



Interoffice Memorandum

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

REAL ESTATE MANAGEMENT ITEM 4

DATE: July 16, 2014

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Monica L. Hand, Sr. Title Examiner *MHand*
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Acting Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF CONSERVATION AND ACCESS EASEMENT
BETWEEN KB HOME ORLANDO, LLC AND ORANGE COUNTY
AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Village F Master PD APF (Horizon West Village)
District 1

PURPOSE: To provide for conservation of wetlands and uplands as a requirement of
development.

ITEM: Conservation and Access Easement
Cost: Donation
Total size: 35.18 acres

APPROVALS: Real Estate Management Division
County Attorney's Office
Environmental Protection Division

REMARKS:

Conservation Area Impact Permit No. 13-06-014 issued by Orange County Environmental Protection Division requires a Conservation and Access Easement (Conservation Easement) on a portion of the site being developed. This Conservation Easement will protect and preserve the property forever in its existing natural condition and prevent any use that will impair or interfere with the environmental value of the property. Those wetland and upland areas included in the Conservation Easement that are to be enhanced, restored, or created pursuant to the Permit shall be retained and maintained in the enhanced, restored, or created conditions required by the Permit.

Access to the Conservation Easement is through the parent parcel located at 8499 Seidel Rd, Winter Garden, Florida 34787.

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

CCEPD JUN302014AM9:13

**Instrument prepared by and
recorded original returned to:
Real Estate Management Division
Orange County, Florida
400 East South Street, 5th Floor
Orlando, Florida 32801**

Project: Village F Master PD APF (Horizon West Village)

Parcel Id. No.
a portion of: 34-23-27-0000-00-011

CONSERVATION AND ACCESS EASEMENT

This CONSERVATION AND ACCESS EASEMENT is made this 16th day
of June, 2014 by KB Home Orlando, LLC, a Delaware limited liability
company, whose mailing address is 10990 Wilshire Blvd., FL 7, Los Angeles, CA 90024
("GRANTOR"), in favor of ORANGE COUNTY, a charter county and political subdivision of
the State of Florida, whose mailing address is Post Office Box 1393, Orlando, Florida 32802-
1393 ("GRANTEE").

WITNESSETH:

WHEREAS, GRANTOR solely owns in fee simple certain real property in Orange
County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by
this reference (the "PROPERTY"); and

WHEREAS, GRANTOR desires to construct a single family residential subdivision at a
site in Orange County, more particularly described in Exhibit "B" attached hereto and
incorporated by this reference (the "PROJECT SITE"), which is subject to the regulatory
jurisdiction of Orange County; and

WHEREAS, Conservation Area Impact Permit No. 13-06-014 (the "PERMIT")

Project: Village F Master PD APF (Horizon West Village)

authorizes certain activities that affect waters and wetlands of the County and the State of Florida; and

WHEREAS, the PERMIT requires that GRANTOR preserve, enhance, restore or mitigate wetlands or uplands under the jurisdiction of Orange County; and

WHEREAS, GRANTOR desires to preserve the PROPERTY in its natural condition, as that may be altered in accordance with the PERMIT, in perpetuity.

NOW, THEREFORE, in consideration TEN DOLLARS in hand paid by GRANTEE to GRANTOR, and of the above and the mutual covenants, terms, conditions and restrictions contained herein, the receipt and sufficiency of which is hereby acknowledged, and consistent with the provisions of Section 704.06, Florida Statutes (2013), as it may be amended, GRANTOR hereby voluntarily grants and conveys to GRANTEE a conservation easement in perpetuity over the PROPERTY of the nature and character and to the extent hereinafter set forth (the "CONSERVATION EASEMENT"). In exchange for good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties, GRANTOR hereby voluntarily grants and conveys to GRANTEE an access easement in perpetuity over the PROJECT SITE to the extent hereinafter set forth (the "ACCESS EASEMENT"). GRANTOR fully warrants title to the PROPERTY and to the PROJECT SITE, and will warrant and defend the same against the lawful claims of all persons whomsoever. Collectively, the CONSERVATION EASEMENT and the ACCESS EASEMENT are referred to as the "CONSERVATION AND ACCESS EASEMENT".

1. **Purpose.** The purpose of this CONSERVATION EASEMENT is to assure that the PROPERTY will be retained forever in its natural condition, as that may be altered in

Project: Village F Master PD APF (Horizon West Village)

accordance with the PERMIT, and to prevent any use of the PROPERTY that might impair or interfere with the environmental value of the PROPERTY. Those wetland and upland areas included in the CONSERVATION EASEMENT that are to be enhanced, restored, or created pursuant to the PERMIT shall be retained and maintained in the enhanced, restored, or created conditions required by the PERMIT.

