



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 16 2013 NP/JM

REAL ESTATE MANAGEMENT ITEM 9

DATE: June 26, 2013

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: John D. Terwilliger, Director *JDT*
Administrative Services Department

FROM: Linda Hinote, Title Examiner *LH*
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Assistant Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT BETWEEN MAGUIRE ROBERSON, LLC AND ORANGE COUNTY, SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM BANKUNITED, NA AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Casa Mirella @ Belmere –Utility File #60625

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

ITEMS: Utility Easement
Cost: Donation
Total size: 27,570 square feet

Subordination of Encumbrances to Property Rights to Orange County

Real Estate Management Division
Agenda Item 9
June 26, 2013
Page 2

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 16 2013 NP/JM

THIS IS A DONATION

Project: Casa Mirella @ Belmere -- Utility File #60625

UTILITY EASEMENT

THIS INDENTURE, Made this 21st day of June, A.D. 2013, between Maguire Roberson, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 7940 Via Dellagio, Suite 200, Orlando, FL 32819, GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, FL 32802-1393, GRANTEE.

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, a right-of-way and easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities 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
31-22-28-1204-01-000**

TO HAVE AND TO HOLD said right-of-way and 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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTOR, its 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 right-of-way that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement right-of-way, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

Project: Casa Mirella @ Belmere – Utility File #60625

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

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

Daina Rodak
Printed Name

[Signature]
Witness

Amy Schuermann
Printed Name

Maguire Roberson, LLC,
a Florida limited liability company

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

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

BY: [Signature]
Charles Whittall, Manager

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, personally appeared Charles Whittall, as Manager of CW Family, LLC, a Florida limited liability company, as General Partner of CW Family LLLP, a Florida limited liability limited partnership, as Manager of Maguire Roberson, LLC, a Florida limited liability company, to me known to be, or who has produced _____ as identification, and did (did not) take an oath, the individual and manager described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such manager thereunto duly authorized, and the said conveyance is the act and deed of said limited liability company.

Witness my hand and official seal this 21st day of June, 2013.

(Notary Seal)



DAINA RODAK
MY COMMISSION # FF 000879
EXPIRES: April 6, 2017
Bonded Three Budget Notary Services

[Signature]
Notary Signature

Daina Rodak
Printed Notary Name

This instrument prepared by:
E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for
the County and State aforesaid

My commission expires:

Exhibit "A"

SKETCH OF DESCRIPTION

DESCRIPTION:

That part of Lot 1, CASA MIRELLA, according to the plat thereof as recorded in Plat Book 72, Pages 124 through 126, of the Public Records of Orange County, Florida, described as follows:

Commence at the Northwest corner of said Lot 1; thence N89°26'50"E along the North line of said Lot 1 for a distance of 28.72 feet to the POINT OF BEGINNING; thence continue N89°26'50"E along said North line, 20.00 feet; thence leaving said North line S00°33'10"E, 199.36 feet; thence S13°49'43"E, 101.36 feet; thence S00°21'38"E, 107.80 feet; thence S14°40'41"W, 101.72 feet; thence S36°55'16"W, 92.24 feet; thence S29°05'31"W, 38.78 feet; thence S13°05'10"W, 40.55 feet; thence S04°54'35"W, 44.98 feet; thence S69°13'22"W, 76.95 feet; thence S35°48'30"W, 65.59 feet; thence S08°34'08"W, 18.42 feet; thence S09°37'50"E, 38.12 feet; thence S21°23'16"E, 99.62 feet; thence S16°14'16"E, 96.41 feet; thence S11°05'16"E, 65.14 feet; thence S22°55'19"E, 37.85 feet; thence S55°14'39"W, 51.47 feet; thence S14°47'20"W, 29.68 feet to the South line of said Lot 1 and a point on a non-tangent curve concave Southerly having a radius of 622.03 feet and a chord bearing of N72°09'22"W; thence Westerly said South line and along the arc of said curve through a central angle of 02°46'03" for a distance of 30.05 feet to a non-tangent line; thence leaving said South line N14°47'20"E, 43.49 feet; thence S75°12'40"E, 16.86 feet; thence N55°14'39"E, 32.03 feet; thence N22°55'19"W, 23.68 feet; thence N11°05'16"W, 66.32 feet; thence N16°14'16"W, 94.61 feet; thence N21°23'16"W, 100.78 feet; thence N09°37'50"W, 43.38 feet; thence N08°34'08"E, 26.46 feet; thence N35°48'30"E, 76.44 feet; thence N69°13'22"E, 70.38 feet; thence N04°54'35"E, 33.84 feet; thence N13°05'10"E, 44.79 feet; thence N29°05'31"E, 42.96 feet; thence N36°55'16"E, 89.68 feet; thence N14°40'41"E, 95.15 feet; thence N00°21'38"W, 102.79 feet; thence N13°49'43"W, 101.32 feet; thence N00°33'10"W, 201.69 feet to the POINT OF BEGINNING.

