



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

APR 07 2015 *KH/VP*

REAL ESTATE MANAGEMENT ITEM 6

DATE: March 16, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

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

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF TEMPORARY UTILITY EASEMENT BETWEEN AVALON PROPERTIES, LTD. AND ORANGE COUNTY, TEMPORARY UTILITY EASEMENT BETWEEN D.R. HORTON, INC. AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Horizon West – Springhill PD Offsite Utilities OCU File #76687
District 1

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

ITEMS: Temporary Utility Easement (2)
Cost: Donation
Total size: 4.48 acres
Term: Until replaced by permanent platted easements

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

APR 07 2015 KHNP

THIS IS A DONATION

Project: Horizon West – Springhill PD Offsite Utilities OCU File #76687

TEMPORARY UTILITY EASEMENT

THIS INDENTURE, Made this 25 day of February, A.D. 20 15, between D.R. Horton, Inc., a Delaware corporation, having its principal place of business in the city of Orlando, county of Orange, whose address is 6200 Lee Vista Boulevard, Suite 400, Orlando, Florida 32822, 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 \$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 Numbers:

a portion of
05-24-27-0000-00-003
07-24-27-0000-00-003
08-24-27-0000-00-021
08-24-27-0000-00-017

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 any portion of the property over which the easement passes to be included in a subdivision plat or a deed of conveyance of right-of-way being approved and 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.

Project: Horizon West – Springhill PD Offsite Utilities OCU File #76687

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 said GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered
in the presence of:

D.R. Horton, Inc.,
a Delaware corporation

Nicole Divenzo
Witness

BY: Wallace G. Ingwersla

Nicole Divenzo
Printed Name

WALLACE G. INGWERSLA
Printed Name

Jim Leudy
Witness

ASST. SEC.
Title

Cina Treadway
Printed Name

(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 Wallace Ingwersla, as ASST. SEC. of D.R. Horton, Inc., a Delaware corporation, to me known to be, or who has produced shown as identification, 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 corporation.

Witness my hand and official seal this 23rd day of February, 2015.



Sandra E. Berry
Notary Signature
Sandra E. Berry
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: 08.31.2018

SKETCH OF DESCRIPTION

SHEET 1 OF 3

OCU FILE No.: 76687
PROJECT NAME: Horizons West - Springhill PD - Phase 1A
PURPOSE: UTILITY EASEMENT
ESTATE: TEMPORARY

LEGAL DESCRIPTION (Temporary Utility Easement 4)

A parcel of land comprising a portion of Section 5 Township 24 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the North 1/4 corner of aforesaid Section 8; thence run South 89°37'04" West along the North line of the Northwest 1/4 of said Section 8 for a distance of 1327.19 feet to the Northwest corner of the East 1/2 of the Northwest 1/4 of said Section 8; thence departing said North line run North 00°05'51" East along the West line of the East 1/2 of the Southwest 1/4 of aforesaid Section 5 for a distance of 1390.37 feet; thence departing said West line run North 90°00'00" East for a distance of 28.26 feet to the POINT OF BEGINNING; thence run North 83°38'51" East for a distance of 30.62 feet to a point on the Westerly right-of-way line of County Road 545 per County Road Project 75A; thence run the following courses along said Westerly right-of-way line; South 06°23'31" East for a distance of 222.02 feet to a point of curvature of a curve concave Westerly and having a radius of 2930.57 feet, a chord bearing of South 01°45'43" East and a chord length of 473.12 feet; thence run Southerly along said curve through a central angle of 09°15'36" for an arc distance of 473.63 feet to a point of cusp of a curve concave Westerly and having a radius of 2380.00 feet, a chord bearing of North 05°45'59" West and a chord length of 693.66 feet; thence departing said Westerly right-of-way line run Northerly along said curve through a central angle of 16°45'31" for an arc distance of 696.41 feet to aforesaid POINT OF BEGINNING.

Contains 6113 square feet, 0.14 acres more or less.

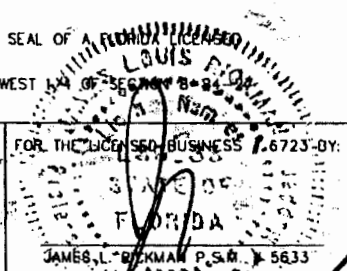
SK12

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 LINE OF THE NORTHWEST 1/4 OF SECTION 8-24 BEING AN ASSUMED BEARING OF S89°37'04"W.