2. **Prohibited Uses.** Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are specifically authorized or required by the PERMIT, any activity on or use of the PROPERTY inconsistent with this CONSERVATION EASEMENT's purpose is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited in, under, or on the PROPERTY:

- (a) Constructing or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials.
- (c) Removing or destroying trees, shrubs, or other vegetation.
- (d) Excavating, dredging or removing loam, peat, gravel, soil, rock, or other material substances in such a manner as to affect the surface.
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (f) Activities detrimental to drainage, flood controls, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

Project: Village F Master PD APF (Horizon West Village)

- (g) Acts or uses detrimental to such retention of land or water areas.
- (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. **Reserved Rights in the PROPERTY.** GRANTOR reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the PROPERTY, including the right to engage in or permit or invite others to engage in all uses of the PROPERTY, which are not expressly prohibited herein and are not inconsistent with the PERMIT or the purpose of this CONSERVATION EASEMENT.

4. **Public Access.** No right or access by the general public to any portion of the PROPERTY or the PROJECT SITE is conveyed by this CONSERVATION AND ACCESS EASEMENT.

5. **Rights of GRANTEE.** To accomplish the purposes stated herein, GRANTOR conveys the following rights and easements to GRANTEE:

(a) **ACCESS EASEMENT.** To enter on, over and through the PROJECT SITE for the purpose of vehicular and pedestrian ingress and egress over and across the PROJECT SITE as is necessary for GRANTEE to access the PROPERTY in a reasonable manner and at reasonable times for the purposes granted or conveyed by the CONSERVATION EASEMENT.

(b) **CONSERVATION EASEMENT.** To enter upon and inspect the PROPERTY in a reasonable manner and at reasonable times to determine if activities and uses thereon are in compliance with this CONSERVATION EASEMENT, and/or to perform, or require to be performed, any restoration, creation, enhancement, maintenance and monitoring activities, or

Project: Village F Master PD APF (Horizon West Village)

surface water improvements which are specifically authorized or required by the PERMIT.

(c) CONSERVATION AND ACCESS EASEMENT. To proceed at law or in equity to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT and/or to prevent the occurrence of any of the prohibited activities set forth herein, and/or to require the restoration of areas or features of the PROPERTY that may be damaged by any activity inconsistent with this CONSERVATION AND ACCESS EASEMENT.

6. **GRANTEE's Discretion.** GRANTEE may enforce the terms of this CONSERVATION AND ACCESS EASEMENT at its discretion, but if GRANTOR breaches any term of this CONSERVATION AND ACCESS EASEMENT and GRANTEE does not exercise its rights under this CONSERVATION AND ACCESS EASEMENT, GRANTEE's forbearance shall not be construed to be a waiver by GRANTEE of such term, or of any subsequent breach of the same, or any other term of this CONSERVATION AND ACCESS EASEMENT, or of any of the GRANTEE's rights under this CONSERVATION AND ACCESS EASEMENT. No delay or omission by GRANTEE in the exercise of any right or remedy upon any breach by GRANTOR shall impair such right or remedy or be construed as a waiver. GRANTEE shall not be obligated to GRANTOR, or to any other person or entity, to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT.

7. **GRANTEE's Liability.** GRANTOR will assume all liability for any injury or damage to the person or property of third parties that may occur on the PROPERTY and PROJECT SITE. Neither GRANTOR, nor any person or entity claiming by or through GRANTOR, shall hold GRANTEE liable for any damage or injury to person or personal property that may occur on the PROPERTY or PROJECT SITE.

Project: Village F Master PD APF (Horizon West Village)

8. **Acts Beyond GRANTOR's Control.** Nothing contained in this CONSERVATION AND ACCESS EASEMENT shall be construed to entitle GRANTEE to bring any action against GRANTOR for any injury to or change in the PROPERTY resulting from natural causes beyond GRANTOR's control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by GRANTOR under emergency conditions to prevent, abate or mitigate significant injury to the PROPERTY resulting from such causes.

9. **Recordation.** GRANTOR shall record this CONSERVATION AND ACCESS EASEMENT in timely fashion in the Official Records of Orange County, Florida, and shall rerecord it at any time GRANTEE may require to preserve its rights. GRANTOR shall pay all recording costs and taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records. GRANTOR will hold GRANTEE harmless from any recording costs or taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records.

10. **Successors.** The covenants, terms, conditions and restrictions of this CONSERVATION AND ACCESS EASEMENT shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the PROPERTY and PROJECT SITE.

[SIGNATURES ON FOLLOWING PAGE]

Project: Village F Master PD APF (Horizon West Village)

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

Signed, sealed, and delivered in the presence of:

KB Home Orlando, LLC, a Delaware limited liability company

[Signature]
Witness

Matthew D. Bruger
Printed Name

[Signature]
Witness

Neil B. Shircharan
Printed Name

by: [Signature]

JOHN B. SHOEMAKER
Printed Name
VP LAND
Title

(Signature of TWO Witnesses required by Florida Law)

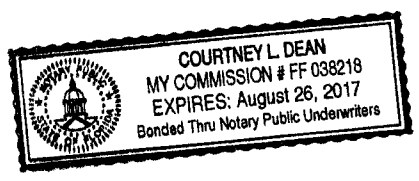
STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY, that on this 16th day of June, A.D., 2014, before me personally appeared John B Shoemaker, as VP of Land

of KB Home Orlando, LLC, a Delaware limited liability company, 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 the said conveyance is the act and deed of said limited liability company.