Containing 0.607 acres (26,450 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

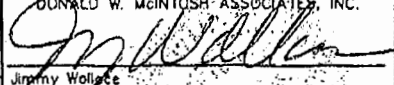
UNICORP NATIONAL DEVELOPMENT, INC.

CASA MIRELLA - UTILITY AND ACCESS EASEMENT

3/18/09	JW	REVISED DESCRIPTION (ADD SQUARE FEET)
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

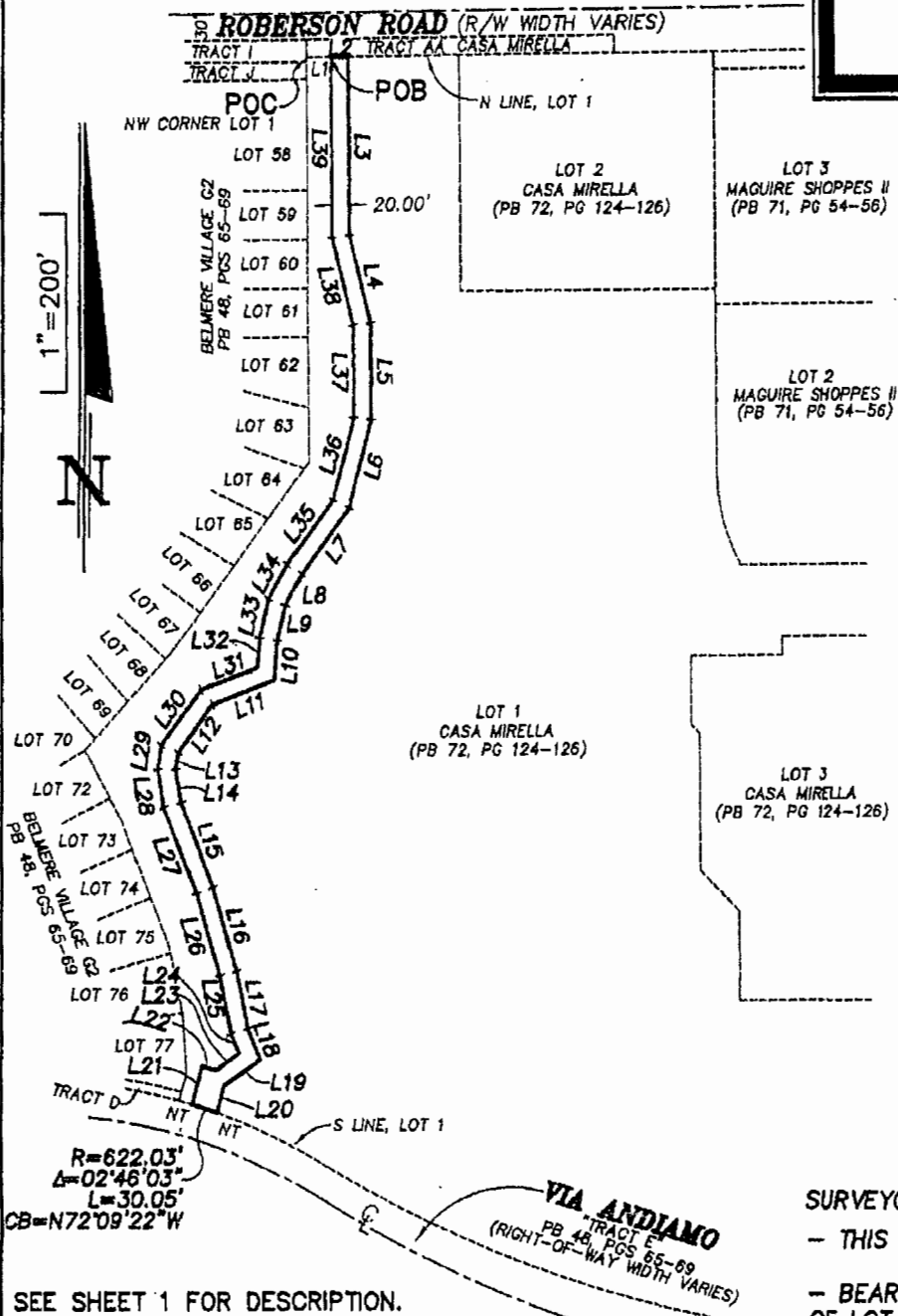
DONALD W. McINTOSH ASSOCIATES, INC.

