



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

**DATE:** August 26, 2021

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

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

**FROM:** Mary Tiffault, Senior Title Examiner  
Real Estate Management Division *MT/MC*

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

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

**ACTION REQUESTED:** Approval of Grading and Drainage Easement and Temporary Construction Easement from AEA Waterford Lakes LLC to Orange County and Subordination of Encumbrances to Property Rights to Orange County from Centerstate Bank, N.A. and authorization to disburse funds to pay recording fees and record instruments

**PROJECT:** Amazing Explorers Academy B17904667  
District 4

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

**ITEMS:** Grading and Drainage Easement  
Cost: Donation  
Size: 1,145 square feet

Temporary Construction Easement  
Cost: Donation  
Size: 1,012 square feet

Subordination of Encumbrances to Property Rights to Orange County

Real Estate Management Division  
Agenda Item 7  
August 26, 2021  
Page 2

**APPROVALS:** Real Estate Management Division  
Public Works Department

**REMARKS:** Grantor to pay all recording fees



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

SEP 14 2021

THIS IS A DONATION

Project: Amazing Explorers Academy B17904667

### GRADING AND DRAINAGE EASEMENT

THIS INDENTURE, Made this 24<sup>th</sup> day of June, A.D. 20 19, between AEA WATERFORD LAKES LLC, a Florida limited liability company, whose address is 213 S. DILLARD STREET, SUITE 220B, WINTER GARDEN, FL 34787, GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. BOX 1393, ORLANDO, FLORIDA 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for grading and drainage purposes, with full authority to enter upon, excavate, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility, and grade, excavate and/or add fill material to the easement area, 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:  
a portion of**

**28-22-31-4880-00-023**

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

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

[ SIGNATURES ON NEXT PAGE ]

Project: Amazing Explorers Academy B17904667

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

Signed, sealed, and delivered  
in the presence of:

AEA WATERFORD LAKES LLC, a Florida limited  
liability company

Carmen A. Rivera  
Witness

Carmen A. Rivera  
Printed Name

By: BILANX FUNDS LLC, a Florida limited  
liability company, as Manager

By: BILANX, LLC, a Florida limited  
liability company, as Manager

By: Marcello Spinelli, Managing Member

Adelaida Figueroa Valentin  
Witness

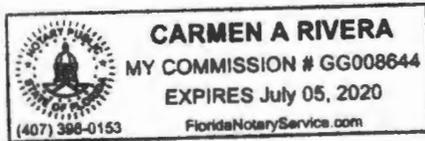
Adelaida Figueroa Valentin  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 26<sup>th</sup> of June,  
2019, by Marcello Spinelli, as the Managing Member of BILANX, LLC, a Florida limited liability  
Company, as Manager of BILANX FUNDS LLC, a Florida limited liability company, as Manager of  
AEA WATERFORD LAKES LLC, a Florida limited liability company on behalf of the limited liability  
company. He  is personally known to me or  has produced \_\_\_\_\_ as  
identification.

(Notary Seal)



Carmen A. Rivera  
Notary Signature  
Carmen A. Rivera  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.  
My commission expires: 07/05/2020

This instrument prepared by:  
David L. Brown, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

**JOINDER AND CONSENT TO GRADING AND DRAINAGE EASEMENT**

The Legacy Place Business Park Association, Inc., a Florida not-for-profit corporation, being granted certain rights by virtue of that certain Declaration of Covenants, Conditions and Restrictions for Legacy Place Business Park Association, Inc., recorded July 21, 2006, in Official Records Book: 8765, Page: 207, and that certain First Amendment to Declaration of Covenants and Restrictions for Legacy Place Business Park Association, Inc., recorded January 04, 2008 in Official Records Book: 9553, Page: 1120, and that certain Amended and Restated Declaration of Covenants and Restrictions for Legacy Place Business Park Association, Inc., recorded March 09, 2009 in Official Records Book: 9839, Page: 8665 (collectively the "Encumbrances"), all of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Grading and Drainage Easement and agrees that the Encumbrances, as they have been, and as they may be modified, amended, and /or assigned from time to time, shall be subordinated to the Grading and Drainage Easement, as said easement may be modified, amended, and/or assigned from time to time, and agrees that such Grading and Drainage Easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Encumbrances to the contrary.

Signed, sealed, and delivered  
in the presence of:

LEGACY PLACE BUSINESS PARK  
ASSOCIATION, INC., a Florida not-for-profit  
corporation

Debra Pacelli  
Witness

By: Kathleen M. Corke

DEBRA PACELLI  
Printed Name

Kathleen M. Corke  
Printed Name

Dawn Benchoff  
Witness

Vice President  
Title

Dawn Benchoff  
Printed Name

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July, 2019, by Legacy Place Business Park Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He  is personally known to me, or  has produced \_\_\_\_\_ as identification.