Witness my hand and official seal this 16th day of June, 2014.

(Notary Seal)



[Signature]
Notary Signature
Courtney Dean
Printed Notary Name

Notary Public in and for the
County and State aforesaid
My commission expires: August 26, 2017

Exhibit "A"
(Property)

SKETCH OF DESCRIPTION

SHEET 1 OF 3

LEGAL DESCRIPTION (OCEPD Conservation Area 1):

A parcel of land comprising a portion of Section 34, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of aforesaid Section 34 thence run South 00°21'59" West along the North/South centerline of said Section 34 for a distance of 1330.05 feet to the POINT OF BEGINNING; thence continuing along said North/South centerline run South 00°21'59" West for a distance of 1662.27 feet; thence departing said North/South centerline run the following courses; North 47°15'55" West for a distance of 13.28 feet; thence run South 79°42'16" West for a distance of 34.21 feet; thence run North 70°31'44" West for a distance of 77.80 feet; thence run North 77°07'48" West for a distance of 7.24 feet; thence run North 30°04'54" West for a distance of 34.16 feet to a point on a non tangent curve concave Northwesterly and having a radius of 95.00 feet, a chord bearing of North 31°24'26" East and a chord length of 90.69 feet; thence run Northeasterly along the arc of said curve through a central angle of 57°01'21" for an arc distance of 94.55 feet to a point of tangency; thence run North 02°53'45" East for a distance of 411.42 feet to a point of curvature of a curve concave Westerly and having a radius of 420.00 feet, a chord bearing of North 07°14'18" West and a chord length of 147.80 feet; thence run Northerly along the arc of said curve through a central angle of 20°16'04" for an arc distance of 148.57 feet to a point of compound curvature of a curve concave Southwesterly and having a radius of 95.00 feet, a chord bearing of North 52°14'18" West and a chord length of 108.61 feet; thence run Northwesterly along the arc of said curve through a central angle of 69°43'55" for an arc distance of 115.62 feet to a point of tangency; thence run North 87°06'15" West for a distance of 61.99 feet; thence run North 31°56'45" West for a distance of 23.07 feet to a point on a non tangent curve concave Westerly and having a radius of 2965.00 feet, a chord bearing of North 02°01'02" East and a chord length of 209.65 feet; thence run Northerly along the arc of said curve through a central angle of 4°03'08" for an arc distance of 209.70 feet to a point of tangency; thence run North 00°00'32" West for a distance of 516.50 feet; thence run South 89°32'06" West for a distance of 140.30 feet; thence run North 31°08'47" West for a distance of 32.28 feet; thence run North 07°53'32" East for a distance of 72.08 feet; thence run North 31°04'33" West for a distance of 59.52 feet; thence run North 89°34'31" East for a distance of 432.67 feet to aforesaid POINT OF BEGINNING.

Contains 7.35 acres more or less.



**ALLEN
&
COMPANY**
Professional Surveyors & Mappers

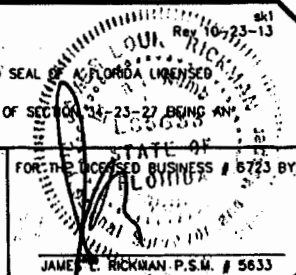
16 East Plant Street
Wesler Garden, Florida 34787 • (407) 854-5355

SURVEYOR'S NOTES:

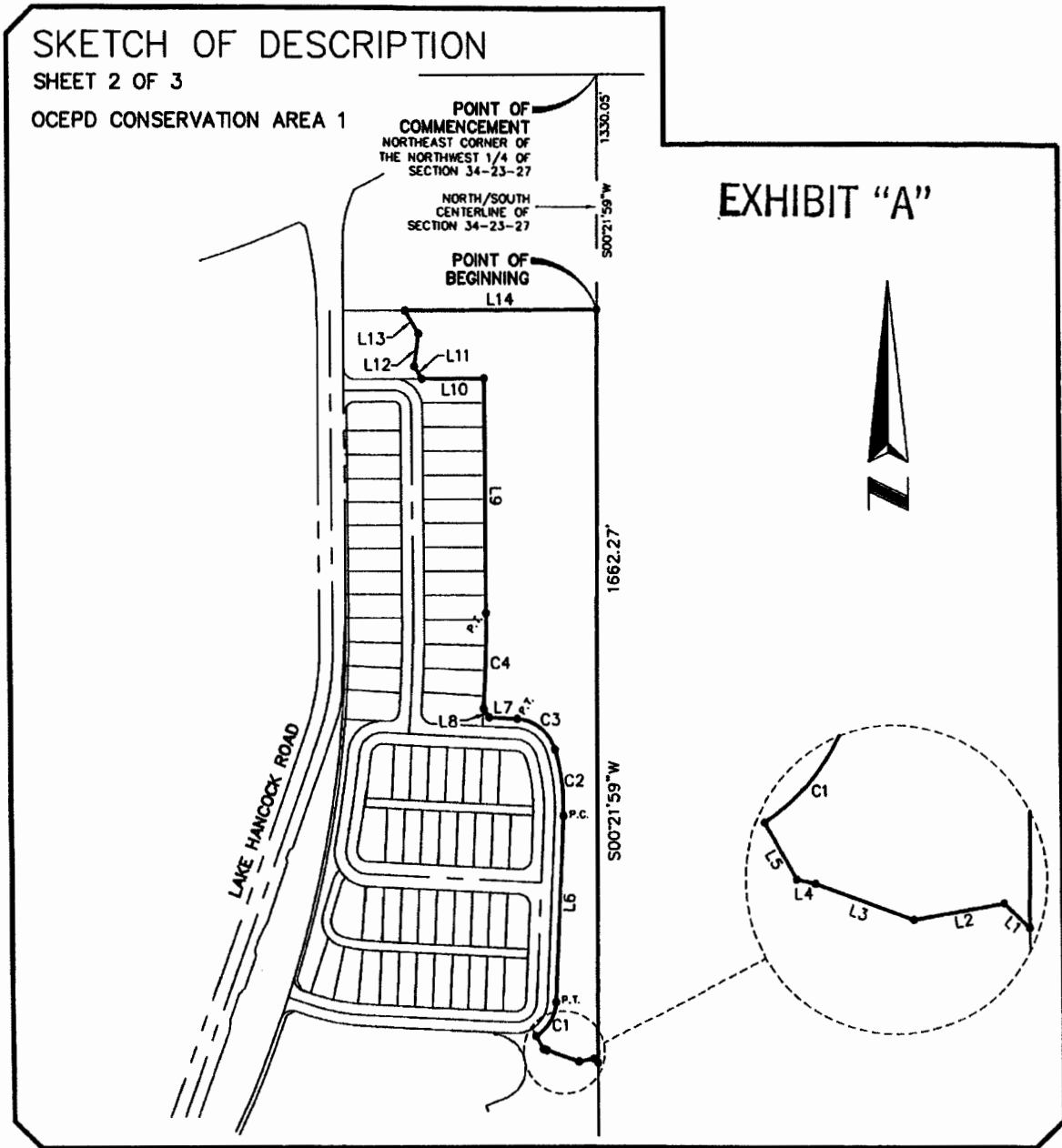
THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 34-23-27 BEING ASSUMED BEARING OF S00°21'59"W.

JOB NO. 20130084
DATE: 10-21-2013
SCALE: 1" = 300 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: EGT



STATE OF FLORIDA
JAMES E. RICKMAN, P.S.M. # 5633
FOR THE LICENSED BUSINESS # 6723 BY:



**ALLEN
&
COMPANY**

Division of Surveying & Mapping

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-3355

THIS IS NOT A SURVEY:		sk1 Rev 10-23-13
	● DENOTES CHANGE IN DIRECTION R/W DENOTES RIGHT-OF-WAY C DENOTES CENTERLINE P.C. DENOTES POINT OF CURVATURE P.T. DENOTES POINT OF TANGENCY P.R.C. DENOTES POINT OF REVERSE CURVATURE P.C.C. DENOTES POINT OF COMPOUND CURVATURE	
JOB NO. 20130084	CALCULATED BY: JLR	
DATE: 10-21-2013	DRAWN BY: PJR	
SCALE: 1" = 300 FEET	CHECKED BY: EGT	
FIELD BY: N/A		

Project: Village F Master PD APF (Horizon West Village)

SKETCH OF DESCRIPTION

SHEET 3 OF 3

OCEPD CONSERVATION AREA 1

EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.28'	N47°15'55"W
L2	34.21'	S79°42'16"W
L3	77.80'	N70°31'44"W
L4	7.24'	N77°07'48"W
L5	34.16'	N30°04'54"W
L6	411.42'	N02°53'45"E
L7	61.99'	N87°06'15"W
L8	23.07'	N31°56'45"W
L9	516.50'	N00°00'32"W
L10	140.30'	S89°32'06"W
L11	32.28'	N31°08'47"W
L12	72.08'	N07°53'32"E
L13	59.52'	N31°04'33"W
L14	432.67'	N89°34'31"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	95.00'	94.55'	90.69'	N31°24'26"E	57°01'21"
C2	420.00'	148.57'	147.80'	N07°14'18"W	20°16'04"
C3	95.00'	115.62'	108.61'	N52°14'18"W	69°43'55"
C4	2965.00'	209.70'	209.65'	N02°01'02"E	4°03'08"