 Jimmy Wallace
 Florida Registered Surveyor and Mapper
 Certificate No. 5359
 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>JIMMY</u>	JOB NO. <u>27159.0105</u>	SCALE <u>1"=200'</u>	SHEET <u>1</u>
DATE: <u>11/13/08</u>	DATE: <u>11/13/08</u>			OF <u>2</u>

Mc 3/25/09

Exhibit "A"

SKETCH OF DESCRIPTION



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N89°26'50"E	28.72'
L2	N89°26'50"E	20.00'
L3	S00°33'10"E	199.36'
L4	S13°49'43"E	101.36'
L5	S00°21'38"E	107.80'
L6	S14°40'41"W	101.72'
L7	S36°55'16"W	92.24'
L8	S29°05'31"W	38.78'
L9	S13°05'10"W	40.55'
L10	S04°54'35"W	44.98'
L11	S69°13'22"W	76.95'
L12	S35°48'30"W	65.59'
L13	S08°34'08"W	18.42'
L14	S09°37'50"E	38.12'
L15	S21°23'16"E	99.62'
L16	S16°14'16"E	96.41'
L17	S11°05'16"E	65.14'
L18	S22°55'19"E	37.85'
L19	S55°14'39"W	51.47'
L20	S14°47'20"W	29.68'
L21	N14°47'20"E	43.49'
L22	S75°12'40"E	16.86'
L23	N55°14'39"E	32.03'
L24	N22°55'18"W	23.68'
L25	N11°05'16"W	66.32'
L26	N16°14'16"W	94.61'
L27	N21°23'16"W	100.78'
L28	N09°37'50"W	43.38'
L29	N08°34'08"E	26.46'
L30	N35°48'30"E	76.44'
L31	N69°13'22"E	70.38'
L32	N04°54'35"E	33.84'
L33	N13°05'10"E	44.79'
L34	N29°05'31"E	42.96'
L35	N36°55'16"E	89.68'
L36	N14°40'41"E	95.15'
L37	N00°21'38"W	102.79'
L38	N13°49'43"W	101.32'
L39	N00°33'10"W	201.69'

SURVEYOR'S NOTES:

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE NORTH LINE OF LOT 1, CASA MIRELLA AS BEING N89°26'50"E (PER PLAT)

LEGEND:

- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- PT - POINT OF TANGENCY
- NT - NON TANGENT
- PT - POINT OF TANGENCY
- PC - POINT OF CURVATURE
- PRC - POINT OF REVERSE CURVATURE
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY

SEE SHEET 1 FOR DESCRIPTION.

PREPARED FOR:

UNICORP NATIONAL DEVELOPMENT, INC.

CASA MIRELLA - UTILITY AND ACCESS EASEMENT



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>JIMMY</u>	JOB NO. <u>27159.0105</u>	SCALE <u>1"=200'</u>	SHEET <u>2</u>
DATE: <u>11/13/08</u>	DATE: <u>11/13/08</u>			OF <u>2</u>

3/25/09

SKETCH OF DESCRIPTION

DESCRIPTION:

That part of Lot 1, CASA MIRELLA, according to the plat thereof as recorded in Plat Book 72, Pages 124 through 126, of the Public Records of Orange County, Florida, described as follows:

Commence at the Northeast corner of Lot 3, of said CASA MIRELLA; thence run the following 3 courses along the boundary of said CASA MIRELLA: N00°15'51"W, 80.00 feet; thence S89°50'10"W, 194.28 feet to the POINT OF BEGINNING; thence continue S89°50'10"W, 55.96 feet; thence leaving said boundary S00°09'50"E, 20.00 feet; thence N89°50'10"E, 56.00 feet; thence N00°15'51"W, 20.00 feet to the POINT OF BEGINNING.

Containing 0.026 acres (1,120 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

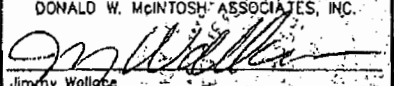
UNICORP NATIONAL DEVELOPMENT, INC.

CASA MIRELLA - UTILITY EASEMENT

3/18/09	JW	REVISED DESCRIPTION (ADDED SQUARE FEET)
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. LB88

DONALD W. McINTOSH ASSOCIATES, INC.