Ann Marie Svehla  
Notary Public

Print Name: ANN MARIE SVEHLA

My Commission Expires: 9-3-22

Project: Amazing Explorers Academy B17904667

**EXHIBIT "A"**

**SEE THE ATTACHED SKETCH**

**OF DESCRIPTION**

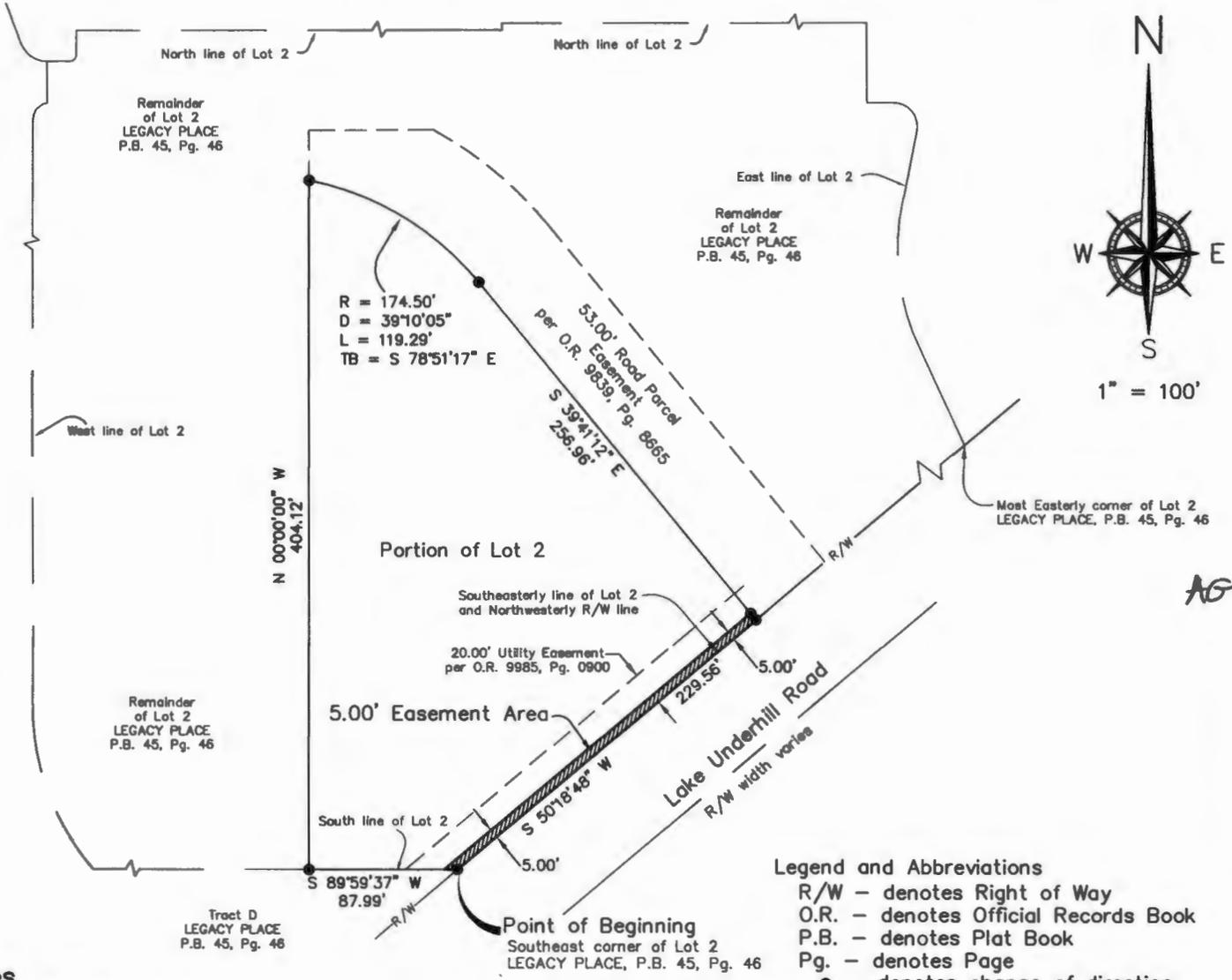
**( 1 PAGE )**

# Sketch and Description for Grading and Drainage Easement

THE SOUTHEASTERLY 5.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF LOT 2, LEGACY PLACE, AS RECORDED IN PLAT BOOK 45, PAGES 46 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, LEGACY PLACE, AS RECORDED IN PLAT BOOK 45, PAGES 46 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 89°59'37" W ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 87.99 FEET; THENCE N 00°00'00" W, A DISTANCE OF 404.12 FEET TO A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A TANGENT BEARING OF S 78°51'17" E, A RADIUS OF 174.50 FEET; AND A CENTRAL ANGLE OF 39°10'05"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.29 FEET TO THE POINT OF TANGENCY; THENCE S 39°41'12" E, A DISTANCE OF 256.96 FEET; THENCE S 50°18'48" W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2 (ALSO BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAKE UNDERHILL ROAD), A DISTANCE OF 229.56 FEET TO THE POINT OF BEGINNING.



