



Interoffice Memorandum

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
AUG 05 2014 CAS/KH

REAL ESTATE MANAGEMENT ITEM 2

**DATE:** July 10, 2014

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Acting Manager *AC*  
Real Estate Management Division

**FROM:** Mickie A. Robbins, Senior Title Examiner *MR*  
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Acting Manager

**DIVISION:** Real Estate Management  
Phone: 836-7082

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT BETWEEN EAGLE CREEK DEVELOPMENT CORP. AND ORANGE COUNTY, TEMPORARY ACCESS AND UTILITY EASEMENT BETWEEN EAGLE CREEK DEVELOPMENT CORP. AND ORANGE COUNTY, TEMPORARY UTILITY EASEMENT BETWEEN EAGLE CREEK DEVELOPMENT CORP. AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENTS

**PROJECT:** Eagle Creek PD Mere Parkway Utilities OCU File #74545  
District 4

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

**ITEMS:** Utility Easement  
Cost: Donation  
Size: 784 square feet  
  
Temporary Access and Utility Easement  
Cost: Donation  
Size: 2.64 acres  
Term: Until replaced by a permanent platted easement

Real Estate Management Division

Agenda Item 2

July 10, 2014

Page 2

Temporary Utility Easement

Cost: Donation

Size: 15,420 square feet

Term: Until replaced by a permanent platted easement.

**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  
AUG 05 2014 CAS/KH

Project: Eagle Creek PD Mere Parkway Utilities OCU File #74545

#### UTILITY EASEMENT

THIS INDENTURE, Made this 20<sup>th</sup> day of June, A.D. 2014, between Eagle Creek Development Corp., a Florida corporation, having its principal place of business in the city of Altamonte Springs, county of Seminole, whose address is 370 Center Pointe Circle, Ste. 1136, Altamonte Springs, FL 32701, 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, 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(s):**

**a portion of**

**29-24-31-2250-00-003 and 29-24-31-2250-00-007**

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, agrees 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

Project: Eagle Creek PD Mere Parkway Utilities OCU File #74545

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.

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

Signed, sealed and delivered  
in the presence of:

Eagle Creek Development Corp.,  
a Florida corporation

Tony Redden  
Witness

BY: Nicholas Gluckman

Tony Redden  
Printed Name

Nicholas Gluckman  
Printed Name

[Signature]  
Witness

Director of Development and Construction  
Title

Adam Smith  
Printed Name

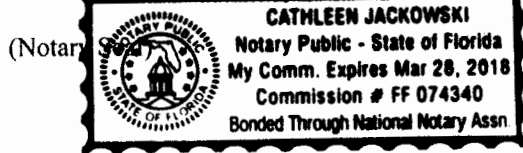
(Corporate Seal)

(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 Nicholas Gluckman, as Director of Dev. + Constr. of Eagle Creek Development Corp., 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 28<sup>th</sup> day of June, 20 18.



[Signature]  
Notary Signature  
Cathleen Jackowski  
Printed Notary Name

This instrument prepared by:  
Mickie A. Robbins, 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: 3/28/2018

**EXHIBIT A**

OCU #74545  
Eagle Creek Mere Parkway  
Permanent Utility Easement  
PARCEL G (10.0')

**Description:**

A portion of Tracts C and G, Eagle Creek Phase 1C-2-Part A per Plat Book 76, Pages 16 through 25, Public Records of Orange County, Florida Said parcel being more particularly described as follows:

Begin at the Southwest corner of Tract G, Eagle Creek Phase 1C-2-Part A per Plat Book 76, Pages 16 through 25, Public Records of Orange County, Florida, said point being on the East right of way line of Mere Parkway as shown on said Eagle Creek Phase 1C-2-Part A; being a point on a non-tangent curve concave Westerly having a radius of 715.00 feet, a central angle of 06° 13' 32" and a chord of 77.65 feet that bears N 12°35'56" W; thence from a tangent bearing of N 09°29'10" W along the arc of said curve and said right of way line a distance of 77.69 feet; thence leaving said curve and East right of way line North 74° 17' 18" East 10.00 feet to a point on a non-tangent curve concave Westerly having a radius of 725.00 feet, a central angle of 06° 14' 40" and a chord of 78.97 feet that bears S 12° 35' 23" E; thence from a tangent bearing of S 15° 42' 42" E along the arc of said curve a distance of 79.01 feet; thence leaving said curve, S 81° 52' 27" W 10.00 feet to the Point of Beginning.

