




Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 07 2015 K-H/NP

REAL ESTATE MANAGEMENT ITEM 7

DATE: March 16, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Virginia G. Williams, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF CONSERVATION EASEMENT AND ACCESS EASEMENT BETWEEN COUNTRY WALK RESERVE HOMEOWNERS ASSOCIATION, INC. AND ORANGE COUNTY AND AUTHORIZATION RECORD INSTRUMENT

PROJECT: Country Walk (aka Dean Road Condos) CAI Permit #11-016 (modification to CAI Permit #10-026)

District 4

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

ITEM: Conservation Easement and Access Easement
Cost: Donation
Size: 4.80 acres

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

REMARKS:

Conservation Area Impact Permit No. 10-026 (original permit) issued by Orange County Environmental Protection Division required a Conservation Easement on a portion of the site being developed and the owner complied under the original permit. During development, the mitigation plan was changed, Conservation Area Impact Permit No. 11-016 modified the original permit and the owner is conveying the remaining conservation area required under this permit. 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.

The Grantor is providing access to the Conservation Easement through the parent tract site, which lies northerly of Inside Loop.

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

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

APR 07 2015 KH/NP

Project: Country Walk (aka Dean Road Condos) CAI Permit #11-016
(modification to CAI Permit #10-026)
Parcel Id. No.
a portion of: 32-22-31-1831-00-004

CONSERVATION EASEMENT AND ACCESS EASEMENT

This CONSERVATION EASEMENT is made this 13th day of March,
2015 by Country Walk Reserve Homeowners Association, Inc., a Florida not for profit
corporation, whose address is 1631 E. Vine Street, Suite 300, Kissimmee, Florida 34744,
("GRANTOR"), in favor of ORANGE COUNTY, a charter county and political subdivision of
the State of Florida, whose 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 Countrywalk 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 Nos. 10-026 and 11-016 (the "PERMIT")
authorize 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 Tract D and Tract O, Countrywalk Units 4 & 5 Phases 1 & 2, Plat Book 78, Pages 1-4, Public Records of Orange County, Florida and the PROJECT SITE, until such time as PROJECT SITE is platted and filed in the Public Records of Orange County, Florida and access is provided through the PROJECT SITE over dedicated right-of-way 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

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.
- (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 and for the purpose of vehicular and pedestrian ingress and egress over and across the PROJECT SITE and Tract D and Tract O, Countrywalk Units 4 & 5 Phases 1 & 2, Plat Book 78, Pages 1-4, Public Records of Orange County, Florida 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

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.

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]

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by Craig C Harris, its President.

Signed, sealed, and delivered in the presence of:

Country Walk Reserve Homeowners Association, Inc., a Florida not for profit corporation

Dana Chapman
Witness

BY: [Signature]

Dana Chapman
Printed Name

Craig C. Harris
Printed Name

Elizabeth P. Jackson
Witness

PRESIDENT
Title

Elizabeth P. Jackson
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY, that on this 13 day of March A.D., 2015, before me personally appeared Craig C. Harris, as President of Country Walk Reserve Homeowners Association, Inc., a Florida not for profit corporation, to me known to be, or who has produced Florida DL 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 company.

Witness my hand and official seal this 13 day of March, 2015.

(Notary Seal)

Dana Chapman
Notary Signature
Dana Chapman
Printed Notary Name



DANA CHAPMAN
MY COMMISSION # FF 071512
EXPIRES: November 19, 2017
Bonded Thru Budget Notary Services

Notary Public in and for the County and State aforesaid

My commission expires: 11/19/17

Exhibit "A"

LEGAL DESCRIPTION:

A PORTION OF TRACT D, COUNTRYWALK UNITS 4 & 5, PHASES 1 & 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 1 THROUGH 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF COUNTRYWALK UNITS 4 & 5, PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 70-71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°45'13"W, ALONG THE NORTH LINE OF AFORESAID COUNTRYWALK UNITS 4 & 5, PHASES 1 & 2, ALSO BEING THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, A DISTANCE OF 829.70 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°14'47"E, A DISTANCE OF 44.77 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 217.32 FEET, A CENTRAL ANGLE OF 08°46'47", A CHORD BEARING OF N84°26'49"E AND A CHORD DISTANCE OF 25.70 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.72 FEET TO A POINT OF NON-TANGENCY; THENCE S89°51'32"E, A DISTANCE OF 148.23 FEET; THENCE N88°48'20"E, A DISTANCE OF 379.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 218.59 FEET, A CENTRAL ANGLE OF 12°40'50", A CHORD BEARING OF S84°51'16"E AND A CHORD DISTANCE OF 48.28 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.38 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 73.48 FEET, A CENTRAL ANGLE OF 40°41'56", A CHORD BEARING OF S37°33'01"E AND A CHORD DISTANCE OF 51.11 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.20 FEET TO A POINT OF NON-TANGENCY; THENCE S09°21'28"E, A DISTANCE OF 33.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 149.32 FEET, A CENTRAL ANGLE OF 12°03'07", A CHORD BEARING OF S07°28'57"W AND A CHORD DISTANCE OF 31.35 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.41 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 216.03 FEET, A CENTRAL ANGLE OF 10°11'21", A CHORD BEARING OF S42°43'23"W AND A CHORD DISTANCE OF 38.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.42 FEET TO A POINT OF NON-TANGENCY; THENCE S53°14'46"W, A DISTANCE OF 21.43 FEET; THENCE S34°39'19"W, A DISTANCE OF 81.44 FEET; THENCE S48°24'03"W, A DISTANCE OF 79.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 239.51 FEET, A CENTRAL ANGLE OF 09°57'58", A CHORD BEARING OF S58°36'16"W AND A CHORD DISTANCE OF 41.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.66 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 85.94 FEET, A CENTRAL ANGLE OF 25°43'02", A CHORD BEARING OF S80°46'19"W AND A CHORD DISTANCE OF 38.25 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.57 FEET TO A POINT OF NON-TANGENCY; THENCE N88°22'21"W, A DISTANCE OF 68.38 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 183.41 FEET, A CENTRAL ANGLE OF 13°32'26", A CHORD BEARING OF S84°14'59"W AND A CHORD DISTANCE OF 43.24 FEET; THENCE WESTERLY ALONG THE ARC OF SAID

(CONTINUED ON SHEET 2 OF 3)

William D. Donley 10/01/14
 WILLIAM D. DONLEY DATE
 PROFESSIONAL SURVEYOR & MAPPER

LICENSE NUMBER LS 5381
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 3

(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
 WETLAND ENHANCEMENT
 AREA 1

SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



LAND DEVELOPMENT &
 TRANSPORTATION ENGINEERING
 PLANNING | SURVEYING & MAPPING
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 PHONE: 407.643.5130 FAX: 407.248.8104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 6011

PREPARED FOR:

JTD LAND AT
 COUNTRYWALK, LLC

DATE: 09/30/14
 REV DATE:
 SCALE 1" = 100'

PROJ# 89253080
 DRAWN BY: LAT
 CHECKED BY: MOD

Drawing name: S:\CITRUS\JTD_Rc_Merle\DWG-Land\DWG-CITRUS-WL-WL-Wetland Enhancement Area 1.dwg Date: 01/01/2014 1:53pm by: jthobbes

Drawing name: S:\C:\WORK\11 06 Wetland\DWG-Land\DWG-1 Wetland Enhancement Easmt.dwg
Plot date: 09/30/14
Scale: 1" = 100'

LEGAL DESCRIPTION: (CONTINUED FROM SHEET 1 OF 3)