**Notes**

1. THIS IS NOT A SURVEY.
2. Bearings shown hereon are based on the Southeasterly line of Lot 2, LEGACY PLACE, according to the plat thereof as recorded in Plat Book 45, Page 46, Public Records of Orange County, Florida being South 50°18'48" West.
3. This sketch meets the Standard of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472. Survey map and report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper

Revision: 4/5/2018 - per County comments

<b>Benchmark Surveying &amp; Mapping, LLC</b> Certificate of Authorization Number - LB 7874 Post Office Box 771065, Winter Garden, Florida 34777-1065 3110 Red Fox Run, Kissimmee, Florida 34746 (407) 654-6183 - www.benchmarksurveyingandmapping.com	1015.02 DE <hr/> Project #	Prepared For: Amazing Explorers Academy <hr/> Prepared By: <i>Billy Joe Jenkins</i> Billy Joe Jenkins, P.E., FSM # 5205 Professional Surveyor and Mapper
	3/27/2018 <hr/> Date	

*24 7/8/2018*

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 14 2021

Project: Amazing Explorers Academy B17904667

### **SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a sidewalk, grading and drainage project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrances held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as it has been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

#### **SEE ATTACHED SCHEDULE "A"**

#### **Encumbrances:**

Centerstate Bank, N.A., a national banking association

FROM: AEA Waterford Lakes LLC, a Florida limited liability company

- (1) A Mortgage executed by AEA Waterford Lakes LLC, a Florida limited liability company, recorded on July 11, 2018 as Document No.: 20180407360; and
- (2) Assignment of Leases and Rents executed by AEA Waterford Lakes LLC, a Florida limited liability company recorded July 11, 2018 as Document No.: 20180407361; and
- (3) UCC Financing Statement recorded July 11, 2018 as Document No.: 20180407362.

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for sidewalk, grading and drainage purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the

remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for sidewalk, grading and drainage purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

Signed, sealed, and delivered in the presence of:

Carmen A. Rivera  
Witness

Carmen A. Rivera  
Printed Name

Abelaida Figueroa Valentin  
Witness

Abelaida Figueroa Valentin  
Printed Name

Centerstate Bank, N.A., a national banking association

By: [Signature]

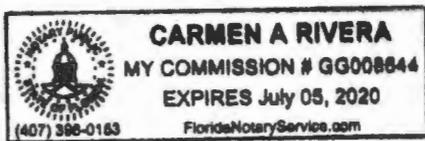
Maria Rodammer  
Printed Name

SVP, Relationship Manager  
Title

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 26<sup>th</sup> of June, 2019, by Maria Rodammer, as SVP, Relationship Manager of Centerstate Bank, N.A., a national banking association, on behalf of the bank. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)



Carmen A. Rivera  
Notary Signature

Carmen A. Rivera  
Printed Notary Name

Notary Public in and for the County and State aforesaid  
My Commission Expires: 07/05/2020

This instrument prepared by:  
David L. Brown, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Project: Addison at Universal Blvd. Site Work Permit #: B16904162 OCU File #89108

**SCHEDULE "A"**

**SEE THE ATTACHED SKETCH**

**OF DESCRIPTION**

**( 3 PAGE )**

**SCHEDULE "A"**  
**LAKE UNDERHILL ROAD**  
**PARCEL: 701**

LEGAL DESCRIPTION

A Portion of Lot 2, LEGACY PLACE, as recorded in Plat Book 45, Pages 46 through 48, inclusive, of the Public Records of Orange County, Florida, more particularly described as follows:

Beginning at the southeast corner of Parcel 1, Outparcel 2C as described per document number 20180290230 also being the intersection of the Southwesterly line of a 53.00 feet Road Parcel Easement as described per Official Records Book 9839, Page 8665 of the Public Records of Orange County, Florida and Northwesterly right-of-way line of Lake Underhill Road as described in Exhibit "A" per Official Record Book 3411, Pages 1201-1203 of the Public Records of Orange County, Florida, also being the POINT OF BEGINNING; thence run S50°18'48"W along the southeasterly line of said lot 2 also being the northwesterly right-of-way line of Lake Underhill Road as described in exhibit "A" per Official Records Book 3411, Pages 1201-1203 of the Public Records of Orange County, Florida, a distance of 45.00 feet; thence run N05°18'48"E a distance of 63.64 feet to the southwesterly line of a 53 feet wide Road Parcel Easement as described per Official Records Book 9839, Page 8665, of the Public Records of Orange County, Florida, also being Northeasterly line of Parcel 1, Outparcel 2C, as described in document # 20180290230 of the Public Records of Orange County, Florida; thence run S39°41'12"E along said Northeasterly line of Parcel 1, Outparcel 2C, a distance of 45.00 feet to the POINT OF BEGINNING.

Containing 1,012 square feet more or less.