JOB NO. 20130013
DATE: 4-30-2014
SCALE: 1" = 400 FEET
FIELD BY: N/A

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



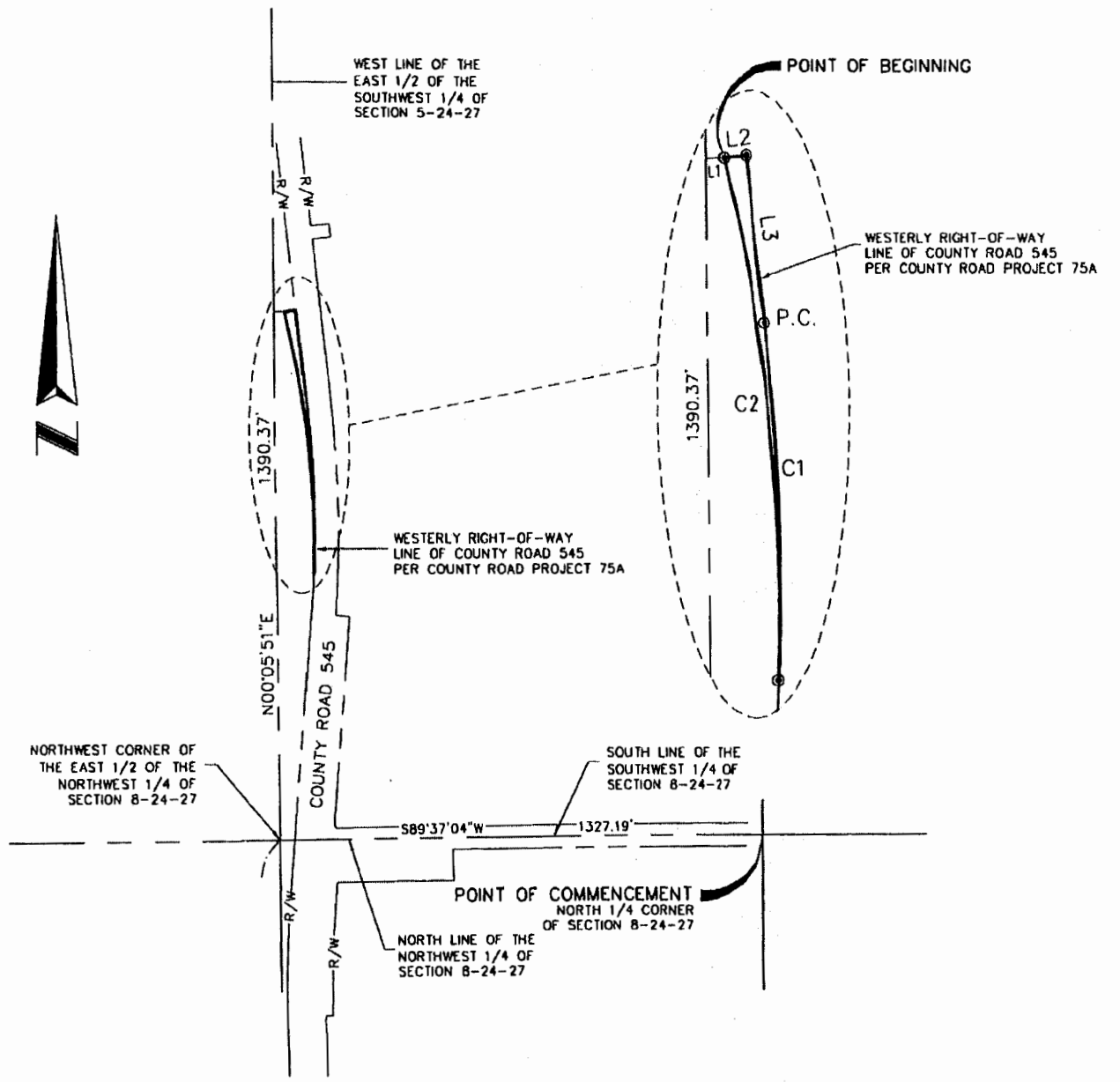
ALLEN & COMPANY

Professional Surveyors & Mappers

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

SKETCH OF DESCRIPTION

SHEET 2 OF 3



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

SK12

JOB NO. 20130013	CALCULATED BY: JLR
DATE: 4-30-2014	DRAWN BY: PJR
SCALE: 1" = 400 FEET	CHECKED BY: EGT
FIELD BY: N/A	

SKETCH OF DESCRIPTION

SHEET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.26	N90°00'00"E
L2	30.62	N83°38'51"E
L3	222.02	S06°23'31"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2930.57	473.63	473.12	S01°45'43"E	9°15'36"
C2	2380.00	696.14	693.66	N05°45'59"W	16°45'31"