Containing 784 square feet more or less.

**SURVEYORS REPORT**

1. Bearings shown hereon are based on the South line of Tract G, Eagle Creek Phase 1C-2-Part A per Plat Book 76, Pages 16 through 25, Public records of Orange County, Florida being N 81°52'27" E.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying Chapter 5J-17.050-.052 requirements.

<b>DESCRIPTION</b>  <b>FOR</b>  <b>EAGLE CREEK DEVELOPMENT CORPORATION</b>	Date: <b>06/04/2014 S.S.</b>		Certification Number: <b>1B3108</b> <b>49841276</b>
	Job Number: <b>49841</b>	Scale: <b>1"=100'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

SKETCH OF DESCRIPTION

EAGLE CREEK  
PHASE 1C-2-PART A  
PLAT BOOK 76,  
PAGES 16-25

TRACT D

60.00' PRIVATE RIGHT OF WAY  
TRACT B, PAGES 16-25  
MERE PARKWAY

70.00' PRIVATE RIGHT OF WAY  
TRACT M, PAGES 67-71  
EAGLE CREEK BOULEVARD

MIDDLEWICH DRIVE  
PRIVATE RIGHT OF WAY VARIES  
TRACT B, PAGES 16-25

EAGLE CREEK  
PHASE 1C-2-PART A  
PLAT BOOK 76,  
PAGES 16-25

TRACT C

EAGLE CREEK  
RECREATION CENTER  
PLAT BOOK 78,  
PAGES 5 & 6

TRACT RC

POINT OF BEGINNING

SOUTHWEST CORNER  
OF TRACT G, EAGLE  
CREEK PHASE 1C-2-PART A,  
PLAT BOOK 76, PAGES 16-25

NOT PLATTED

EAGLE CREEK VILLAGE G  
PHASE 1  
PLAT BOOK 77,  
PAGES 17-20

HENBURY STREET  
50.00' PRIVATE RIGHT OF WAY  
PLAT BOOK 77, PAGES 17-20

SOUTH LINE, SW 1/4 OF SECTION 29-24-31  
NORTH LINE, NW 1/4 OF SECTION 32-24-31

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	715.00'	06°13'32"	77.69'	N12°35'56"W	77.65'
C2	725.00'	06°14'40"	79.01'	S12°35'23"E	78.97'

LINE TABLE

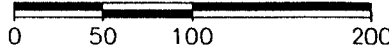
LINE	BEARING	LENGTH
L1	N74°17'18"E	10.00'
L2	S81°52'27"W	10.00'

LEGEND

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- T.B. = TANGENT BEARING
- N.T. = NON-TANGENT



1" = 100'  
GRAPHIC SCALE



THIS IS NOT A SURVEY  
NOT VALID WITHOUT SHEET 1



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
Certification Number LB-2108  
email: info@southeasternsurveying.com

Drawing No. 49841276  
Job No. 49841  
Date: 06/04/2014  
SHEET 2 OF 2  
See Sheet 1 for Description

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
AUG 05 2014 CAS/KH

Project: Eagle Creek PD Mere Parkway Utilities OCU File #74545

### TEMPORARY ACCESS AND UTILITY EASEMENT

THIS INDENTURE, Made this 20<sup>th</sup> day of June, A.D. 2014, between Eagle Creek Development Corp., a Florida corporation, having its principal place of business in the city of Altamonte Springs, county of Seminole, whose address is 370 Centerpointe Dr. Altamonte Springs FL 32701; 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, a right-of-way and easement for access and 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**

**29-24-31-0000-00-002**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever; provided, however, the easement hereby granted shall automatically terminate, without the necessity of the GRANTOR undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTOR or its successors or assigns shall cause the property over which the easement passes to be included in a subdivision plat recorded among the public records of Orange County, Florida.