CURVE, A DISTANCE OF 43.34 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 87.14 FEET, A CENTRAL ANGLE OF 53°37'10", A CHORD BEARING OF S34°40'18"W AND A CHORD DISTANCE OF 78.60 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.55 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.81 FEET, A CENTRAL ANGLE OF 20°18'58", A CHORD BEARING OF S30°54'57"W AND A CHORD DISTANCE OF 5.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.61 FEET TO A POINT OF NON-TANGENCY; THENCE S47°55'14"W, A DISTANCE OF 60.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 56.56 FEET, A CENTRAL ANGLE OF 28°12'23", A CHORD BEARING OF S62°01'26"W AND A CHORD DISTANCE OF 27.56 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 27.84 FEET TO A POINT OF NON-TANGENCY; THENCE S76°36'42"W, A DISTANCE OF 38.85 FEET; THENCE S77°59'02"W, A DISTANCE OF 35.52 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 172.58 FEET, A CENTRAL ANGLE OF 30°17'13", A CHORD BEARING OF N87°44'56"W AND A CHORD DISTANCE OF 90.17 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 91.23 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 102.53 FEET, A CENTRAL ANGLE OF 34°36'24", A CHORD BEARING OF N55°18'07"W AND A CHORD DISTANCE OF 60.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.93 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 104.21 FEET, A CENTRAL ANGLE OF 38°42'53", A CHORD BEARING OF N05°04'41"E AND A CHORD DISTANCE OF 69.08 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.41 FEET TO A POINT OF NON-TANGENCY; THENCE N19°37'14"E, A DISTANCE OF 124.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 50°56'27", A CHORD BEARING OF N05°51'00"W AND A CHORD DISTANCE OF 36.12 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.34 FEET TO A POINT OF NON-TANGENCY; THENCE N35°08'05"W, A DISTANCE OF 83.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 144.86 FEET, A CENTRAL ANGLE OF 19°17'00", A CHORD BEARING OF N25°29'35"W AND A CHORD DISTANCE OF 48.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.75 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 70.73 FEET, A CENTRAL ANGLE OF 49°04'52", A CHORD BEARING OF N30°15'49"E AND A CHORD DISTANCE OF 58.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.59 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 217.32 FEET, A CENTRAL ANGLE OF 06°27'52", A CHORD BEARING OF N77°49'29"E AND A CHORD DISTANCE OF 24.51 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 4.80 ACRES, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF COUNTRYWALK UNITS 4 & 5, PHASES 1 & 2, AS RECORDED IN PLAT BOOK 78, PAGES 1-4, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING S89°45'13"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

SHEET 2 OF 3

(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

WETLAND ENHANCEMENT
AREA 1

SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry



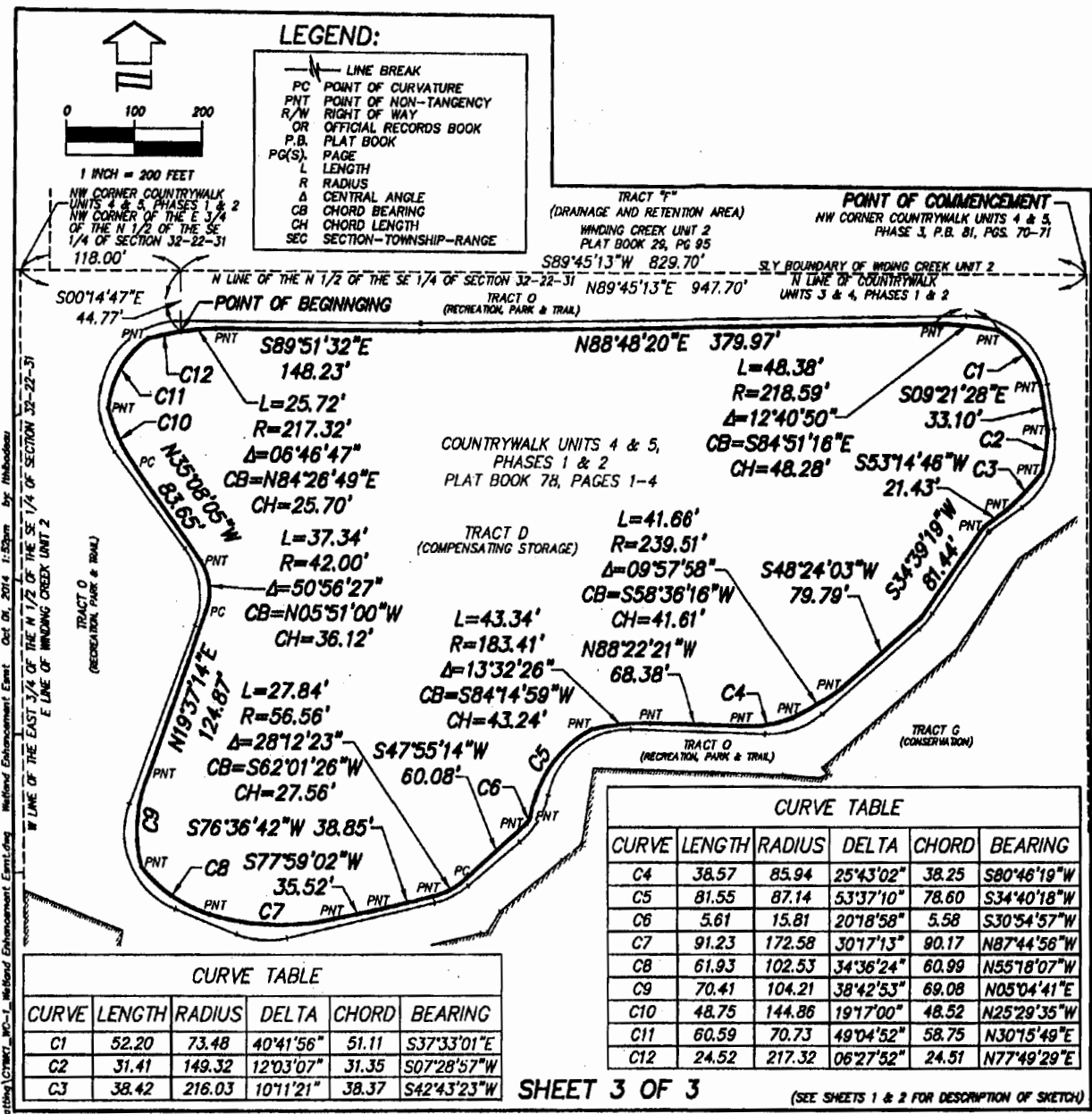
LAND DEVELOPMENT &
TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.5120 FAX: 407.848.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