					PREPARED FOR: Engineering - ROW Section
DRAWN BY: A. GILEV	DATE: 4/10/19	SECTION: 28	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION		DRAWING SCALE: NTS
CHECKED BY: Eggerton	JOB No: 8405	TOWNSHIP: 22S	4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839--9205 (407) 836-7940		PROJECT NUMBER
APPROVED BY: A. GILEV	DRAWING FILE: 8405 Lake Underhill Rd.	RANGE: 31E SHEET 1 OF 2			8405
REVISION DATE:					

**SCHEDULE "A"**  
**LAKE UNDERHILL ROAD**  
**PARCEL: 701**  
**SKETCH OF DESCRIPTION**

S.W. 1/4 SEC.28, TWP. 22 S., RGE. 31 E.

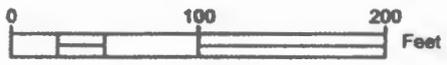
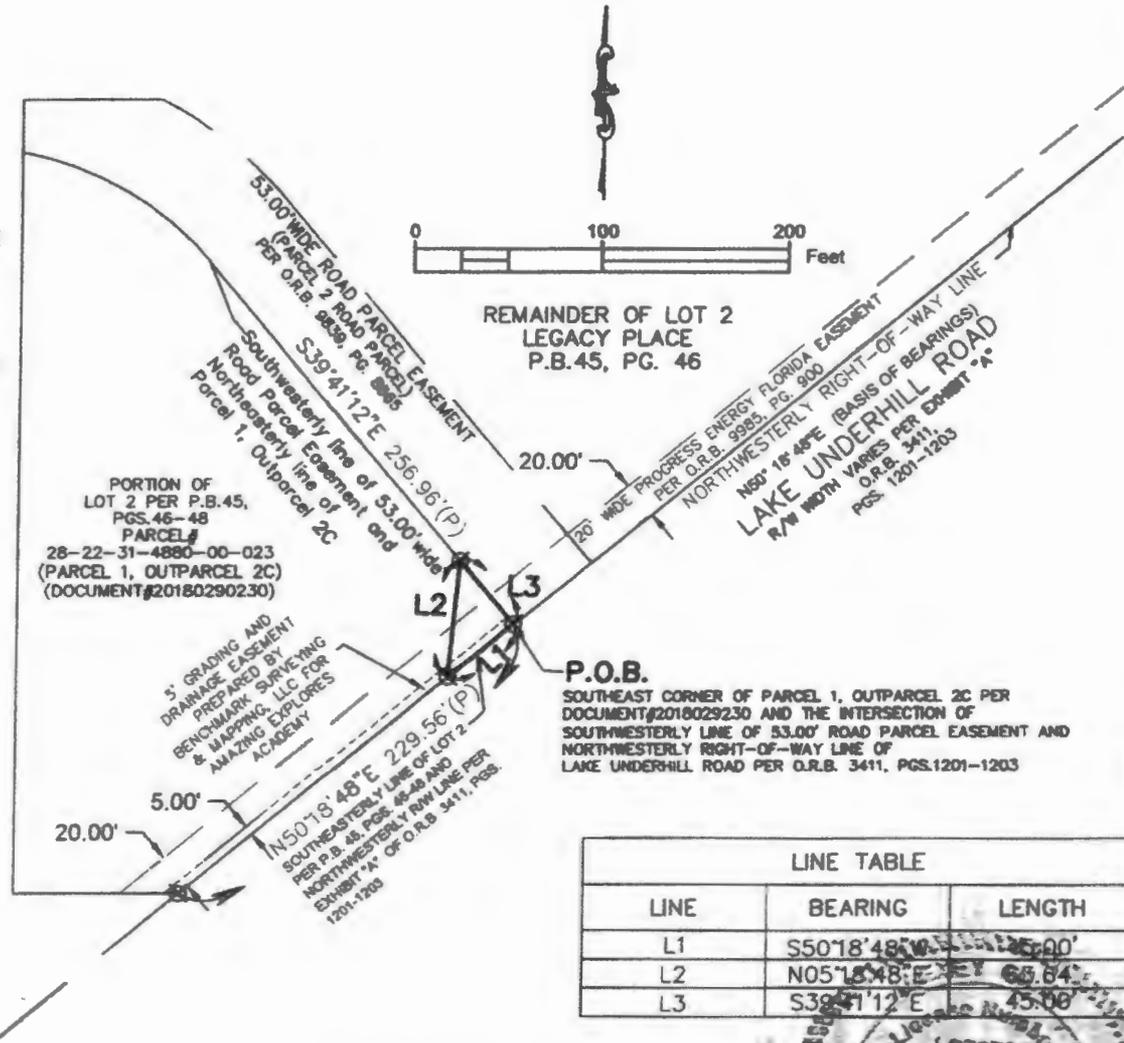
REMAINDER OF LOT 2  
 LEGACY PLACE  
 P.B.45, PG. 46