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 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.

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

Signed, sealed, and delivered  
in the presence of:

Tony Rozee  
Witness

Tony Rozee  
Printed Name

[Signature]  
Witness

ADAM SMITH  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

Eagle Creek Development Corp.,  
a Florida Corporation

BY: Nicholas Gluckman

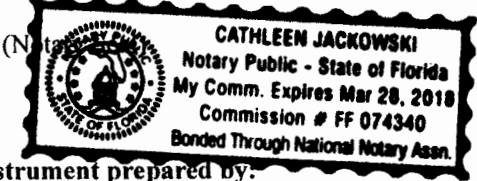
Nicholas Gluckman  
Printed Name

Director of Development and Construction  
Title

(Corporate Seal)

I HEREBY CERTIFY, that on this day, before me, personally appeared Nicholas Gluckman, as Director of Dev. + Constr. of Eagle Creek Development Corp., a Florida corporation, 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 26<sup>th</sup> day of June, 2014.



[Signature]  
Notary Signature  
Cathleen Jackowski  
Printed Notary Name

This instrument prepared by:  
Mickie A Robbins, 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: 3/28/2018



**EXHIBIT A**

OCU #74545  
 Eagle Creek Mere Parkway  
 Temporary Access and Utility Easement  
 PARCEL E (Right of Way)

**Description:**

A parcel of land located in the Northwest 1/4 of Section 32 Township 24 South, Range 31 East and the Southwest 1/4 of Section 29 Township 24 South, Range 31 East Orange County, Florida. Said parcel being more particularly described as follows:

Begin at the Southeast corner of Tract RC, Eagle Creek Recreation Center according to the Plat thereof as recorded in Plat Book 78, Pages 5 and 6 of the Public Records of Orange County, Florida being a point on a non-tangent curve concave Easterly, having a radius of 3256.44 feet, a central angle of 12' 18' 28" and a chord of 698.17 feet that bears South 03' 16' 17" East; thence from a tangent bearing of South 02' 52' 57" West along the arc of said curve a distance of 699.52 feet to the point of reverse curvature of a curve concave Westerly, having a radius of 80.00 feet and a central angle of 30' 22' 40"; thence Southwesterly along the arc of said curve a distance of 42.42 feet to the point of reverse curvature of a curve concave Easterly, having a radius of 60.00 feet and a central angle of 31' 38' 21"; thence Southwesterly along the arc of said curve a distance of 33.13 feet to the point of compound curvature of a curve concave Easterly, having a radius of 3276.44 feet and a central angle of 02' 12' 26"; thence Southeasterly along the arc of said curve a distance of 126.22 feet to the point of compound curvature of a curve concave Easterly, having a radius of 60.00 feet and a central angle of 31' 38' 22"; thence Southeasterly along the arc of said curve a distance of 33.13 feet to the point of reverse curvature of a curve concave Westerly, having a radius of 80.00 feet and a central angle of 34' 03' 05"; thence Southeasterly along the arc of said curve a distance of 47.54 feet; thence leaving said curve, North 75' 45' 17" East, 67.67 feet to a point on a non-tangent curve concave Easterly, having a radius of 3188.94 feet, a central angle of 00' 13' 41" and a chord of 12.69 feet that bears North 14' 07' 53" West; thence from a tangent bearing of North 14' 14' 43" West along the arc of said curve a distance of 12.69 feet to the point of compound curvature of a curve concave Easterly, having a radius of 100.00 feet and a central angle of 23' 21' 59"; thence Northwesterly along the arc of said curve a distance of 40.78 feet to the point of reverse curvature of a curve concave Westerly, having a radius of 60.00 feet and a central angle of 22' 14' 35"; thence Northwesterly along the arc of said curve a distance of 23.29 feet to the point of reverse curvature of a curve concave Easterly, having a radius of 3176.44 feet and a central angle of 02' 12' 26"; thence Northwesterly along the arc of said curve a distance of 122.37 feet to the point of reverse curvature of a curve concave Westerly, having a radius of 60.00 feet and a central angle of 30' 21' 30"; thence Northwesterly along the arc of said curve a distance of 31.79 feet to the point of reverse curvature of a curve concave Easterly, having a radius of 80.00 feet and a central angle of 31' 39' 34"; thence Northwesterly along the arc of said curve a distance of 44.20 feet to the point of compound curvature of a curve concave Easterly, having a radius of 3196.44 feet and a central angle of 22' 09' 33"; thence Northeasterly along the arc of said curve a distance of 1236.22 feet to the point of reverse curvature of a curve concave Westerly having a radius of 703.00 feet and a central angle of 22' 19' 09"; thence Northeasterly along the arc of said curve a distance of 273.85 feet to the point of tangency; thence North 09' 32' 45" West, 2.44 feet to a point on the Southerly right of way line of Mere Parkway per Plat Book 76, Pages 16 through 25 of the Public Records of Orange County, Florida; thence South 81' 52' 27" West, 60.02 feet along said Southerly right of way line to the Easterly boundary line of the aforesaid Eagle Creek Recreation Center; thence the following three (3) courses and distances along said Easterly boundary line, South 09' 32' 45" East, 3.93 feet to the point of curvature of a curve concave Westerly, having a radius of 643.00 feet and a central angle of 22' 19' 10"; thence Southwesterly along the arc of said curve a distance of 250.48 feet to the point of reverse curvature of a curve concave Easterly, having a radius of 3256.44 feet and a central angle of 09' 53' 28"; thence Southwesterly along the arc of said curve a distance of 562.17 feet to the Point of Beginning