**ALLEN
COMPANY**

Professional Surveyors & Engineers

16 East Plant Street
Maitland, Florida 32751 (407) 654-5355

THIS IS NOT A SURVEY:

● DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

Rev 10-23-13 sk1

JOB NO. 20130084
 DATE: 10-21-2013
 SCALE: 1" = 300 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: PJR
 CHECKED BY: EGT

SKETCH OF DESCRIPTION
SHEET 1 OF 3

EXHIBIT "A"

LEGAL DESCRIPTION (OCEPD Conservation Area 2):

A parcel of land comprising a portion of Section 34, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

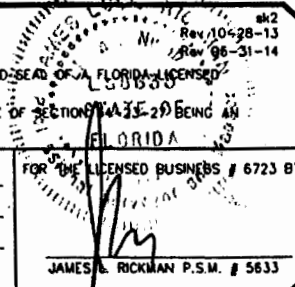
Commence at the Northeast corner of the Northwest 1/4 of aforesaid Section 34 thence run South 00°21'59" West along the North/South centerline of said Section 34 for a distance of 3021.97 feet to the POINT OF BEGINNING; thence continuing along said North/South centerline run South 00°21'59" West for a distance of 698.01 feet to Northerly line of an Order of Taking of Parcel II, Tract B as recorded in Official Records Book 1950, Page 866 and 25.00 foot wide Roadway and Power Line Right-of-way Easement, Tract B as recorded in Official Records Book 2026, Page 903 of the Public Records of Orange County, Florida; thence departing said North/South centerline run North 61°15'18" West along aforesaid Northerly line, for a distance of 835.37 feet; thence departing said Northerly line, run North 36°16'09" West for a distance of 15.91 feet; thence run North 74°06'16" East for a distance of 116.18 feet; thence run North 63°48'52" East for a distance of 77.13 feet; thence run North 77°09'14" East for a distance of 80.44 feet; thence run South 26°19'30" East for a distance of 25.71 feet; thence run North 77°09'14" East for a distance of 10.93 feet; thence run North 49°59'36" East for a distance of 9.65 feet; thence run North 26°19'30" West for a distance of 25.73 feet; thence run North 49°59'36" East for a distance of 30.12 feet; thence run North 52°23'42" East for a distance of 98.39 feet; thence run North 74°17'06" East for a distance of 121.33 feet; thence run South 83°31'07" East for a distance of 130.72 feet; thence run North 79°52'26" East for a distance of 72.22 feet; thence run North 54°21'13" East for a distance of 35.77 feet; thence run North 11°52'35" East for a distance of 29.98 feet; thence run North 25°51'04" East for a distance of 34.06 feet to aforesaid POINT OF BEGINNING.

Contains 17.87 acres more or less.



ALLEN & COMPANY
 Professional Surveyors & Mappers
 16 East Plant Street
 Winter Garden, Florida 34787 • (407) 854-5355

SURVEYOR'S NOTES:
 THIS IS NOT A SURVEY.
 THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED-SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 34, T23S, R27E, BEING AN ASSUMED BEARING OF S00°21'59"W.

