A DISTANCE OF 288.89 FEET; (53) THENCE RUN SOUTH 00°00'00" EAST A DISTANCE OF 27.63 FEET; (54) THENCE RUN SOUTH 32°23'36" EAST A DISTANCE OF 46.96 FEET; (55) THENCE RUN SOUTH 81°17'56" EAST A DISTANCE OF 110.10 FEET; (56) THENCE RUN SOUTH 00°13'18" WEST A DISTANCE OF 197.95 FEET; (57) THENCE RUN SOUTH 11°54'08" EAST A DISTANCE OF 19.00 FEET TO A POINT ON AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF PALM PARKWAY AND A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2165.00 FEET, A CENTRAL ANGLE OF 00°36'50", AND A CHORD DISTANCE OF 23.19 FEET WHICH BEARS SOUTH 47°40'24" WEST; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE RUN FOR A LENGTH OF 23.19 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 349,349 SQUARE FEET OR 8.020 ACRES, MORE OR LESS.

SHEET 2 OF 5 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEET 2 OF 5 FOR CONTINUATION OF DESCRIPTION
SEE SHEETS 3 - 5 OF 5 FOR SKETCH OF DESCRIPTION

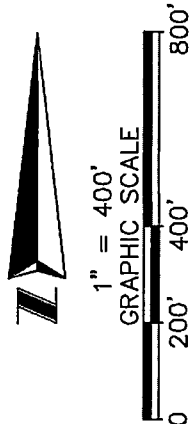
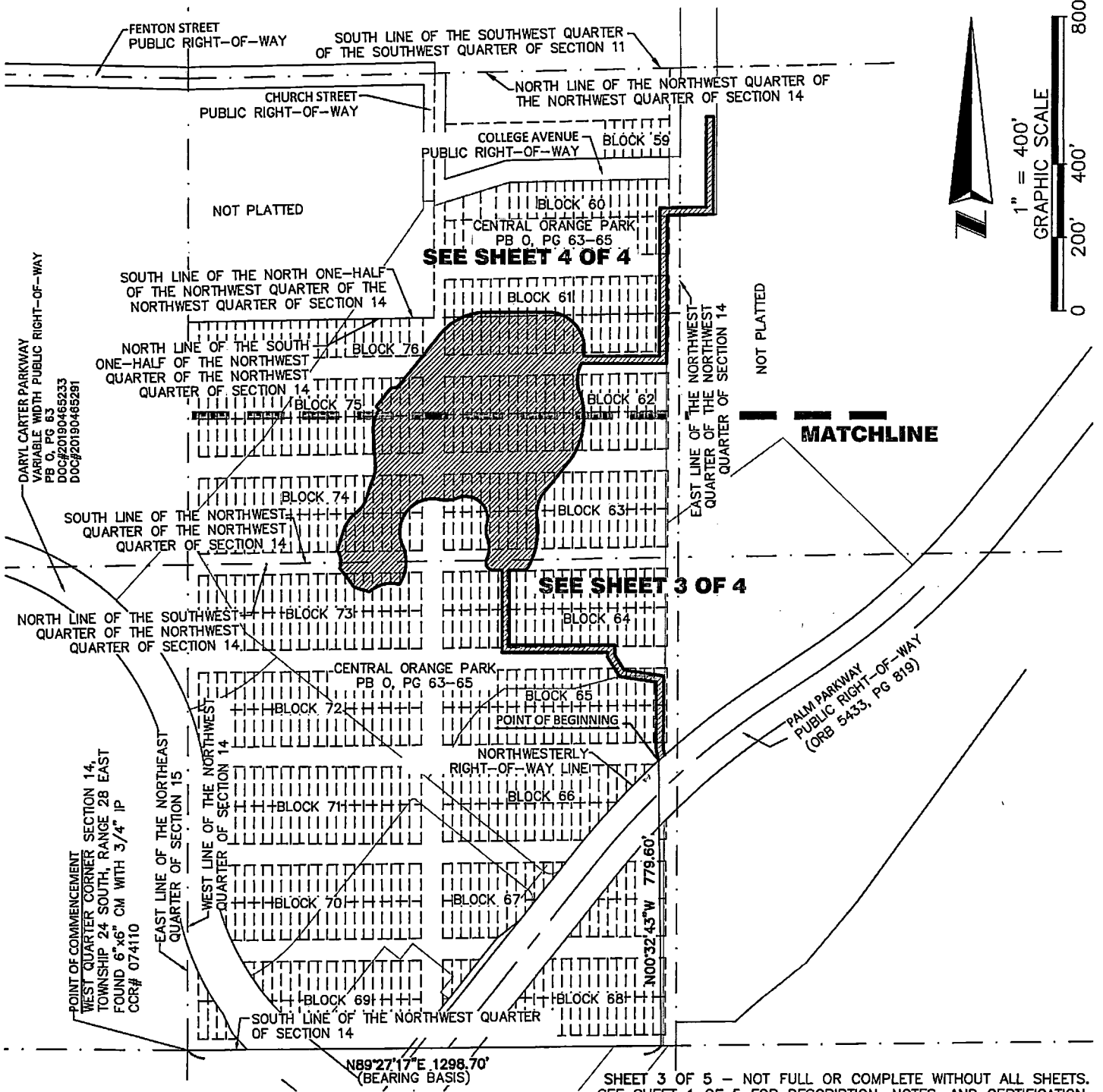