 Jeffrey Wallace
 Florida Registered Surveyor and Mapper
 Certificate No. 5359

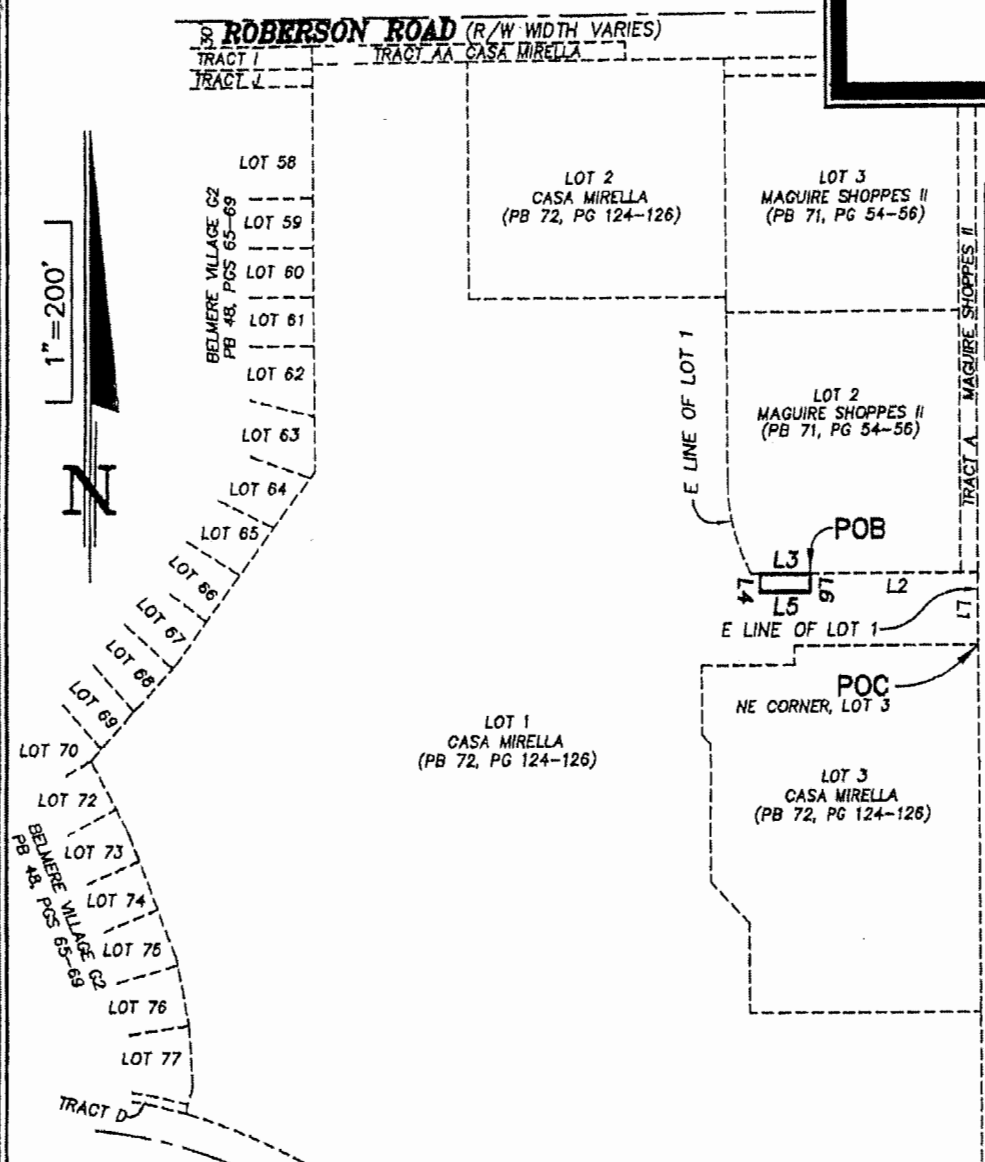
DRAWN BY: <u>BMW</u>	CHECKED BY: <u>JIMMY</u>	JOB NO. <u>27159.0105</u>	SCALE <u>1"=200'</u>	SHEET <u>1</u> OF <u>2</u>
DATE: <u>11/13/08</u>	DATE: <u>11/13/08</u>			

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

Mc 3/25/09

Exhibit "A"

SKETCH OF DESCRIPTION



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N00°15'51"W	80.00'
L2	S89°50'10"W	194.28'
L3	S89°50'10"W	55.96'
L4	S00°09'50"E	20.00'
L5	N89°50'10"E	56.00'
L6	N00°15'51"W	20.00'

SEE SHEET 1 FOR DESCRIPTION.

PREPARED FOR:
UNICORP NATIONAL DEVELOPMENT, INC.
CASA MIRELLA - UTILITY EASEMENT

SURVEYOR'S NOTES:
- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE EAST LINE OF LOT 1, CASA MIRELLA AS BEING N00°15'51"W (PER PLAT)

LEGEND:
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
PT - POINT OF TANGENCY
NT - NON TANGENT
PT - POINT OF TANGENCY
PC - POINT OF CURVATURE
PRC - POINT OF REVERSE CURVATURE
ORB - OFFICIAL RECORDS BOOK
PB - PLAT BOOK
PG - PAGE
R/W - RIGHT-OF-WAY

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB88

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>JIMMY</u>	JOB NO. <u>27159.0105</u>	SCALE <u>1"=200'</u>	SHEET <u>2</u>
DATE: <u>11/14/08</u>	DATE: <u>11/14/08</u>			OF <u>2</u>

Mc 3/25/09

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 16 2013 NP/JM

Project: Casa Mirella @ Belmere – Utility File #60625

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 an access and utility easement in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to Mortgage, Assignment of Leases and Rents and Security Agreement, and Financing Statement 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 they have 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 EXHIBIT "A"

Encumbrances:

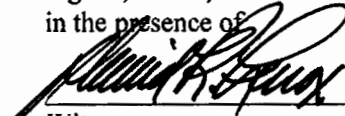
BankUnited, NA
FROM: Maguire Roberson, LLC
Mortgage, Assignment of Leases and Rents and Security Agreement filed November 8, 2012
Recorded in Official Records Book 10470, Page 38
Financing Statement filed November 8, 2012
Recorded in Official Records Book 10470, Page 56
All in the Public Records of Orange County, Florida

Project: Casa Mirella @ Belmere – Utility File #60625

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 access and utility easement 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 access and utility easement 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.