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

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- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK12

JOB NO. 20130013

DATE: 4-30-2014

SCALE: 1" = 400 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR

CHECKED BY: EGT

SKETCH OF DESCRIPTION

SHEET 1 OF 3

OCU FILE No.: 76687
PROJECT NAME: Horizons West - Springhill PD - Phase 1A
PURPOSE: UTILITY EASEMENT
ESTATE: TEMPORARY

LEGAL DESCRIPTION (Temporary Utility Easement 3)

A parcel of land comprising a portion of Section 8 Township 24 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the North 1/4 corner of aforesaid Section 8; thence run South 89°37'04" West for a distance of 1327.19 feet to the Northwest corner of the East 1/2 of the Northwest 1/4 of said Section 8; thence departing said North line run South 00°19'02" West along the West line of said the East 1/2 of the Northwest 1/4 of said Section 8 for a distance of 1322.85 feet to a point on the North line of the Southeast 1/4 of said Northwest 1/4 of said section 8; thence departing said West line run North 89°45'25" East along said North line for a distance of 93.55 feet to a point on the Easterly right-of-way line of County Road 545 per County Road Project 75A and the POINT OF BEGINNING; thence departing said Easterly right-of-way line, continue along said North line, North 89°45'25" East for a distance of 54.00 feet; thence departing said North line run South 00°29'10" East for a distance of 1122.97 feet to a point of curvature of a curve concave Westerly and having a radius of 10060.00 feet, a chord bearing of South 00°09'30" East and a chord length of 115.08 feet; thence run Southerly along said curve through a central angle of 00°39'19" for an arc distance of 115.08 feet; thence departing said curve, run South 44°55'05" East for a distance of 49.34 feet to a point on the Northerly right-of-way line of Flamingo Crossings Boulevard per State of Florida Department of Transportation Right-of-Way Map F.P. No. 403498-3; thence run the following 2 courses along said Northerly right-of-way line; South 89°53'42" West for a distance of 53.84 feet; thence run North 51°12'45" West for a distance of 43.98 feet to a point on aforesaid Easterly right-of-way line of County Road 545; thence run North 00°29'10" West along said Easterly right-of-way line for a distance of 1245.31 feet to aforesaid POINT OF BEGINNING.

Contains 68,827 square feet, 1.580 acres more or less.

SK11
REV 5-20-14
REV 8-21-14
REV 11-04-14
REV 12-12-14
REV 12-19-14

SURVEYOR'S NOTES:

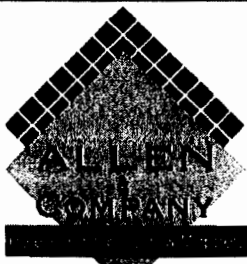
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BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8-24-27 BEING AN ASSUMED BEARING OF S89°37'04"W.

JOB NO. 20130013
DATE: 4-29-2014
SCALE: 1" = 400 FEET
FIELD BY: N/A

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

FOR THE LICENSED BUSINESS # 6723 BY:

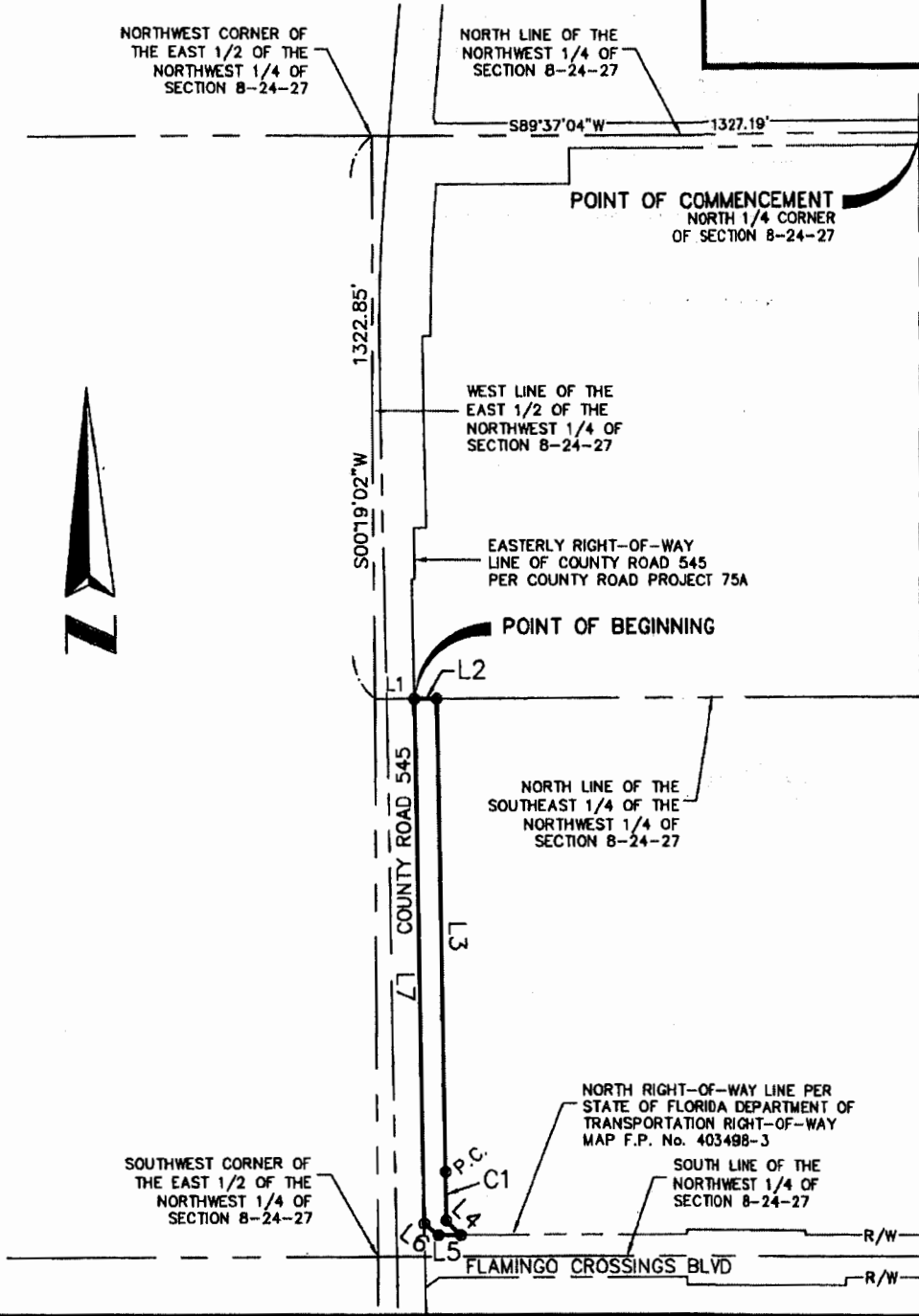
JAMES L. RICKMAN P.S.M. # 5633



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

SKETCH OF DESCRIPTION

SHEET 2 OF 3



THIS IS NOT A SURVEY:

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- P.C. DENOTES POINT OF CURVATURE
- BLVD DENOTES BOULEVARD
- NO. DENOTES NUMBER
- F.P. DENOTES FINANCIAL PROJECT

SK11
REV 5-20-14
REV 8-21-14
REV 11-04-14
REV 12-12-14
REV 12-19-14



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5385

JOB NO. 20130013
DATE: 4-29-2014
SCALE: 1" = 400 FEET
FIELD BY: N/A

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

SKETCH OF DESCRIPTION

SHEET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	93.55'	N 89°45'25" E
L2	54.00'	N 89°45'25" E
L3	1122.97'	S 00°29'10" E
L4	49.34'	S 44°55'05" E
L5	53.84'	S 89°53'42" W
L6	43.98'	N 51°12'45" W
L7	1245.31'	N 00°29'10" W

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	10060.00'	S 00°09'30" E	115.08'	0°39'19"	115.08'



16 East Plant Street
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SK11
REV 5-20-14
REV 8-21-14
REV 11-04-14
REV 12-12-14
REV 12-19-14