Said parcel contains 2.64 acres, more or less.

**SURVEYORS NOTES**

1. Bearings shown hereon are based on the South Boundary line, Eagle Creek Recreation Center Plat Book 78, Pages 5 and 6 of the Public Records of Orange County, Florida being S83°21'21"E.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 5J-17.050-.052 requirements.

<b>DESCRIPTION</b>  FOR  <b>Eagle Creek          Development Corporation</b>	Date: 12/11/2013 S.S.		Certification Number: LB2108 49841261
	Job Number: 49841	Scale: 1" = 200'	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b> NOT VALID WITHOUT SHEETS 2 & 3		
	SHEET 1 OF 3 SEE SHEETS 2 & 3 FOR SKETCH		
Revised 06/20/2014 S.S.			

# SKETCH OF DESCRIPTION

## CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	699.52'	3256.44'	12'18'28"	S03'16'17"E	698.17'
C2	42.42'	80.00'	30'22'40"	S05'45'49"W	41.92'
C3	33.13'	60.00'	31'38'21"	S05'07'59"W	32.71'
C4	126.22'	3276.44'	02'12'26"	S11'47'25"E	126.22'
C5	33.13'	60.00'	31'38'22"	S28'42'49"E	32.71'
C6	47.54'	80.00'	34'03'05"	S27'30'27"E	46.85'
C7	12.69'	3188.94'	00'13'41"	N14'07'53"W	12.69'
C8	40.78'	100.00'	23'21'59"	N02'20'03"W	40.50'
C9	23.29'	60.00'	22'14'35"	N01'46'20"W	23.15'
C10	122.37'	3176.44'	02'12'26"	N11'47'25"W	122.36'
C11	31.79'	60.00'	30'21'30"	N25'51'57"W	31.42'
C12	44.20'	80.00'	31'39'34"	N25'12'55"W	43.64'
C13	1236.22'	3196.44'	22'09'33"	N01'41'38"E	1228.53'
C14	273.85'	703.00'	22'19'09"	N01'36'50"E	272.12'
C15	250.48'	643.00'	22'19'10"	S01'36'50"W	248.90'
C16	562.17'	3256.44'	09'53'28"	S07'49'41"W	561.47'