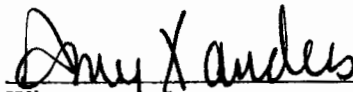
IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 10th day of May, A.D. 2013.

Signed, sealed, and delivered
in the presence of



Witness

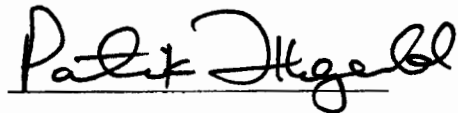
David R. Lenox
Printed Name



Witness

Amy Xanders
Printed Name

BankUnited, NA

BY: 

Patrick Fitzgerald
Printed Name

Vice President
Title

(Corporate Seal)

Project: Casa Mirella @ Belmere – Utility File #60625

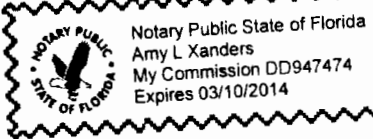
STATE OF FLORIDA

COUNTY OF ORANGE

I HEREBY CERTIFY, that on this 10th day of May, A.D. 2013, before me personally appeared Patrick Fitzgerald, as Vice President of BankUnited, NA, a corporation organized and existing under the laws of the state of Florida, to me known to be, or who has produced _____ as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 10th day of May, 2013.

(Notary Seal)

	<u>Amy Xanders</u>
	Notary Signature
	<u>Amy Xanders</u>
	Printed Notary Name

Notary Public in and for the county and state aforesaid.

My commission expires:

This instrument prepared by:
Linda Hinote, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Exhibit "A"

SKETCH OF DESCRIPTION

DESCRIPTION:

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Commence at the Northwest corner of said Lot 1; thence N89°26'50"E along the North line of said Lot 1 for a distance of 28.72 feet to the POINT OF BEGINNING; thence continue N89°26'50"E along said North line, 20.00 feet; thence leaving said North line S00°33'10"E, 199.36 feet; thence S13°49'43"E, 101.36 feet; thence S00°21'38"E, 107.80 feet; thence S14°40'41"W, 101.72 feet; thence S36°55'16"W, 92.24 feet; thence S29°05'31"W, 38.78 feet; thence S13°05'10"W, 40.55 feet; thence S04°54'35"W, 44.98 feet; thence S69°13'22"W, 76.95 feet; thence S35°48'30"W, 65.59 feet; thence S08°34'08"W, 18.42 feet; thence S09°37'50"E, 38.12 feet; thence S21°23'16"E, 99.62 feet; thence S16°14'16"E, 96.41 feet; thence S11°05'16"E, 65.14 feet; thence S22°55'19"E, 37.85 feet; thence S55°14'39"W, 51.47 feet; thence S14°47'20"W, 29.68 feet to the South line of said Lot 1 and a point on a non-tangent curve concave Southerly having a radius of 622.03 feet and a chord bearing of N72°09'22"W; thence Westerly said South line and along the arc of said curve through a central angle of 02°46'03" for a distance of 30.05 feet to a non-tangent line; thence leaving said South line N14°47'20"E, 43.49 feet; thence S75°12'40"E, 16.86 feet; thence N55°14'39"E, 32.03 feet; thence N22°55'19"W, 23.68 feet; thence N11°05'16"W, 66.32 feet; thence N16°14'16"W, 94.61 feet; thence N21°23'16"W, 100.78 feet; thence N09°37'50"W, 43.38 feet; thence N08°34'08"E, 26.46 feet; thence N35°48'30"E, 76.44 feet; thence N69°13'22"E, 70.38 feet; thence N04°54'35"E, 33.84 feet; thence N13°05'10"E, 44.79 feet; thence N29°05'31"E, 42.96 feet; thence N36°55'16"E, 89.68 feet; thence N14°40'41"E, 95.15 feet; thence N00°21'38"W, 102.79 feet; thence N13°49'43"W, 101.32 feet; thence N00°33'10"W, 201.69 feet to the POINT OF BEGINNING.

Containing 0.607 acres (26,450 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

UNICORP NATIONAL DEVELOPMENT, INC.