JOB NO. 20130013
DATE: 4-29-2014
SCALE: 1" = 400 FEET
FIELD BY: N/A

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

SKETCH OF DESCRIPTION

SHEET 1 OF 3

OCU FILE No.: 76687
PROJECT NAME: Horizons West - Springhill PD - Phase 1A
PURPOSE: UTILITY EASEMENT
ESTATE: TEMPORARY

LEGAL DESCRIPTION (Temporary Utility Easement 2)

A parcel of land comprising a portion of Section 8 Township 24 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the North 1/4 corner of aforesaid Section 8; thence run South 89°37'04" West for a distance of 1327.19 feet to the Northwest corner of the East 1/2 of the Northwest 1/4 of said Section 8; thence departing said North line run South 00°19'02" West along the West line of said the East 1/2 of the Northwest 1/4 of said Section 8 for a distance of 2645.65 feet to the Southwest corner of said East 1/2 of the Northwest 1/4 of said Section 8; thence run South 00°33'47" West along the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 8 for a distance of 1315.30 feet to the Southwest corner of said Northeast 1/4 of the Southwest 1/4 of said Section 8; thence departing said West line run North 89°52'01" East along the South line of said Northeast 1/4 of the Southwest 1/4 of said Section 8 for a distance of 33.00 feet to a point on the East line of a 33.00 foot right-of-way as recorded in Deed Book 400, Page 317 of the Public records of Orange County, Florida, also being the POINT OF BEGINNING; thence departing said South line run North 00°33'47" East along said East line for a distance of 862.94 feet to a point on a non-tangent curve, concave Westerly and having a radius of 9940.00 feet, a chord bearing of North 01°23'35" East and a chord length of 651.91 feet; thence run Northeasterly along said curve through a central angle of 3°45'30" for an arc distance of 652.02 feet to a point on the Westerly right-of-way line of County Road 545 per County Road Project 75A; thence run South 00°29'10" East along said Westerly right-of-way line for a distance of 1514.58 feet to a point on aforesaid South line of said Northeast 1/4 of the Southwest 1/4 of said Section 8; thence departing said Westerly right-of-way line run South 89°52'01" West along aforesaid South line of said Northeast 1/4 of the Southwest 1/4 of said Section 8 for a distance of 37.18 feet to aforesaid POINT OF BEGINNING.

Contains 29905 square feet, 0.69 acres more or less.

REVISED 11-04-14

SK10

SURVEYOR'S NOTES:

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BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8-24-27 BEING AN ASSUMED BEARING OF S89°37'04"W.

JOB NO. 20130013
DATE: 4-29-2014
SCALE: 1" = 500 FEET
FIELD BY: N/A

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

FOR THE LICENSED BUSINESS # 6723 BY:

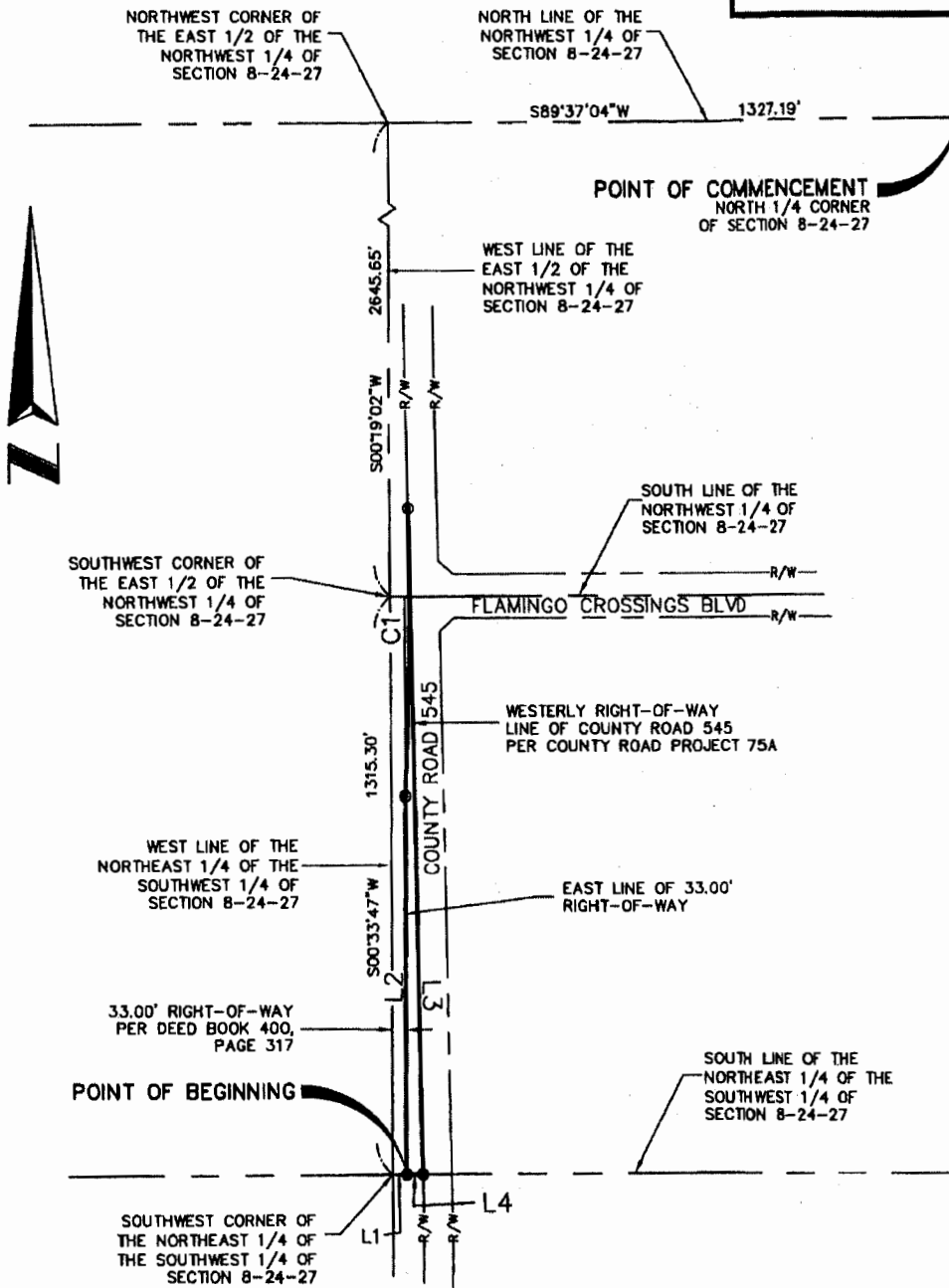
JAMES L. RICKMAN P.S.M. # 5633



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5365

SKETCH OF DESCRIPTION

SHEET 2 OF 3



REVISED 11-04-14



16 East Plant Street
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- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK10

JOB NO. 20130013
DATE: 4-29-2014
SCALE: 1" = 500 FEET
FIELD BY: N/A

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

SKETCH OF DESCRIPTION

SHEET 3 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.00'	N 89°52'01" E
L2	862.94'	N 00°33'47" E
L3	1514.58'	S 00°29'10" E
L4	37.18'	S 89°52'01" W

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	9940.00'	N 01°23'35" E	651.91'	3°45'30"	652.02'

REVISED 11-04-14



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- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK10

JOB NO. 20130013
 DATE: 4-29-2014
 SCALE: 1" = 500 FEET
 FIELD BY: N/A

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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 07 2015 KH/NP

THIS IS A DONATION

Project: Horizon West – Springhill PD Offsite Utilities OCU File #76687

TEMPORARY UTILITY EASEMENT

THIS INDENTURE, Made this 25 day of February, A.D. 2015, between Avalon Properties, Ltd., a Florida limited partnership, having its principal place of business in the city of Orlando, county of Orange, whose address is 1411 Edgewater Drive, Suite 101, Orlando, Florida 32804, 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:
a portion of
08-24-27-0000-00-005**

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 any portion of the property over which the easement passes to be included in a subdivision plat or a deed of conveyance of right-of-way being approved and 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.

Project: Horizon West – Springhill PD Offsite Utilities OCU File #76687

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be duly executed the day and year above written.

Signed, sealed and delivered in the presence of:

Avalon Properties, Ltd.,
a Florida limited partnership

BY: Hewitt Residential, LLC, a Florida limited liability company, General Partner

Janet L. Pierce
Witness

BY: [Signature]

Janet L. Pierce
Printed Name

Robert Hewitt
Printed Name

[Signature]
Witness

Managing Member
Title

Marion F. Halber III
Printed Name

(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 Robert Hewitt, as Managing Member, of Hewitt Residential, LLC, a Florida limited liability company, general partner of Avalon Properties, Ltd., a Florida limited partnership, to me known to be, or who has produced _____ as identification, , the individual and managing member described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such managing member thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this 25 day of February, 2015.