**LEGEND**

- O.R.B. = OFFICIAL RECORDS BOOK
- DOC. = DOCUMENT
- P = PLAT
- N.T.S. = NOT TO SCALE
- O.C. = ORANGE COUNTY
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- TWP. S. = TOWNSHIP SOUTH
- RGE. E. = RANGE EAST
- L 1 = BEARING AND LENGTH
- SQ. FT. = SQUARE FOOT (FEET)
- ↔ = CHANGE OF DIRECTION
- SEC. = SECTION
- P.B. = PLAT BOOK
- PGS. = PAGES
- R/W = RIGHT-OF-WAY
- ROW = RIGHT-OF-WAY

REMAINDER OF LOT 2  
 LEGACY PLACE  
 P.B.45, PG. 46

Tract "D"  
 LEGACY PLACE  
 P.B.45, PG.46



LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°18'48"E	25.00'
L2	N05°18'48"E	65.64'
L3	S39°41'12"E	45.00'

- NOTES:**
- BEARINGS ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAKE UNDERHILL ROAD AS BEING N50°18'48"E PER R/W AGREEMENT EXHIBIT "B" OF O.R.B.3344, PAGES 568-571
  - THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
  - THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.

**SKETCH AND DESCRIPTION**  
 THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

I HEREBY AFFIRM THAT THE SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C. PURSUANT TO CHAPTERS 177 AND 472, OF THE FLORIDA STATUTES AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SURVEY.

DATE: 04/10/2019  
 ALEXEY GILEV  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 7079

DRAWN BY: A. Gilev  
 CHECKED BY: Egerton  
 APPROVED BY: A. Gilev  
 REVISION DATE:

DATE: 4/10/19  
 JOB No: 8405  
 DRAWING FILE: 8405 Lake Underhill Rd.  
 SECTION: 28  
 TOWNSHIP: 22S  
 RANGE: 31E  
 SHEET 2 OF 2

PUBLIC WORKS ENGINEERING DIVISION  
 SURVEY SECTION  
 4200 SOUTH JOHN YOUNG PARKWAY  
 ORLANDO, FLORIDA 32839-9205  
 (407) 836-7940

ORANGE COUNTY ENGINEERING DIVISION

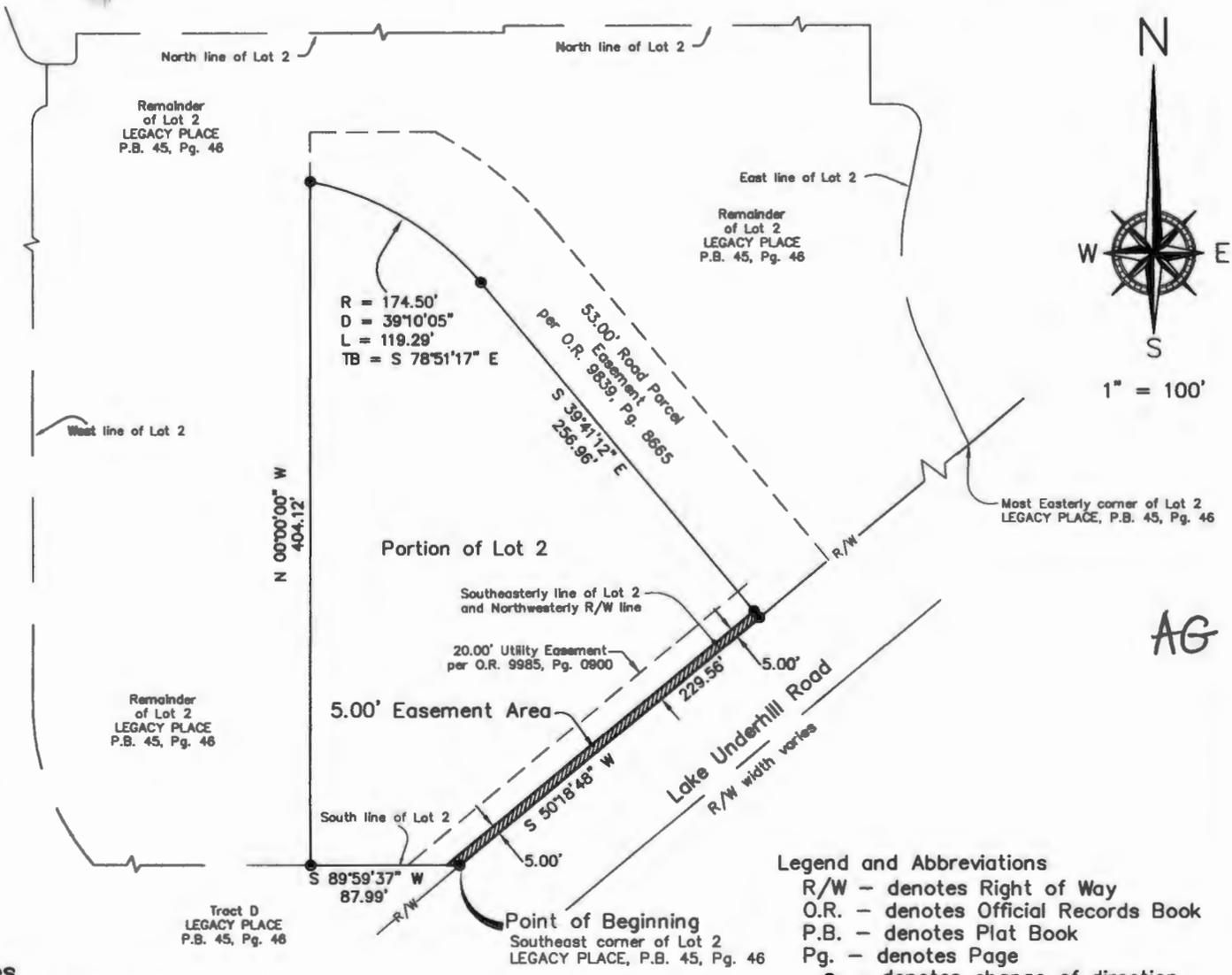
PROJECT NUMBER: 8405  
 DRAWING SCALE: 1"=100'  
 PREPARED FOR: Engineering Row Section