JTD LAND AT
COUNTRYWALK, LLC

DATE: 09/30/14
REV DATE:
SCALE 1" = 100'

PROJ: 09253060
DRAWN BY: LAT
CHECKED BY: WDD



SHEET 3 OF 3 (SEE SHEETS 1 & 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
WETLAND ENHANCEMENT AREA 1

SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST
ORANGE COUNTY FLORIDA

Dewberry

BS BOWSER SINGLETON

LAND DEVELOPMENT & TRANSPORTATION ENGINEERING
PLANNING | SURVEYING & MAPPING

620 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.8120 FAX: 407.848.0104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:
JTD LAND AT COUNTRYWALK, LLC

DATE: 09/30/14
REV DATE:
SCALE 1" = 100'

PROJ: 98253080
DRAWN BY: LAT
CHECKED BY: WDD

Drawing name: S:\C\178\178 - Wetland\DWG-Land\178\178 - Wetland Enhancement Area 1.dwg

“Exhibit B”

Project Site

A PORTION OF TRACT J, COUNTRYWALK UNITS 4 & 5, PHASES 1 & 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 1 THROUGH 4, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LOCATED IN SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32, TOWNSHIP 22 SOUTH, RANGE 31 EAST; THENCE RUN N00°09'16"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 32, A DISTANCE OF 2693.51 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32 AND THE NORTHEAST CORNER OF TRACT G, COUNTRYWALK UNITS 4 & 5, PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 70-71, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°45'13"W, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 997.17 FEET TO THE NORTHWEST CORNER OF SAID COUNTRYWALK UNITS 4 & 5, PHASE 3; THENCE S00°14'47"E, ALONG THE WEST LINE OF SAID COUNTRYWALK UNITS 4 & 5, PHASE 3, A DISTANCE OF 412.60 FEET TO THE NORTHWEST CORNER OF LOT 119 OF SAID COUNTRYWALK UNITS 4 & 5, PHASE 3 AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING NINE (9) COURSES ALONG THE WESTERLY BOUNDARY OF SAID COUNTRYWALK UNITS 4 & 5, PHASE 3; THENCE S18°16'11"E, A DISTANCE OF 162.23 FEET; THENCE S75°38'43"W, A DISTANCE OF 0.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 30°17'34", A CHORD BEARING OF S60°29'56"W AND A CHORD DISTANCE OF 91.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 92.52 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 06°06'31", A CHORD BEARING OF S48°24'25"W AND A CHORD DISTANCE OF 98.04 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.09 FEET TO THE END OF SAID CURVE; THENCE S38°32'20"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 01°02'56", A CHORD BEARING OF N50°56'12"E AND A CHORD DISTANCE OF 17.76 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.76 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S46°59'06"E, A DISTANCE OF 303.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2250.00 FEET, A CENTRAL ANGLE OF 06°19'25", A CHORD BEARING OF S43°49'24"E AND A CHORD DISTANCE OF 248.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 248.32 FEET TO THE POINT OF TANGENCY; THENCE S40°39'42"E, A DISTANCE OF 220.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INSIDE LOOP, HAVING A VARIABLE WIDTH RIGHT-OF-WAY ACCORDING TO THE PLAT OF SAID COUNTRYWALK UNITS 4 & 5, PHASES 1 & 2, AS RECORDED IN PLAT BOOK 78, PAGES 1-4, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING NINE (9) COURSES ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE RUN S49°20'18"W, A DISTANCE OF 95.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N85°39'42"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S49°20'18"W, A DISTANCE OF 52.09 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°25'19", A CHORD BEARING OF S16°07'39"W AND A CHORD DISTANCE OF 27.39 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.98 FEET TO THE POINT OF TANGENCY; THENCE S49°20'18"W, A DISTANCE OF 190.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N85°39'42"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S49°20'18"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S04°20'18"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S49°20'18"W, A DISTANCE OF 95.00 FEET TO THE SOUTHEASTERLY CORNER OF TRACT M, OF SAID COUNTRY WALK UNITS 4 & 5, PHASES 1 & 2; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN N40°39'42"W, ALONG THE NORTHEASTERLY