CASA MIRELLA - UTILITY AND ACCESS EASEMENT

4/4/13	KR	REVISED CERTIFICATION
3/18/09	JW	REVISED DESCRIPTION (ADD SQUARE FEET)
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

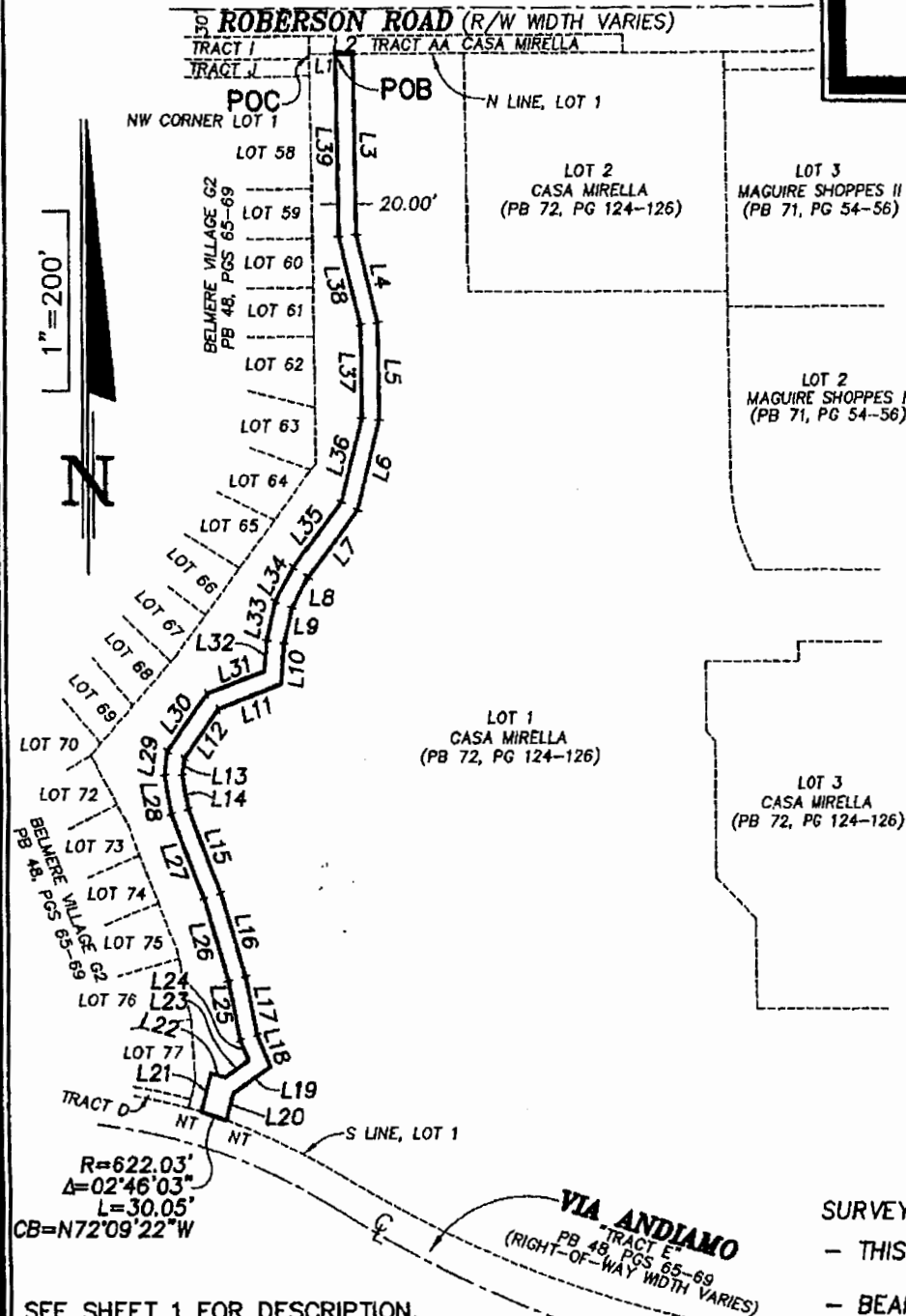
REVISIONS
 DONALD W. McINTOSH ASSOCIATES, INC.
[Signature] 4-4-13
 Keith Ruddick
 Florida Registered Surveyor and Mapper
 Certificate, No. 2617

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>JIMMY</u>	JOB NO. <u>27159.0105</u>	SCALE <u>1"=200'</u>	SHEET <u>1</u>
DATE: <u>11/13/08</u>	DATE: <u>11/13/08</u>			OF <u>2</u>

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

Exhibit "A"