GRANT OF CONSERVATION EASEMENT  
OFFICIAL RECORD BOOK 8126,  
PAGES 1404-1421

25' WETLAND BUFFER

EAGLE CREEK SANCTUARY BOULEVARD  
PROPOSED

### LINE TABLE

LINE	BEARING	LENGTH
L1	N75'45'17"E	67.67'
L2	N09'32'45"W	2.44'
L3	S81'52'27"W	60.02'
L4	S09'32'45"E	3.93'

### LEGEND

- L1 = LINE NUMBER
- C1 = CURVE NUMBER
- L = LENGTH
- R = RADIUS
- Δ = DELTA
- CB = CHORD BEARING
- CH = CHORD LENGTH
- T.B. = TANGENT BEARING
- N.T. = NON-TANGENT
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE

Revised 06/20/2014 S.S.

Drawing Number 49841261

Date: 12/11/2013

Sheet 2 of 3

See Sheet 1 for Description & Surveyors Report

RETENTION AREA  
OFFICIAL RECORD BOOK 10431,  
PAGE 1832

SEE SHEET 2 OF 3

EAGLE CREEK RECREATION CENTER  
PLAT BOOK 78,  
PAGES 5 & 6  
TRACT RC

SOUTHERLY BOUNDARY LINE,  
PLAT BOOK 78,  
PAGES 5 & 6

NOT PLATTED

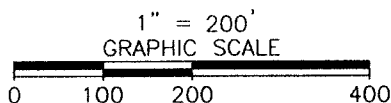
POINT OF BEGINNING  
SOUTHEAST CORNER,  
TRACT RC  
EAGLE CREEK RECREATION CENTER  
PLAT BOOK 78,  
PAGES 5 & 6