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**SKETCH OF DESCRIPTION
DRAINAGE EASEMENT
PORTION OF PLAT OF CENTRAL ORANGE PARK
PLAT BOOK O PAGES 63-65
A PORTION OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA**



THIS SKETCH IS NOT A SURVEY.

SHEET 3 OF 5 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEET 2 OF 5 FOR CONTINUATION OF DESCRIPTION
SEE SHEETS 3 - 5 OF 5 FOR SKETCH OF DESCRIPTION

LEGEND AND ABBREVIATIONS

IP	IRON PIPE	PB	PLAT BOOK
CM	CONCRETE MONUMENT	PG	PAGE(S)
ID	IDENTIFICATION	PC	POINT OF CURVATURE
ORB	OFFICIAL RECORDS BOOK	PT	POINT OF TANGENCY
☐	CONCRETE MONUMENT (AS NOTED)	PNT	POINT OF NON TANGENCY
		PRC	POINT OF REVERSE CURVATURE



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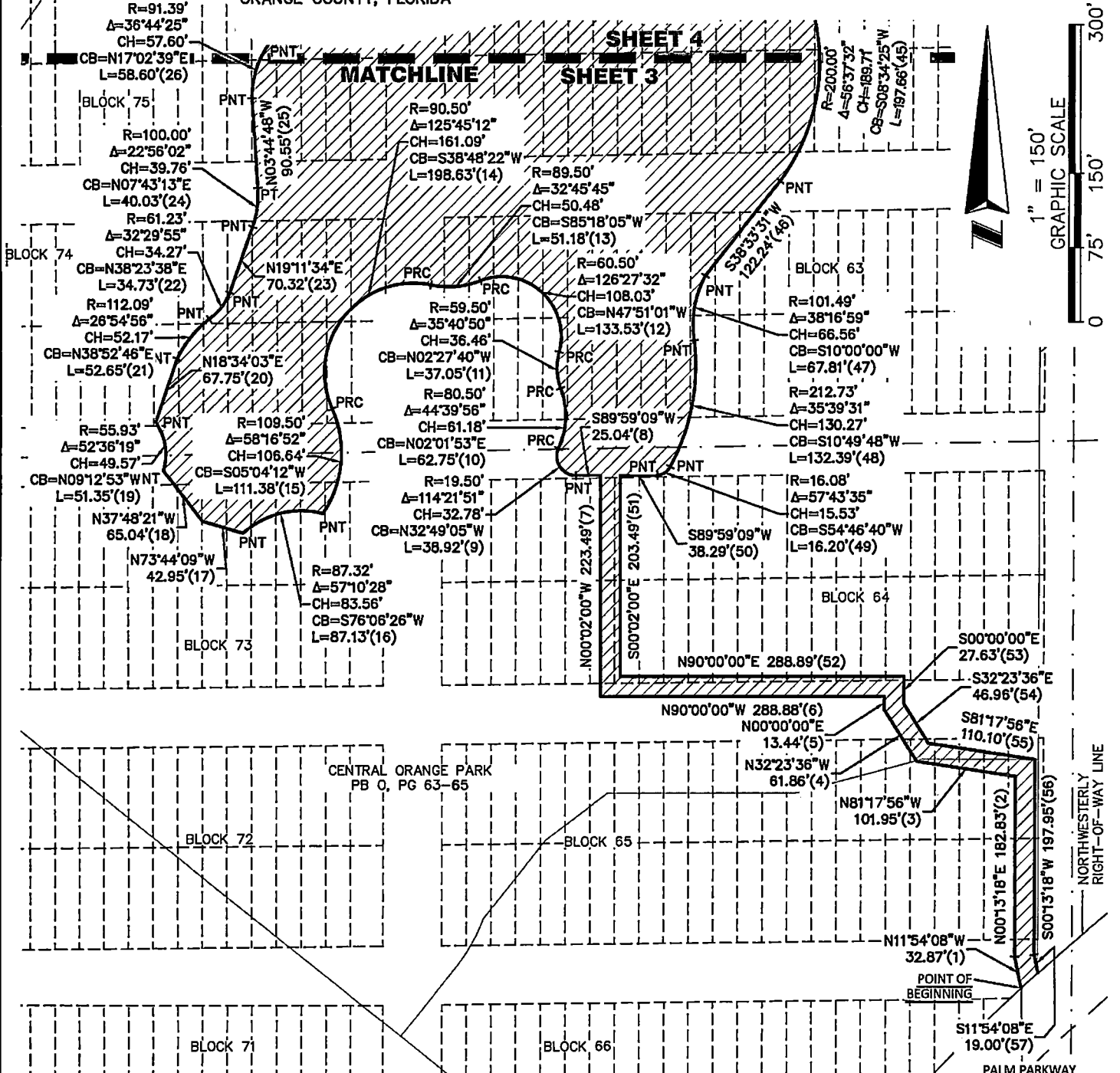
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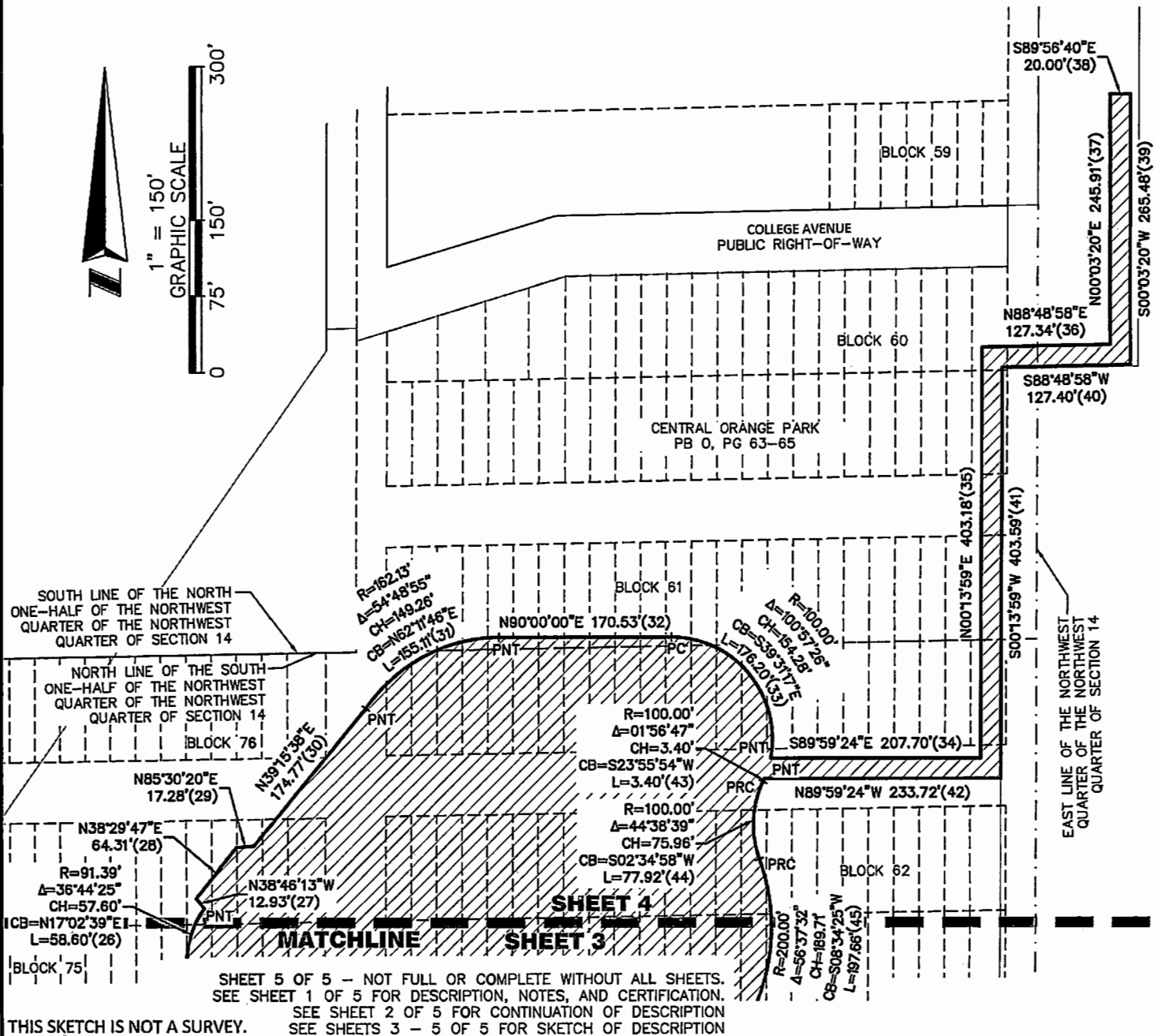
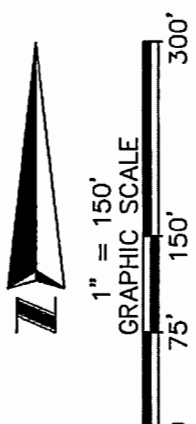
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