SKETCH OF DESCRIPTION



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N89°26'50\"E	28.72'
L2	N89°26'50\"E	20.00'
L3	S00°33'10\"E	199.36'
L4	S13°49'43\"E	101.36'
L5	S00°21'38\"E	107.80'
L6	S14°40'41\"W	101.72'
L7	S36°55'16\"W	92.24'
L8	S29°05'31\"W	38.78'
L9	S13°05'10\"W	40.55'
L10	S04°54'35\"W	44.98'
L11	S69°13'22\"W	76.95'
L12	S35°48'30\"W	65.59'
L13	S08°34'08\"W	18.42'
L14	S09°37'50\"E	38.12'
L15	S21°23'16\"E	99.62'
L16	S16°14'16\"E	96.41'
L17	S11°05'16\"E	65.14'
L18	S22°55'19\"E	37.85'
L19	S55°14'39\"W	51.47'
L20	S14°47'20\"W	29.68'
L21	N14°47'20\"E	43.49'
L22	S75°12'40\"E	16.86'
L23	N55°14'39\"E	32.03'
L24	N22°55'19\"W	23.68'
L25	N11°05'16\"W	66.32'
L26	N16°14'16\"W	94.61'
L27	N21°23'16\"W	100.78'
L28	N09°37'50\"W	43.38'
L29	N08°34'08\"E	26.46'
L30	N35°48'30\"E	76.44'
L31	N69°13'22\"E	70.38'
L32	N04°54'35\"E	33.84'
L33	N13°05'10\"E	44.79'
L34	N29°05'31\"E	42.96'
L35	N36°55'16\"E	89.68'
L36	N14°40'41\"E	95.15'
L37	N00°21'38\"W	102.79'
L38	N13°49'43\"W	101.32'
L39	N00°33'10\"W	201.69'

SURVEYOR'S NOTES:

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE NORTH LINE OF LOT 1, CASA MIRELLA AS BEING N89°26'50\"E (PER PLAT)

SEE SHEET 1 FOR DESCRIPTION.

PREPARED FOR:

UNICORP NATIONAL DEVELOPMENT, INC.

CASA MIRELLA - UTILITY AND ACCESS EASEMENT



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: 11/13/08

CHECKED BY: JIMMY
DATE: 11/13/08

JOB NO.
27159.0105

SCALE
1"=200'

SHEET 2
OF 2

LEGEND:

- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- PT - POINT OF TANGENCY
- NT - NON TANGENT
- PT - POINT OF TANGENCY
- PC - POINT OF CURVATURE
- PRC - POINT OF REVERSE CURVATURE
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY

Exhibit "A"

SKETCH OF DESCRIPTION

DESCRIPTION:

That part of Lot 1, CASA MIRELLA, according to the plat thereof as recorded in Plat Book 72, Pages 124 through 126, of the Public Records of Orange County, Florida, described as follows:

Commence at the Northeast corner of Lot 3, of said CASA MIRELLA; thence run the following 3 courses along the boundary of said CASA MIRELLA: N00°15'51"W, 80.00 feet; thence S89°50'10"W, 194.28 feet to the POINT OF BEGINNING; thence continue S89°50'10"W, 55.96 feet; thence leaving said boundary S00°09'50"E, 20.00 feet; thence N89°50'10"E, 56.00 feet; thence N00°15'51"W, 20.00 feet to the POINT OF BEGINNING.

Containing 0.026 acres (1,120 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

UNICORP NATIONAL DEVELOPMENT, INC.

CASA MIRELLA - UTILITY EASEMENT

4/4/13	KR	REVISED CERTIFICATION
3/18/09	JW	REVISED DESCRIPTION (ADDED SQUARE FEET)
DATE	BY	DESCRIPTION

REVISIONS



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.