Janet L. Pierce
Notary Signature

Janet L. Pierce
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: 3-11-19

EXHIBIT A

SKETCH OF DESCRIPTION

SHEET 1 OF 2

OCU FILE No.: 76687

PROJECT NAME: Horizons West - Springhill PD - Phase 1A

PURPOSE: UTILITY EASEMENT

ESTATE: TEMPORARY

LEGAL DESCRIPTION (Temporary Utility Easement 1)

A parcel of land comprising a portion of Sections 8 and 17 Township 24 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the North 1/4 corner of aforesaid Section 8; thence run South 89°37'04" West for a distance of 1327.19 feet to the Northwest corner of the East 1/2 of the Northwest 1/4 of said Section 8; thence departing said North line run South 00°19'02" West along the West line of said the East 1/2 of the Northwest 1/4 of said Section 8 for a distance of 2645.65 feet to the Southwest corner of said East 1/2 of the Northwest 1/4 of said Section 8; thence run South 00°33'47" West along the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 8 for a distance of 1315.30 feet to the Southwest corner of said Northeast 1/4 of the Southwest 1/4 of said Section 8; thence departing said West line run North 89°52'01" East along the South line of said Northeast 1/4 of the Southwest 1/4 of said Section 8 for a distance of 13.79 feet to the POINT OF BEGINNING; thence run North 89°52'01" East along said South line for a distance of 54.00 feet to a point on the Westerly right-of-way line of County Road 545, per County Road Project 75A; thence departing said South line run the following courses along said Westerly right-of-way line; South 00°26'31" East for a distance of 142.09 feet to a point of curvature of a curve concave Northwesterly and having a radius of 2831.79 feet, a chord bearing of South 11°23'55" West and a chord length of 1162.10 feet; thence run Southwesterly along said curve through a central angle of 23°40'52" for an arc distance of 1170.42 feet to a point of tangency; thence run South 23°14'21" West for a distance of 553.85 feet to a point of curvature of a curve concave Southeasterly and having a radius of 2897.79 feet, a chord bearing of South 23°02'30" West and a chord length of 19.97 feet; thence run Southwesterly along said curve through a central angle of 00°23'42" for an arc distance of 19.97 feet to a point on a non tangent curve concave Southwesterly and having a radius of 1315.00 feet, a chord bearing of North 68°49'10" West and a chord length of 20.45 feet; thence departing aforesaid Westerly right-of-way line run Northwesterly along said curve through a central angle of 00°53'28" for an arc distance of 20.45 feet to a point on a non tangent line; thence run North 20°15'45" East for a distance of 719.77 feet to a point of curvature of a curve concave Northwesterly and having a radius of 2777.79 feet, a chord bearing of North 09°54'37" East and a chord length of 998.34 feet; thence run Northeasterly along said curve through a central angle of 20°42'16" for an arc distance of 1003.79 feet to a point of tangency; thence run North 00°26'31" West for a distance of 142.35 feet to aforesaid POINT OF BEGINNING.

Contains 2.07 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 LINE OF THE NORTHWEST 1/4 OF SECTION 8-24-27 BEING AN ASSUMED BEARING OF S89°37'04"W.

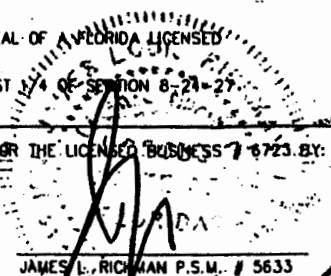
JOB NO. 20130013
DATE: 4-29-2014
SCALE: 1" = 500 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: EGI

FOR THE LICENSED BUSINESS 76723 BY:

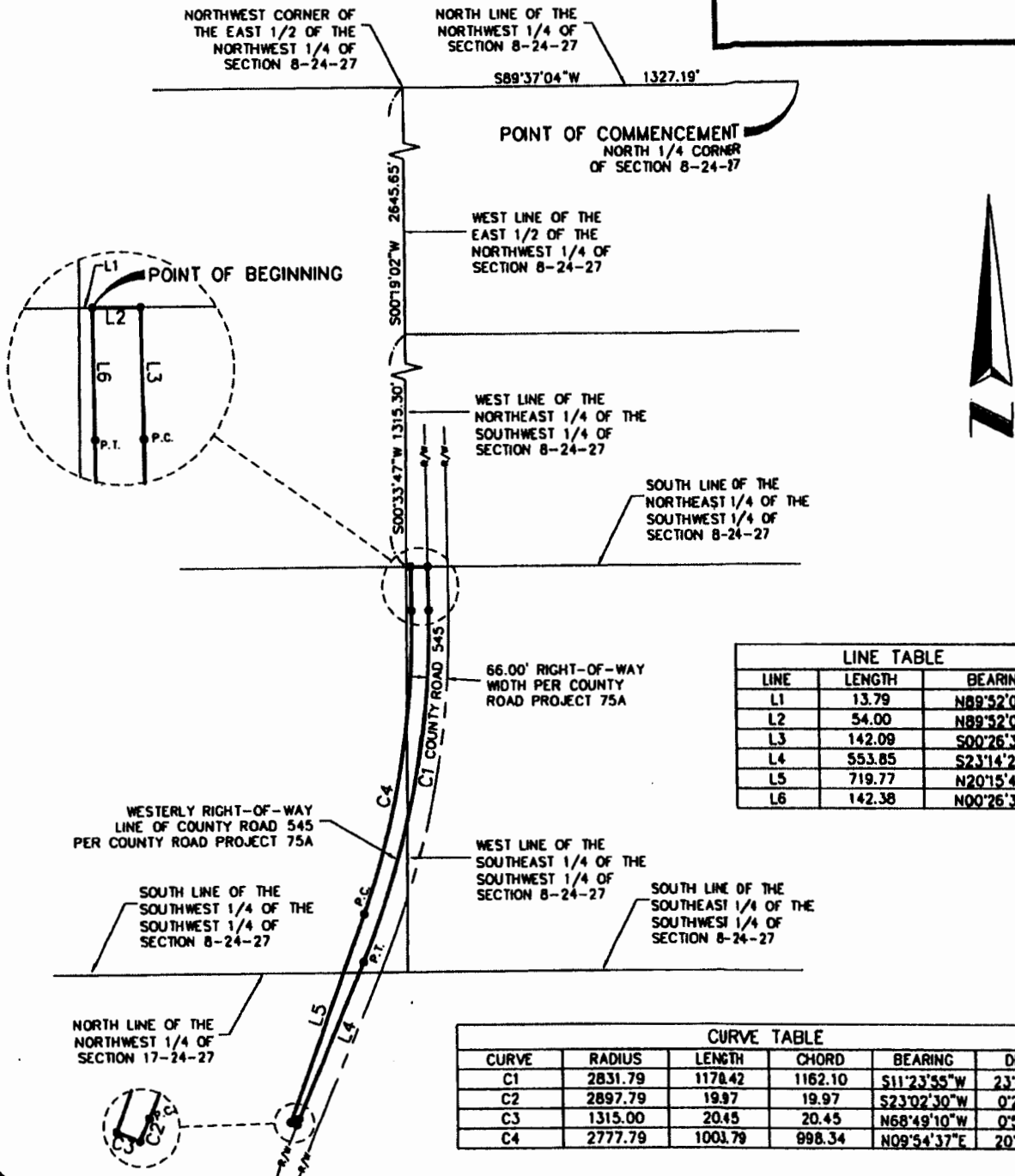
JAMES L. RICHMAN P.S.M. # 5633

SK9
REV 8-21-14



SKETCH OF DESCRIPTION

SHEET 2 OF 2



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.79	N89°32'01"E
L2	54.00	N89°32'01"E
L3	142.09	S00°26'31"E
L4	553.85	S23°14'21"W
L5	719.77	N20°15'45"E
L6	142.38	N00°26'31"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2831.79	1178.42	1162.10	S11°23'55"W	23°40'52"
C2	2897.79	19.97	19.97	S23°02'30"W	0°23'42"
C3	1315.00	20.45	20.45	N68°49'10"W	0°33'28"
C4	2777.79	1003.79	998.34	N09°54'37"E	20°42'16"



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THIS IS NOT A SURVEY:

- ⊙ 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

SK9
 REV 8-21-14

JOB NO: 20130013
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