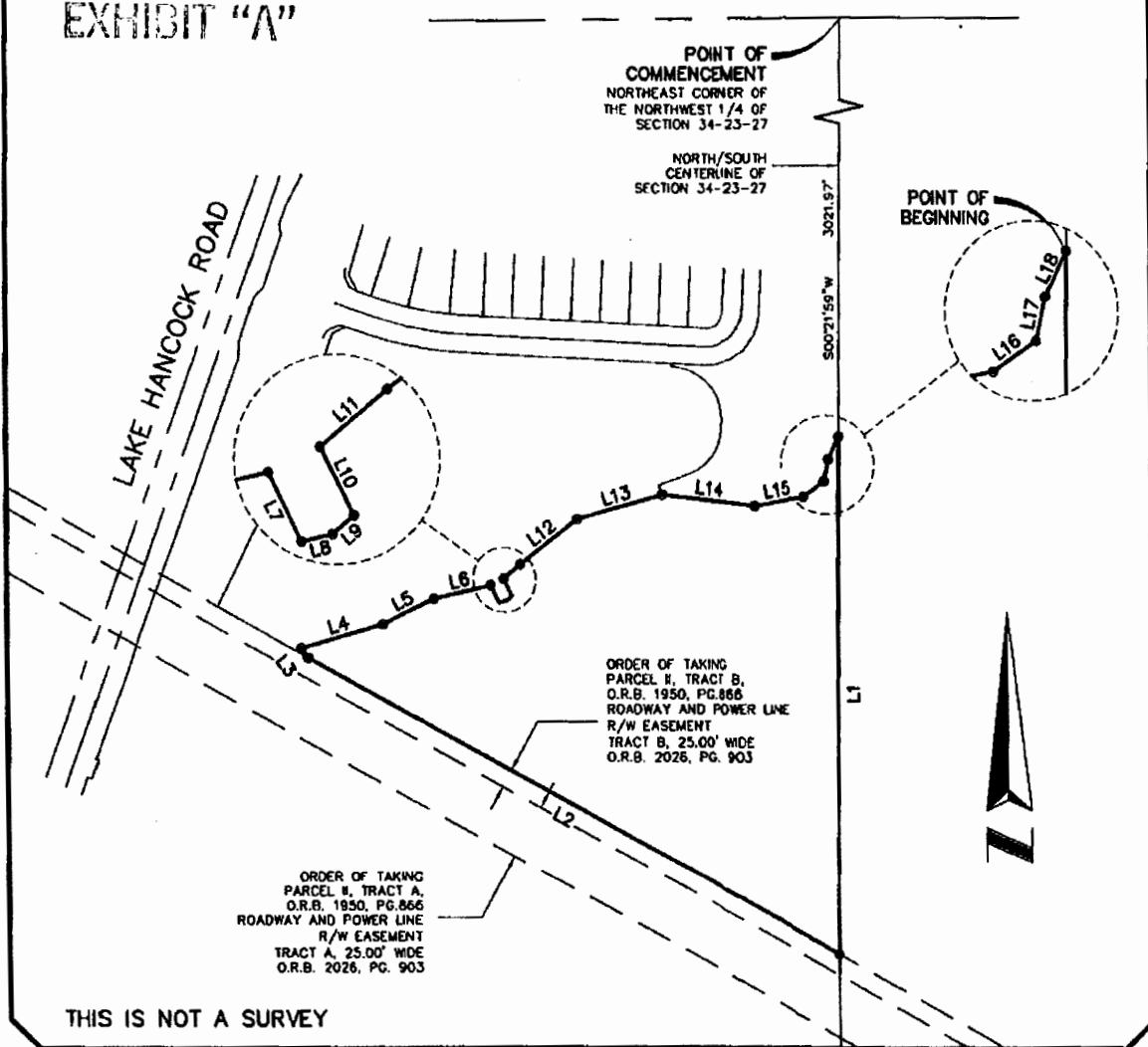
JOB NO. 20130084	CALCULATED BY: JLR	
DATE: 10-21-2013	DRAWN BY: PJR	
SCALE: 1" = 200 FEET	CHECKED BY: EGT	
FIELD BY: N/A		

SKETCH OF DESCRIPTION

SHEET 2 OF 3

OCEPD CONSERVATION AREA 2

EXHIBIT "A"



THIS IS NOT A SURVEY

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<ul style="list-style-type: none"> ⊙ DENOTES CHANGE IN DIRECTION R/W DENOTES RIGHT-OF-WAY ⊙ DENOTES CENTERLINE P.C. DENOTES POINT OF CURVATURE P.T. DENOTES POINT OF TANGENCY P.R.C. DENOTES POINT OF REVERSE CURVATURE P.C.C. DENOTES POINT OF COMPOUND CURVATURE 	<ul style="list-style-type: none"> O.R.B. DENOTES OFFICIAL RECORD BOOK PG. DENOTES PAGE 	sk2 Rev 10-28-13 Rev 05-31-14
JOB NO. 20130084	CALCULATED BY: JLR	
DATE: 10-21-2013	DRAWN BY: PJR	
SCALE: 1" = 200 FEET	CHECKED BY: EGT	
FIELD BY: N/A		

Project: Village F Master PD APF (Horizon West Village)

SKETCH OF DESCRIPTION

SHEET 3 OF 3

OCEPD CONSERVATION AREA 2

EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	698.01'	S00°21'59"W
L2	835.37'	N61°15'18"W
L3	15.91'	N36°16'09"W
L4	116.18'	N74°06'16"E
L5	77.13'	N63°48'52"E
L6	80.44'	N77°09'14"E
L7	25.71'	S26°19'30"E
L8	10.93'	N77°09'14"E
L9	9.65'	N49°58'36"E
L10	25.73'	N26°19'30"W
L11	30.12'	N49°58'36"E
L12	98.39'	N52°23'42"E
L13	121.33'	N74°17'06"E
L14	130.72'	S83°31'07"E
L15	72.22'	N79°52'26"E
L16	35.77'	N54°21'13"E
L17	29.98'	N11°52'35"E
L18	34.06'	N25°51'04"E

THIS IS NOT A SURVEY



**ALLEN
&
COMPANY**

Professional Surveyors & Engineers

16 East Plant Street
Water Garden, Florida 34787 • (407) 654-5355

⊙ DENOTES CHANGE IN DIRECTION
 R/W DENOTES RIGHT-OF-WAY
 C DENOTES CENTERLINE
 P.C. DENOTES POINT OF CURVATURE
 P.T. DENOTES POINT OF TANGENCY
 P.R.C. DENOTES POINT OF REVERSE CURVATURE
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