## Sketch and Description for Grading and Drainage Easement

THE SOUTHEASTERLY 5.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF LOT 2, LEGACY PLACE, AS RECORDED IN PLAT BOOK 45, PAGES 46 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**Legend and Abbreviations**  
 R/W - denotes Right of Way  
 O.R. - denotes Official Records Book  
 P.B. - denotes Plat Book  
 Pg. - denotes Page  
 ● - denotes change of direction

**Notes**

1. THIS IS NOT A SURVEY.
2. Bearings shown hereon are based on the Southeasterly line of Lot 2, LEGACY PLACE, according to the plat thereof as recorded in Plat Book 45, Page 46, Public Records of Orange County, Florida being South 50°18'48" West.
3. This sketch meets the Standard of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472. Survey map and report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper

Revision: 4/5/2018 - per County comments

<b>Benchmark Surveying &amp; Mapping, LLC</b> Certificate of Authorization Number - LB 7874 Post Office Box 771065, Winter Garden, Florida 34777-1065 3110 Red Fox Run, Kissimmee, Florida 34746 (407) 654-6183 - www.benchmarksurveyingandmapping.com	1015.02 DE <hr/> Project # <hr/> 3/27/2018 <hr/> Date	Prepared For: Amazing Explorers Academy <hr/> Prepared By: <i>Billy Joe Jenkins</i> Billy Joe Jenkins, W., PSM # 5205 Professional Surveyor and Mapper
	R# 7/8/2021	

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 14 2021

THIS IS A DONATION

Project: Amazing Explorers Academy B17904667

### **TEMPORARY CONSTRUCTION EASEMENT**

For and in consideration of \$10.00 other valuable considerations, and of the benefits accruing to us, we, AEA WATERFORD LAKES LLC, a limited liability company organized and existing under the laws of the state of Florida, having its principal place of business in the city of Winter Garden, county of Orange, whose address is 213 S. DILLARD STREET, SUITE 220B, WINTER GARDEN, FL 34787, GRANTOR, do hereby give, grant, bargain, and release to ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida, 32802-1393, GRANTEE, a temporary easement to enter upon the portion of the lands of the owners, for the purposes described herein, such lands being described as follows:

#### **SEE ATTACHED SCHEDULE "A"**

**Property Appraiser's Parcel Identification Number:  
a portion of**

**28-22-31-4880-00-023**

THIS EASEMENT is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of a sidewalk improvement, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks or landscaping.

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

Project: Amazing Explorers Academy B17904667

THIS EASEMENT shall expire upon the completion of the construction of the said project.

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

Signed, sealed, and delivered in the presence of:

AEA WATERFORD LAKES LLC, a Florida limited liability company

Carmen A. Rivera  
Witness

By: BILANX FUNDS LLC, a Florida limited liability company, as Manager

CARMEN A. RIVERA  
Printed Name

By: BILANX, LLC, a Florida limited liability company, as Manager

Adelaida Figueroa Valentin  
Witness

By: Marcello Spinelli, Managing Member

Adelaida Figueroa Valentin  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 26<sup>th</sup> of June, 2019, by Marcello Spinelli, as the Managing Member of BILANX, LLC, a Florida limited liability Company, as Manager of BILANX FUNDS LLC, a Florida limited liability company, as Manager of AEA WATERFORD LAKES LLC, a Florida limited liability company on behalf of the limited liability company. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)



Carmen A. Rivera  
Notary Signature  
CARMEN A. RIVERA  
Printed Notary Name

Notary Public in and for the county and state aforesaid.  
My commission expires: 07/05/2020

This instrument prepared by:  
David L. Brown, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

Project: Amazing Explorers Academy B17904667

The Legacy Place Business Park Association, Inc., a Florida not-for-profit corporation, being granted certain rights by virtue of that certain Declaration of Covenants, Conditions and Restrictions for Legacy Place Business Park Association, Inc., recorded July 21, 2006, in Official Records Book: 8765, Page: 207, and that certain First Amendment to Declaration of Covenants and Restrictions for Legacy Place Business Park Association, Inc., recorded January 04, 2008 in Official Records Book: 9553, Page: 1120, and that certain Amended and Restated Declaration of Covenants and Restrictions for Legacy Place Business Park Association, Inc., recorded March 09, 2009 in Official Records Book: 9839, Page: 8665 (collectively the "Encumbrances"), all of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Grading and Drainage Easement and agrees that the Encumbrances, as they have been, and as they may be modified, amended, and /or assigned from time to time, shall be subordinated to the Grading and Drainage Easement, as said easement may be modified, amended, and/or assigned from time to time, and agrees that such Grading and Drainage Easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Encumbrances to the contrary.