LINE OF SAID TRACT M, A DISTANCE OF 110.00 FEET; THENCE S49°20'18"W, ALONG THE NORTHWESTERLY LINE OF SAID TRACT M, A DISTANCE OF 39.14 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF TRACT E, OF SAID COUNTRYWALK UNITS 4 & 5, PHASES 1 & 2; THENCE N09°08'35"W, ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 58.65 FEET; THENCE CONTINUE ALONG SAID NORTHEASTERLY BOUNDARY AND THE EASTERLY LINE OF TRACT C, SAID COUNTRYWALK UNITS 4 & 5, PHASES 1 & 2, N63°28'12"W, A DISTANCE OF 156.67 FEET; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES ALONG THE EASTERLY BOUNDARY OF SAID TRACT C; THENCE N45°57'46"E, A DISTANCE OF 66.43 FEET; THENCE N44°52'51"W, A DISTANCE OF 49.16 FEET; THENCE N46°31'15"W, A DISTANCE OF 49.16 FEET; THENCE N46°59'06"W, A DISTANCE OF 368.24 FEET; THENCE N41°34'13"W, A DISTANCE OF 31.54 FEET; THENCE N29°04'16"W, A DISTANCE OF 50.00 FEET; THENCE N17°17'35"W, A DISTANCE OF 40.87 FEET; THENCE N05°30'55"W, A DISTANCE OF 50.00 FEET; THENCE N06°15'46"E, A DISTANCE OF 40.87 FEET; THENCE N18°02'27"E, A DISTANCE OF 79.65 FEET; THENCE S55°28'51"E, A DISTANCE OF 126.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 11°28'42", A CHORD BEARING OF N34°31'09"E AND A CHORD DISTANCE OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.03 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN N55°28'51"W, A DISTANCE OF 126.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT O, OF SAID COUNTRYWALK UNITS 4 & 5, PHASES 1 & 2; THENCE N45°45'54"E, ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 99.36 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY LINE AND THE SOUTHERLY BOUNDARY LINE OF TRACT G, OF SAID COUNTRYWALK UNITS 4 & 5, PHASES 1 & 2, N67°11'36"E, A DISTANCE OF 115.64 FEET; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG SAID SOUTHERLY BOUNDARY OF TRACT G; THENCE N73°16'58"E, A DISTANCE OF 48.19 FEET; THENCE N53°49'14"E, A DISTANCE OF 142.70 FEET; THENCE N49°48'28"E, A DISTANCE OF 47.29 FEET; THENCE N50°34'40"E, A DISTANCE OF 55.49 FEET; THENCE N39°50'34"W, A DISTANCE OF 5.37 FEET; THENCE N43°46'30"E, A DISTANCE OF 74.12 FEET; THENCE N59°09'00"E, A DISTANCE OF 76.66 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAINING 595,665 SQUARE FEET OR 13.67 ACRES, MORE OR LESS.