O.R.B. DENOTES OFFICIAL RECORD BOOK
 PG. DENOTES PAGE

sk2
 Rev 10-28-13
 Rev 05-31-14

JOB NO. 20130084	CALCULATED BY: JLR
DATE: 10-21-2013	DRAWN BY: PJR
SCALE: 1" = 200 FEET	CHECKED BY: EGT
FIELD BY: N/A	

SKETCH OF DESCRIPTION

SHEET 1 OF 3

EXHIBIT "A"

LEGAL DESCRIPTION (OCEPD Conservation Area 3):

A parcel of land comprising a portion of Section 34, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of aforesaid Section 34 thence run South 00°21'59" West along the North/South centerline of said Section 34 for a distance of 3833.62 feet to the POINT OF BEGINNING; thence continuing along said North/South centerline run South 00°21'59" West for a distance of 148.97 feet; thence departing said North/South centerline run the following courses; thence run South 89°43'01" West for a distance of 941.58 feet; thence run North 09°58'42" West for a distance of 26.56 feet; thence run North 33°51'42" West for a distance of 46.67 feet; thence run North 18°57'32" West for a distance of 56.37 feet; thence run North 45°04'44" West for a distance of 61.88 feet; thence run North 21°26'45" West for a distance of 114.26 feet; thence run North 00°05'57" West for a distance of 74.27 feet; thence run North 16°36'13" East for a distance of 87.05 feet; thence run North 17°16'33" West for a distance of 10.96 feet to a point on a non tangent curve concave Northwesterly and having a radius of 2650.00 feet, a chord bearing of North 33°01'30" East and a chord length of 260.40 feet; thence run Northeasterly along the arc of said curve through a central angle of 5°37'57" for an arc distance of 260.50 feet to a point; thence run South 61°15'18" East for a distance of 26.63 feet; thence run South 15°34'21" West for a distance of 16.14 feet; thence run South 02°14'46" East for a distance of 5.76 feet; thence run North 65°35'41" East for a distance of 14.35 feet; thence run North 56°22'59" East for a distance of 10.36 feet; thence run South 61°15'18" East for a distance of 995.37 feet to aforesaid POINT OF BEGINNING.

Contains 9.96 acres more or less.



ALLEN & COMPANY
Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

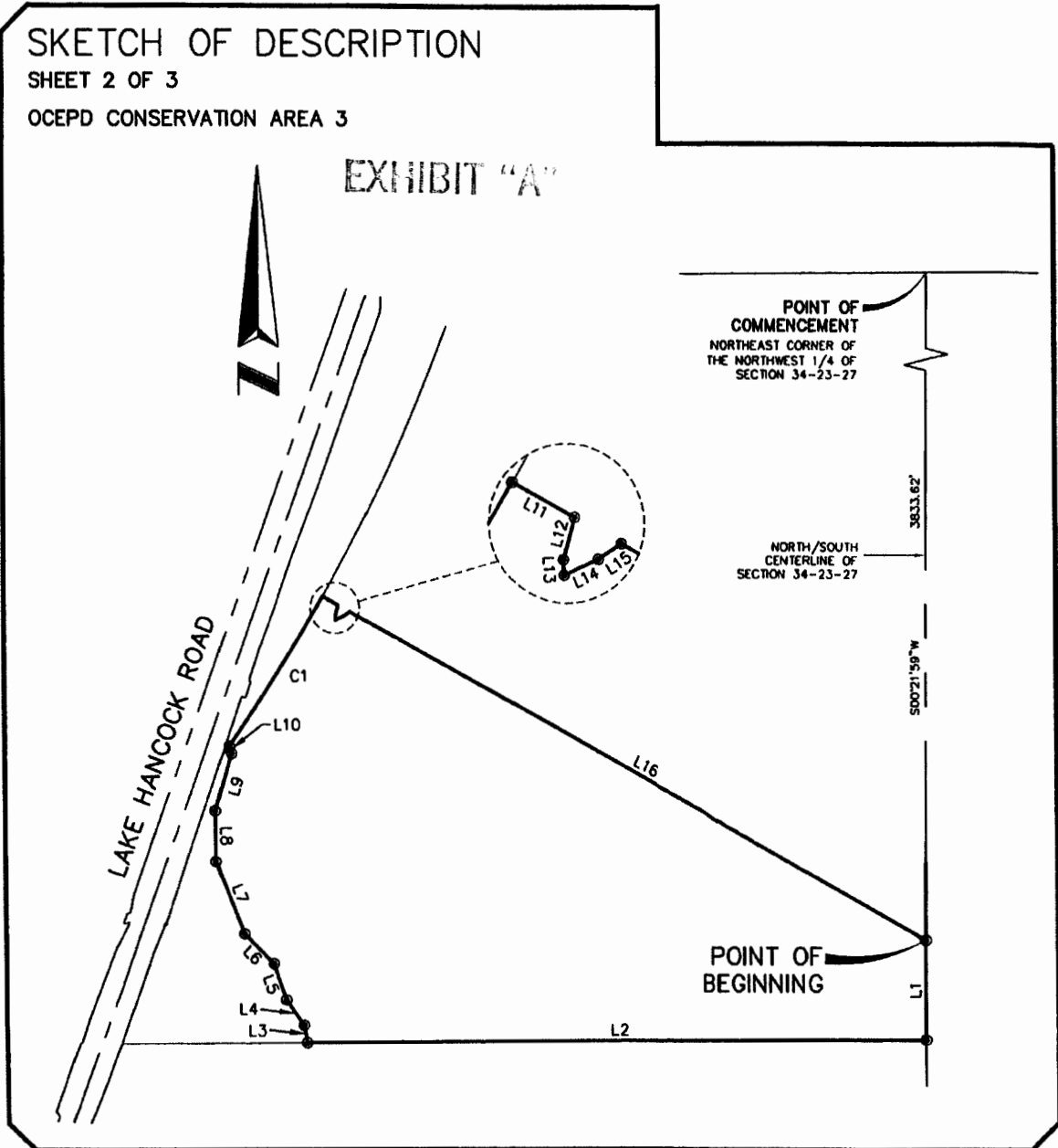
SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH/SOUTH CENTERLINE OF SECTION 34, T23S, R27E, BEING AN ASSUMED BEARING OF S00°21'59"W.