Signed, sealed, and delivered  
in the presence of:

LEGACY PLACE BUSINESS PARK  
ASSOCIATION, INC., a Florida not-for-profit  
corporation

Debra Pacelli  
Witness

By: Kathleen M. Corke

DEBRA PACELLI  
Printed Name

Kathleen M. Corke  
Printed Name

Dawn Benchett  
Witness

Vice President  
Title

Dawn Benchett  
Printed Name

STATE OF ILLINOIS )  
COUNTY OF DE PAGE )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of July, 2019, by Legacy Place Business Park Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He  is personally known to me, or  has produced \_\_\_\_\_ as identification.



Ann Marie Svehla  
Notary Public

Print Name: ANN MARIE SVEHLA

My Commission Expires: 9/3/22

Project: Amazing Explorers Academy B17904667

**SCHEDULE "A"**

**SEE THE ATTACHED SKETCH**

**OF DESCRIPTION**

**( 2 PAGE )**

**SCHEDULE "A"**  
**LAKE UNDERHILL ROAD**  
**PARCEL: 701**

LEGAL DESCRIPTION

A Portion of Lot 2, LEGACY PLACE, as recorded in Plat Book 45, Pages 46 through 48, inclusive, of the Public Records of Orange County, Florida, more particularly described as follows:

Beginning at the southeast corner of Parcel 1, Outparcel 2C as described per document number 20180290230 also being the intersection of the Southwesterly line of a 53.00 feet Road Parcel Easement as described per Official Records Book 9839, Page 8665 of the Public Records of Orange County, Florida and Northwesterly right-of-way line of Lake Underhill Road as described in Exhibit "A" per Official Record Book 3411, Pages 1201-1203 of the Public Records of Orange County, Florida, also being the POINT OF BEGINNING; thence run S50°18'48"W along the southeasterly line of said lot 2 also being the northwesterly right-of-way line of Lake Underhill Road as described in exhibit "A" per Official Records Book 3411, Pages 1201-1203 of the Public Records of Orange County, Florida, a distance of 45.00 feet; thence run N05°18'48"E a distance of 63.64 feet to the southwesterly line of a 53 feet wide Road Parcel Easement as described per Official Records Book 9839, Page 8665, of the Public Records of Orange County, Florida, also being Northeasterly line of Parcel 1, Outparcel 2C, as described in document # 20180290230 of the Public Records of Orange County, Florida; thence run S39°41'12"E along said Northeasterly line of Parcel 1, Outparcel 2C, a distance of 45.00 feet to the POINT OF BEGINNING.

Containing 1,012 square feet more or less.

			PREPARED FOR: Engineering - ROW Section	
DRAWN BY: A. GILEV	DATE: 4/10/19	SECTION: 28	 PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	DRAWING SCALE: NTS
CHECKED BY: Eggerton	JOB No: 8405	TOWNSHIP: 22S		PROJECT NUMBER
APPROVED BY: A. GILEV	DRAWING FILE: 8405 Lake Underhill Rd.	RANGE: 31E SHEET 1 OF 2		8405
REVISION DATE:				

*RH 7/8/2021*

**SCHEDULE "A"**  
**LAKE UNDERHILL ROAD**  
**PARCEL: 701**  
**SKETCH OF DESCRIPTION**

S.W. 1/4 SEC.28, TWP. 22 S., RGE. 31 E.