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

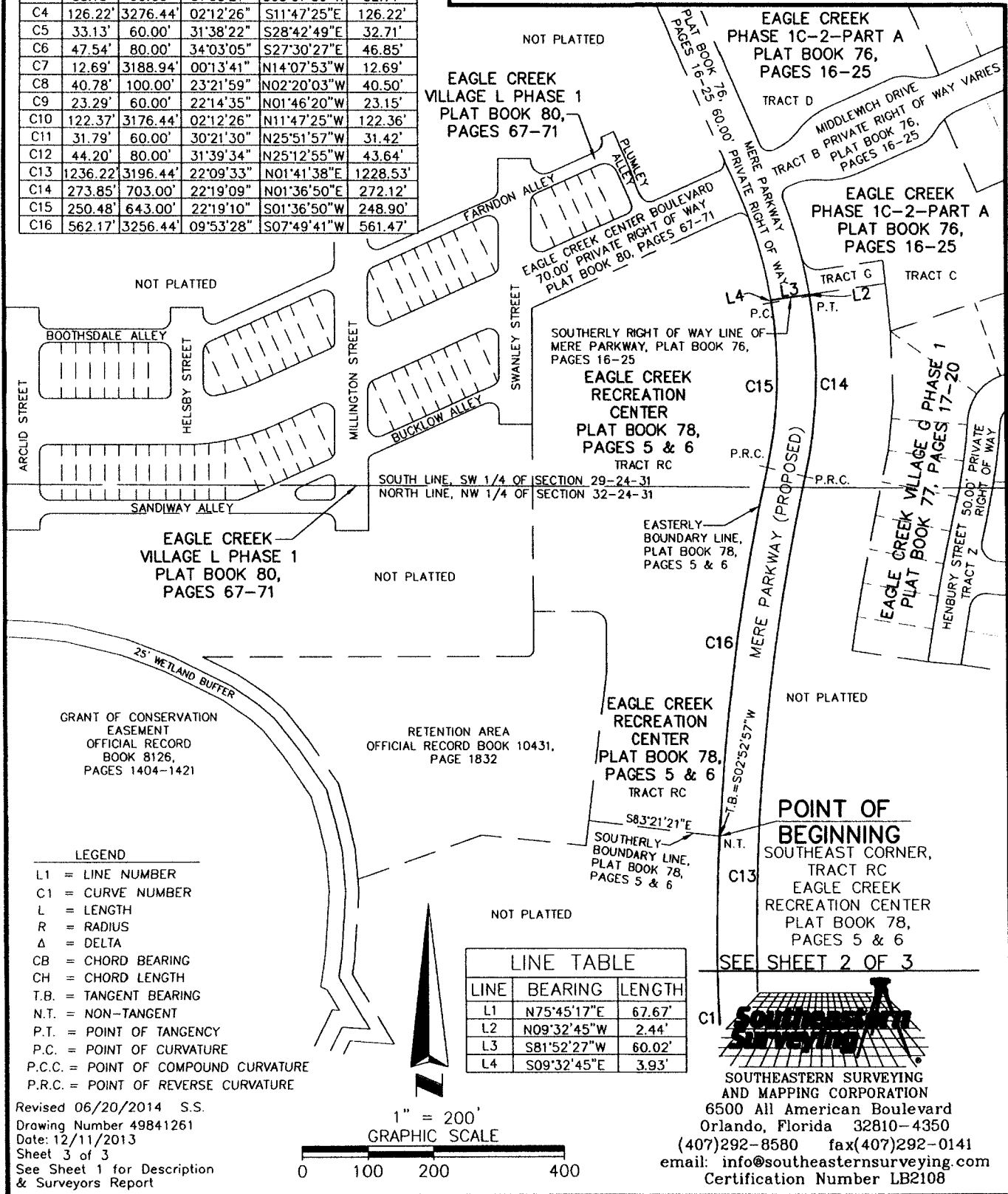


SOUTHEASTERN SURVEYING AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407)292-8580 fax(407)292-0141  
email: info@southeasternsurveying.com  
Certification Number LB2108

# SKETCH OF DESCRIPTION

## CURVE TABLE

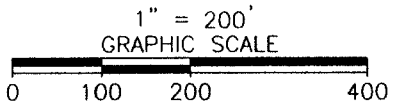
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	699.52'	3256.44'	12'18'28"	S03'16'17"E	698.17'
C2	42.42'	80.00'	30'22'40"	S05'45'49"W	41.92'
C3	33.13'	60.00'	31'38'21"	S05'07'59"W	32.71'
C4	126.22'	3276.44'	02'12'26"	S11'47'25"E	126.22'
C5	33.13'	60.00'	31'38'22"	S28'42'49"E	32.71'
C6	47.54'	80.00'	34'03'05"	S27'30'27"E	46.85'
C7	12.69'	3188.94'	00'13'41"	N14'07'53"W	12.69'
C8	40.78'	100.00'	23'21'59"	N02'20'03"W	40.50'
C9	23.29'	60.00'	22'14'35"	N01'46'20"W	23.15'
C10	122.37'	3176.44'	02'12'26"	N11'47'25"W	122.36'
C11	31.79'	60.00'	30'21'30"	N25'51'57"W	31.42'
C12	44.20'	80.00'	31'39'34"	N25'12'55"W	43.64'
C13	1236.22'	3196.44'	22'09'33"	N01'41'38"E	1228.53'
C14	273.85'	703.00'	22'19'09"	N01'36'50"E	272.12'
C15	250.48'	643.00'	22'19'10"	S01'36'50"W	248.90'
C16	562.17'	3256.44'	09'53'28"	S07'49'41"W	561.47'



- LEGEND**
- L1 = LINE NUMBER
  - C1 = CURVE NUMBER
  - L = LENGTH
  - R = RADIUS
  - Δ = DELTA
  - CB = CHORD BEARING
  - CH = CHORD LENGTH
  - T.B. = TANGENT BEARING
  - N.T. = NON-TANGENT
  - P.T. = POINT OF TANGENCY
  - P.C. = POINT OF CURVATURE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - P.R.C. = POINT OF REVERSE CURVATURE

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N75'45'17"E	67.67'
L2	N09'32'45"W	2.44'
L3	S81'52'27"W	60.02'
L4	S09'32'45"E	3.93'



Revised 06/20/2014 S.S.  
 Drawing Number 49841261  
 Date: 12/11/2013  
 Sheet 3 of 3  
 See Sheet 1 for Description & Surveyors Report