JOB NO. 20130084
DATE: 10-28-2013
SCALE: 1" = 200 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:
[Signature]
JAMES H. RICKMAN P.S.M. # 5633



**ALLEN
&
COMPANY**
 Surveying, Mapping & More

16 East Plant Street
 Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

sk.3

JOB NO. 20130084	CALCULATED BY: J.R.
DATE: 10-28-2013	DRAWN BY: P.J.R.
SCALE: 1" = 200 FEET	CHECKED BY: EGT
FIELD BY: N/A	

SKETCH OF DESCRIPTION

SHEET 3 OF 3

OCEPD CONSERVATION AREA 3

EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	148.97'	S00°21'59"W
L2	941.58'	S89°43'01"W
L3	26.56'	N09°58'42"W
L4	46.67'	N33°51'42"W
L5	56.37'	N18°57'32"W
L6	61.88'	N45°04'44"W
L7	114.26'	N21°26'45"W
L8	74.27'	N00°05'57"W
L9	87.05'	N16°36'13"E
L10	10.96'	N17°16'33"W
L11	26.63'	S61°15'18"E
L12	16.14'	S15°34'21"W
L13	5.76'	S02°14'46"E
L14	14.35'	N65°35'41"E
L15	10.36'	N56°22'59"E
L16	995.37'	N61°15'18"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2650.00'	260.50'	260.40'	N33°01'30"E	5°37'57"



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sk3

JOB NO. 20130084
 DATE: 10-28-2013
 SCALE: 1" = 200 FEET
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: PJR
 CHECKED BY: EGT

Project: Village F Master PD APF (Horizon West Village)

(Exhibit "B")
(Project Site)

A TRACT OF LAND LYING IN SECTION 34, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°21'59" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1330.05 FEET TO THE SOUTHEAST CORNER OF TRACT G-3, SUMMERLAKE PD PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGES 16 THROUGH 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN SOUTH 00°21'59" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1330.05 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 00°21'59" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1322.50 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°43'01" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1220.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SEIDEL ROAD, ACCORDING TO PLAT BOOK 80, PAGES 49 THROUGH 52 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 19°58'29" EAST, 60.67 FEET; NORTH 20°08'34" EAST, 87.38 FEET, NORTH 22°52'44" EAST, 40.01 FEET; NORTH 48°10'41" EAST, 2.63 FEET; NORTH 20°14'56" EAST, 14.08 FEET; NORTH 18°35'57" EAST, 90.19 FEET; NORTH 19°46'22" EAST, 102.44 FEET; NORTH 19°08'19" EAST, 51.61 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF REALIGNED SEIDEL ROAD, SAID POINT LIES ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 2650.00 FEET, A CENTRAL ANGLE OF 36°17'06", AN ARC LENGTH OF 1678.23 FEET, A CHORD LENGTH OF 1650.32 FEET AND A CHORD BEARING OF NORTH 18°08'01" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°00'32" WEST, ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF SAID SEIDEL ROAD, ACCORDING TO PLAT BOOK 80, PAGES 49 THROUGH 52 OF SAID PUBLIC RECORDS, 664.40 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID TRACT G-3, SUMMERLAKE PD PHASE 1A; THENCE RUN NORTH 89°34'31" EAST, ALONG THE SOUTH LINE OF SAID TRACT G-3, A DISTANCE OF 569.88 FEET TO THE POINT OF BEGINNING.