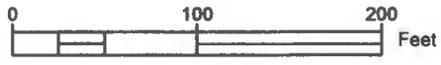
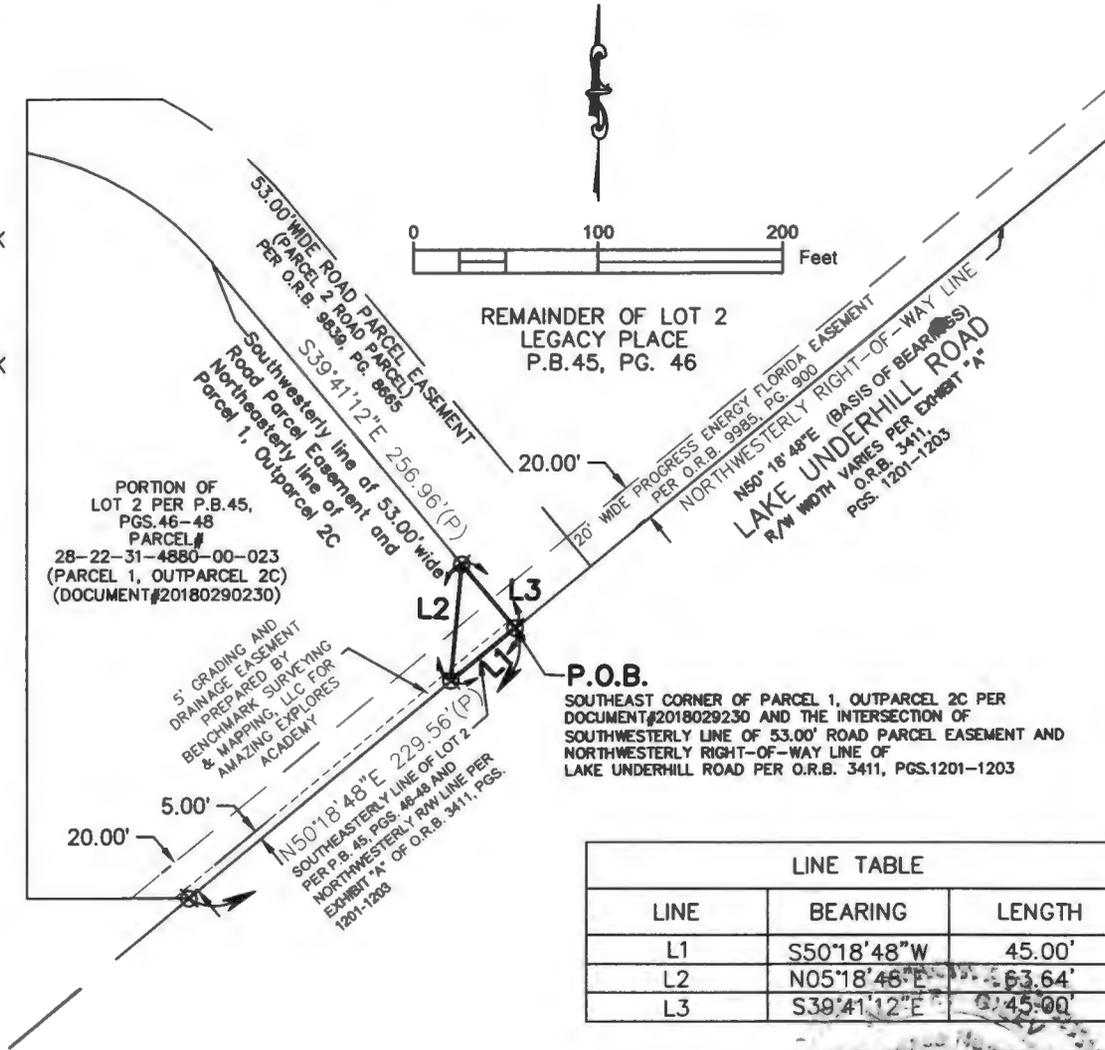
REMAINDER OF LOT 2  
 LEGACY PLACE  
 P.B.45, PG. 46

**LEGEND**

- O.R.B. = OFFICIAL RECORDS BOOK
- DOC. = DOCUMENT
- P = PLAT
- N.T.S. = NOT TO SCALE
- O.C. = ORANGE COUNTY
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- TWP. \_S. = TOWNSHIP \_\_ SOUTH
- RGE. \_E. = RANGE \_\_ EAST
- L 1 = BEARING AND LENGTH
- SQ. FT. = SQUARE FOOT (FEET)
- ☒ = CHANGE OF DIRECTION
- SEC. = SECTION
- P.B. = PLAT BOOK
- PGS. = PAGES
- R/W = RIGHT-OF-WAY
- ROW = RIGHT-OF-WAY

REMAINDER OF LOT 2  
 LEGACY PLACE  
 P.B.45, PG. 46

Tract "D"  
 LEGACY PLACE  
 P.B.45, PG.46



LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°18'48"W	45.00'
L2	N05°18'46"E	63.64'
L3	S39°41'12"E	45.00'

**NOTES:**

- BEARINGS ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAKE UNDERHILL ROAD AS BEING N50°18'48"E PER R/W AGREEMENT EXHIBIT "B" OF O.R.B.3344, PAGES 566-571
- THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
- THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.

**SKETCH AND DESCRIPTION**  
 THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C. PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE: 04/10/2019  
 ALEXEY GILEV  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LICENSE NO. 7079

DRAWN BY: A. Gilev	DATE: 4/10/19	SECTION: 28	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION
CHECKED BY: Egerton	JOB No: 8405	TOWNSHIP: 22S	
APPROVED BY: A. Gilev	DRAWING FILE: 8405 Lake Underhill Rd.	RANGE: 31E	ORANGE COUNTY ENGINEERING DIVISION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940
REVISION DATE:	SHEET 2 OF 2	PROJECT NUMBER: 8405	

RT 7/8/2021