**SOUTHERN SURVEYING**

**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407)292-8580 fax(407)292-0141  
 email: info@southeasternsurveying.com  
 Certification Number LB2108

SEE SHEET 2 OF 3

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
AUG 05 2014 CAS/KH

Project: Eagle Creek PD Mere Parkway Utilities OCU File #74545

### TEMPORARY UTILITY EASEMENT

THIS INDENTURE, Made this 26<sup>th</sup> day of June, A.D. 2014, between Eagle Creek Development Corp., a corporation organized and existing under the laws of the state of Florida, having its principal place of business in the city of Altamonte Springs county of Seminole, whose address is 370 Centerpointe Cir. Altamonte Springs, 32701, GRANTOR, and ORANGE COUNTY, FLORIDA, 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 \$1.00 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**

**29-24-31-0000-00-002**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever; provided, however, the easement hereby granted shall automatically terminate, without the necessity of the GRANTOR undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTOR or its successors or assigns shall cause the property over which the easement passes to be included in a subdivision plat recorded among the public records of Orange County, Florida.

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 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

Project: Eagle Creek PD Mere Parkway Utilities OCU File #74545

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.

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

Signed, sealed and delivered in the presence of:

Eagle Creek Development Corp., a Florida corporation

Tony Repozzi  
Witness

BY: Nicholas Gluckman

Tony Repozzi  
Printed Name

Nicholas Gluckman  
Printed Name

[Signature]  
Witness

Director of Development and Construction  
Title

Adam Smith  
Printed Name

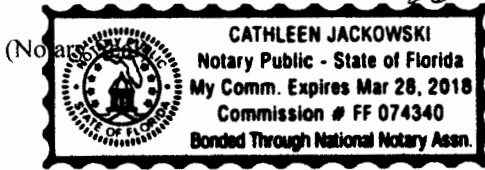
(corporate seal)

(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 Nicholas Gluckman as Director of Dev. & Constr. of Eagle Creek Development Corp., a corporation 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 20<sup>th</sup> day of June, 2014.



[Signature]  
Notary Signature

Cathleen Jackowski  
Printed Notary Name

This instrument prepared by:  
Mickie A. Robbins, 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: 3/28/2018

EXHIBIT A

OCU #74545  
Eagle Creek Mere Parkway  
Temporary Utility Easement  
PARCEL F (10.0')

Description:

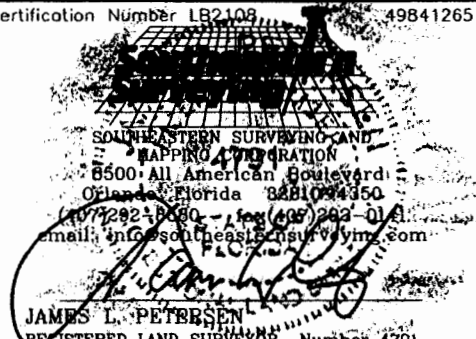
A parcel of land located in the Southwest 1/4 of Section 29, Township 24 South, Range 31 East and in the Northwest 1/4 of Section 32, Township 24 South, Range 31 East, Orange County, Florida. Said parcel being more particularly described as follows:

Begin at the Southwest corner of Tract G, Eagle Creek Phase 1C-2-Part A per Plat Book 76, Pages 16 through 25, Public Records of Orange County, Florida, said point being on the East right of way line of Mere Parkway as shown on said plat; thence N 81°52'27" E a distance of 10.00 feet along the South line of said Tract G; thence leaving said South line, S 09° 32' 45" E a distance of 2.19 feet to the point of curvature of a curve concave Westerly having a radius of 713.00 feet and a central angle of 22° 19' 10"; thence Southerly a distance of 277.75 feet along the arc of said curve to the point of reverse curvature of a curve concave Easterly having a radius of 3186.44 feet and a central angle of 22° 27' 03"; thence Southerly a distance of 1248.58 feet along the arc of said curve to the point of compound curvature of a curve concave Easterly having a radius of 100.00 feet and a central angle of 20° 52' 29"; thence Southeasterly a distance of 36.43 feet along the arc of said curve to the cusp of a curve concave Southwesterly having a radius of 60.00 feet a central angle of 10° 29' 35" and a chord of 10.97 feet that bears N 35°47'54" W; thence Northwesterly a distance of 10.99 feet along the arc of said curve to the point of reverse curvature of a curve concave Easterly having a radius of 80.00 feet and a central angle of 31° 39' 34"; thence Northwesterly a distance of 44.20 feet along the arc of said curve to the point of compound curvature of a curve concave Easterly having a radius of 3196.44 feet and a central angle of 22° 09' 33"; thence Northerly a distance of 1236.22 feet along the arc of said curve to the point of reverse curvature of a curve concave Westerly having a radius of 703.00 feet and a central angle of 22° 19' 10"; thence Northwesterly a distance of 273.85 feet along the arc of said curve to the point of tangency of said curve; thence N 09°32'45" W a distance of 2.44 feet to the Point of Beginning.

Containing 15,420 square feet more or less.

SURVEYORS REPORT

- Bearings shown hereon are based on the South line of Tract G, Eagle Creek Phase 1C-2-Part A per Plat Book 76, Pages 16 through 25, Public records of Orange County, Florida being N 81°52'27" E.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying Chapter 5J-17.050-.052 requirements.

<b>DESCRIPTION</b>  FOR  <b>EAGLE CREEK          DEVELOPMENT CORPORATION</b>	Date: <b>12/30/2013 KR</b>		Certification Number LB2108 49841265  
	Job Number: <b>49841</b>	Scale: <b>1"=200'</b>	
	Chapter 5J-17.050-.052, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>  REVISED 06/04/2014 S.S.		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		

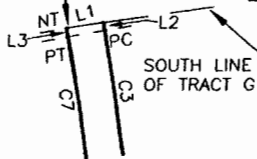
SKETCH OF DESCRIPTION

POINT OF BEGINNING  
SW CORNER OF TRACT G, EAGLE  
CREEK PHASE 1C-2-PART A,  
PLAT BOOK 76, PAGES 16-25

EAGLE CREEK PHASE 1C-2-PART A  
PLAT BOOK 76, PAGES 16-25

EAGLE CREEK VILLAGE G PHASE 1  
PLAT BOOK 77, PAGES 17-20

POINT OF BEGINNING



SECTION 29-24-31  
SECTION 32-24-31

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N 81°52'27" E
L2	2.19'	S 09°32'45" E
L3	2.44'	N 09°32'45" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C3	277.75'	713.00'	22°19'10"	S 01°36'50" W	275.99'
C4	36.43'	100.00'	20°52'29"	S 20°06'52" E	36.23'
C5	10.99'	60.00'	10°29'35"	N 35°47'54" W	10.97'
C6	44.20'	80.00'	31°39'34"	N 25°12'55" W	43.64'
C7	273.85'	703.00'	22°19'10"	N 01°36'50" E	272.12'

LEGEND :

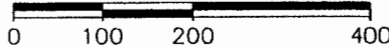
- NT = NON TANGENT
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- L1 = LINE NUMBER
- C1 = CURVE NUMBER



MERE PARKWAY (PROPOSED)  
 $\Delta = 22^{\circ}09'33''$  R = 3196.44' L = 1236.22' CB = N 01°41'38" E CD = 1228.53'  
 $\Delta = 22^{\circ}27'03''$  R = 3186.44' L = 1248.58' CB = S 01°32'53" W CD = 1240.60'



1" = 200'  
GRAPHIC SCALE



THIS IS NOT A SURVEY  
NOT VALID WITHOUT SHEET 1.

SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
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(407)292-8580 fax(407)292-0141  
Certification Number LB-2108  
email: info@southeasternsurveying.com

REVISED 06/04/2014 S.S.  
Drawing No. 49841265  
Job No. 49841  
Date: 12/30/2013  
SHEET 2 OF 2  
See Sheet 1 for Description

TANGENT BEARING =  
N 30°33'07" W