Handwritten signature and date: 11-4-13

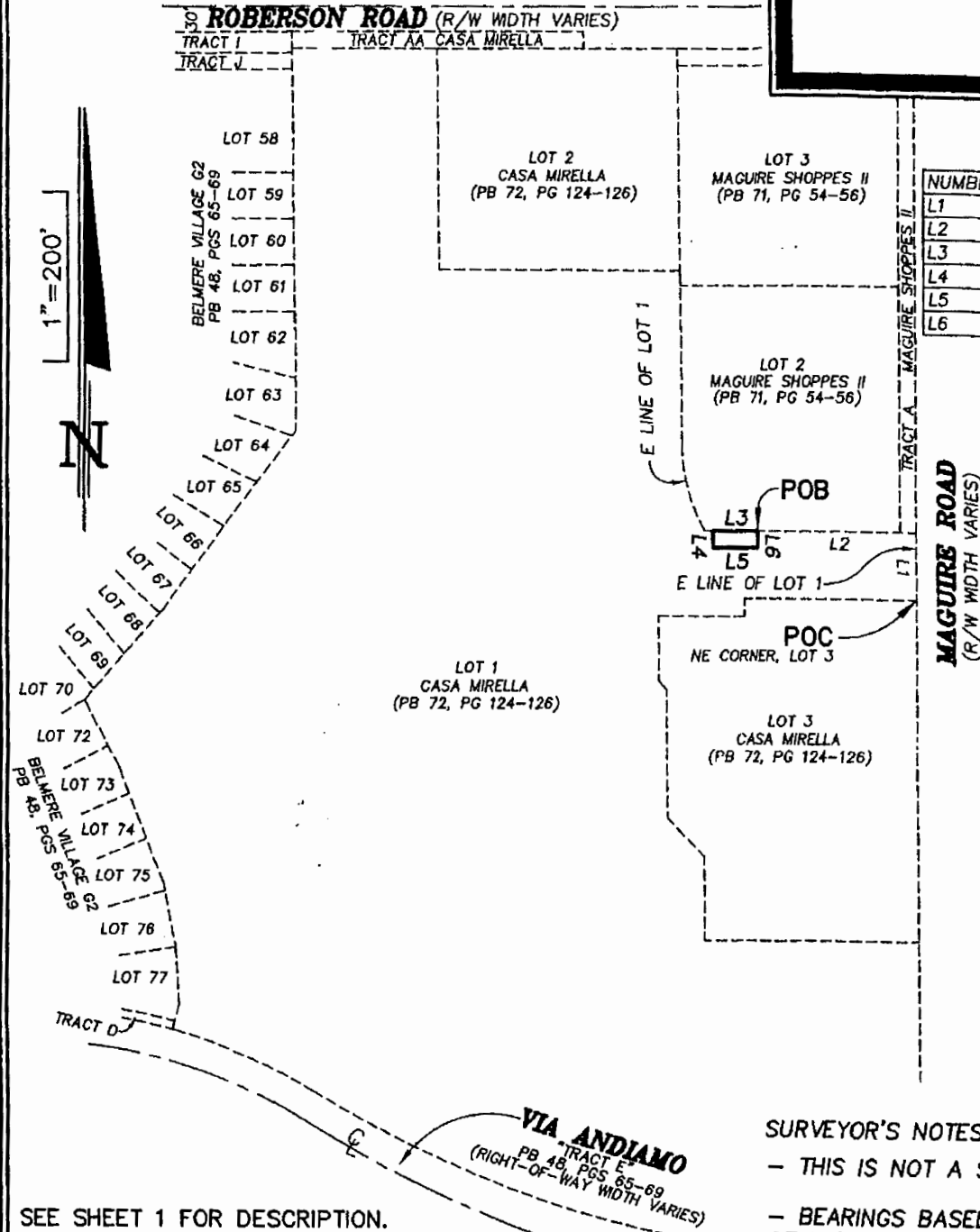
Kelly Ruddle
Florida Registered Surveyor and Mapper
Certificate No. 2617

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>JIMMY</u>	JOB NO. <u>27159.0105</u>	SCALE <u>1"=200'</u>	SHEET <u>1</u>
DATE: <u>11/13/08</u>	DATE: <u>11/13/08</u>			OF <u>2</u>

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

Exhibit "A"

SKETCH OF DESCRIPTION



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N00°15'51"W	80.00'
L2	S89°50'10"W	194.28'
L3	S89°50'10"W	55.96'
L4	S00°09'50"E	20.00'
L5	N89°50'10"E	56.00'
L6	N00°15'51"W	20.00'

SEE SHEET 1 FOR DESCRIPTION.

PREPARED FOR:

UNICORP NATIONAL DEVELOPMENT, INC.

CASA MIRELLA - UTILITY EASEMENT



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: 11/14/08

CHECKED BY: JIMMY
 DATE: 11/14/08

JOB NO.
27159.0105

SCALE
1"=200'

SHEET 2
 OF 2

SURVEYOR'S NOTES:

- THIS IS NOT A SURVEY.

- BEARINGS BASED ON THE EAST LINE OF LOT 1, CASA MIRELLA AS BEING N00°15'51"W (PER PLAT)

LEGEND:

- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- PT - POINT OF TANGENCY
- NT - NON TANGENT
- PT - POINT OF TANGENCY
- PC - POINT OF CURVATURE
- PRC - POINT OF REVERSE CURVATURE
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- R/W - RIGHT-OF-WAY

Maguire Roberson, LLC

7940 Via Dellagio, Suite 200
Orlando, FL 32819

BankUnited
44 E. Central Blvd.
Orlando, FL 32819

164

05/14/2013

**** ONE HUNDRED FOURTEEN AND 00/100 DOLLARS

\$114.00*****
Void After 180 Days

TO THE Orange County Comptroller
ORDER OF

NUB RED IMAGE
FADING WITH HEAT

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑆000164⑆ ⑆267090594⑆ 9852711646⑆

DATE:05/14/2013 CK#:164 TOTAL:\$114.00***** BANK:Maguire Roberson-BankUnited(magrobe)
PAYEE:Orange County Comptroller(orcocom)

Property Account	Invoice - Date	Description	Amount
pmagrobe 1700-00	20130514 - 05/14/2013	recording fee	114.00
			<u>114.00</u>

