




Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 16 2015 NP/BS

REAL ESTATE MANAGEMENT ITEM 9

DATE: May 19, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Jeffrey L. Sponenburg, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION/SECTION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT BETWEEN THE OASIS AT MOSS PARK, LLC AND ORANGE COUNTY, SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM MANUFACTURERS AND TRADERS TRUST COMPANY AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Oasis at Moss Park OCU Permit #: 14-E-059

District 4

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

ITEMS: Utility Easement
Cost: Donation
Total size: 8,975 square feet

Subordination of Encumbrances to Property Rights to Orange County

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

JUN 16 2015 NPS

Project: Oasis at Moss Park OCU Permit #: 14-E-059

UTILITY EASEMENT

THIS INDENTURE, Made this 1 day of May, A.D. 2015, between THE OASIS AT MOSS PARK, LLC, a Florida limited liability company, having its principal place of business in the city of Altamonte Springs, county of Seminole, whose address is 247 N. Westmonte Drive, 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 09-24-31-5300-01-000

TO HAVE AND TO HOLD said right-of-way and easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted right-of-way that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

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

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

Project: Oasis at Moss Park OCU Permit #: 14-E-059

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

Signed, sealed, and delivered
in the presence of:

[Signature]

Witness

THE OASIS AT MOSS PARK, LLC,
a Florida limited liability company

BY: THE OASIS AT MOSS PARK GP, LLC
a Florida limited liability company,
as its manager

Richard D. Haley
Printed Name

BY: [Signature]
Robert M. Picerne, Manager

Katey Olds
Witness

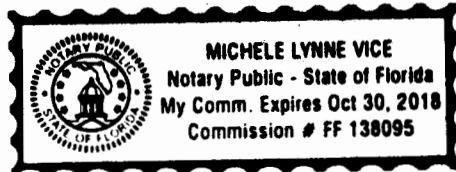
Katey Olds
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 1 day of May, 2015, by Robert M. Picerne, as Manager of THE OASIS AT MOSS PARK GP, LLC, a Florida limited liability company, as Manager of THE OASIS AT MOSS PARK, LLC, a Florida limited liability company, on behalf of the limited liability company. He [] is personally known to me, or [] has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature

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

Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION: UTILITY EASEMENT 2A

THAT CERTAIN PARCEL OF LAND LYING WITHIN LOT 1 OF OASIS AT MOSS PARK, AS RECORDED IN PLAT BOOK 83, PAGE 123, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID PARCEL LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1; SAID CORNER BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5883.58 FEET, A CENTRAL ANGLE OF 00°06'01", A CHORD BEARING OF NORTH 13°55'05" EAST AND A CHORD DISTANCE OF 10.29 FEET; THENCE RUN NORTHEASTERLY ALONG THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 417 (RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 4306, PAGE 1163, OF SAID PUBLIC RECORDS) AND THE ARC OF SAID CURVE, A DISTANCE OF 10.29 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN SOUTH 89°49'02" EAST, A DISTANCE OF 103.61 FEET; THENCE RUN SOUTH 00°09'05" EAST, A DISTANCE OF 10.00 FEET TO THE NORTH RIGHT OF WAY LINE OF MOSS PARK ROAD (130 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 1332, PAGE 792, OF SAID PUBLIC RECORDS), THENCE RUN NORTH 89°49'02" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 106.11 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,049 SQUARE FEET, MORE OR LESS.

UTILITY EASEMENT 2B

THAT CERTAIN PARCEL OF LAND LYING WITHIN LOT 1 OF OASIS AT MOSS PARK, AS RECORDED IN PLAT BOOK 83, PAGE 123, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID PARCEL LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 89°49'02" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF MOSS PARK ROAD (130 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 1332, PAGE 792, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA), A DISTANCE OF 126.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH 00°09'05" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°49'02" EAST, A DISTANCE OF 712.59 FEET TO THE EAST LINE OF SAID LOT 1; THENCE RUN SOUTH 00°10'58" WEST ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO SAID NORTH RIGHT OF WAY LINE OF MOSS PARK ROAD; THENCE RUN NORTH 89°49'02" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 712.54 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7,126 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 1 PER PLAT OF OASIS AT MOSS PARK, PLAT BOOK 83, PAGES 123-124, AS BEING S89°49'02"E.
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.

William D. Donley
 WILLIAM D. DONLEY
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 5381
 DATE 02/09/15
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

10' UTILITY EASEMENT

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**PICERNE DEVELOPMENT
CORPORATION OF FLORIDA**

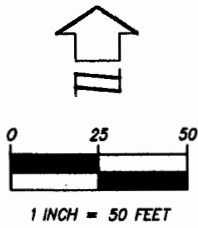
DATE: 01/29/15
REV DATE:
SCALE 1" = N/A

PROJ: 50062317
DRAWN BY: KMS
CHECKED BY: WDD

Drawing Name: S:\Innovation Way\50060735_Moss Park Apts_50062317_Picrne\DWG-Land\01_Innovation Way_Moss Park-Utility Easmt_Sketch-Desc.dwg 10' Easmt-Des: & Sketch 2A & 2B Feb 09, 2015 1:14pm by: kmoorens

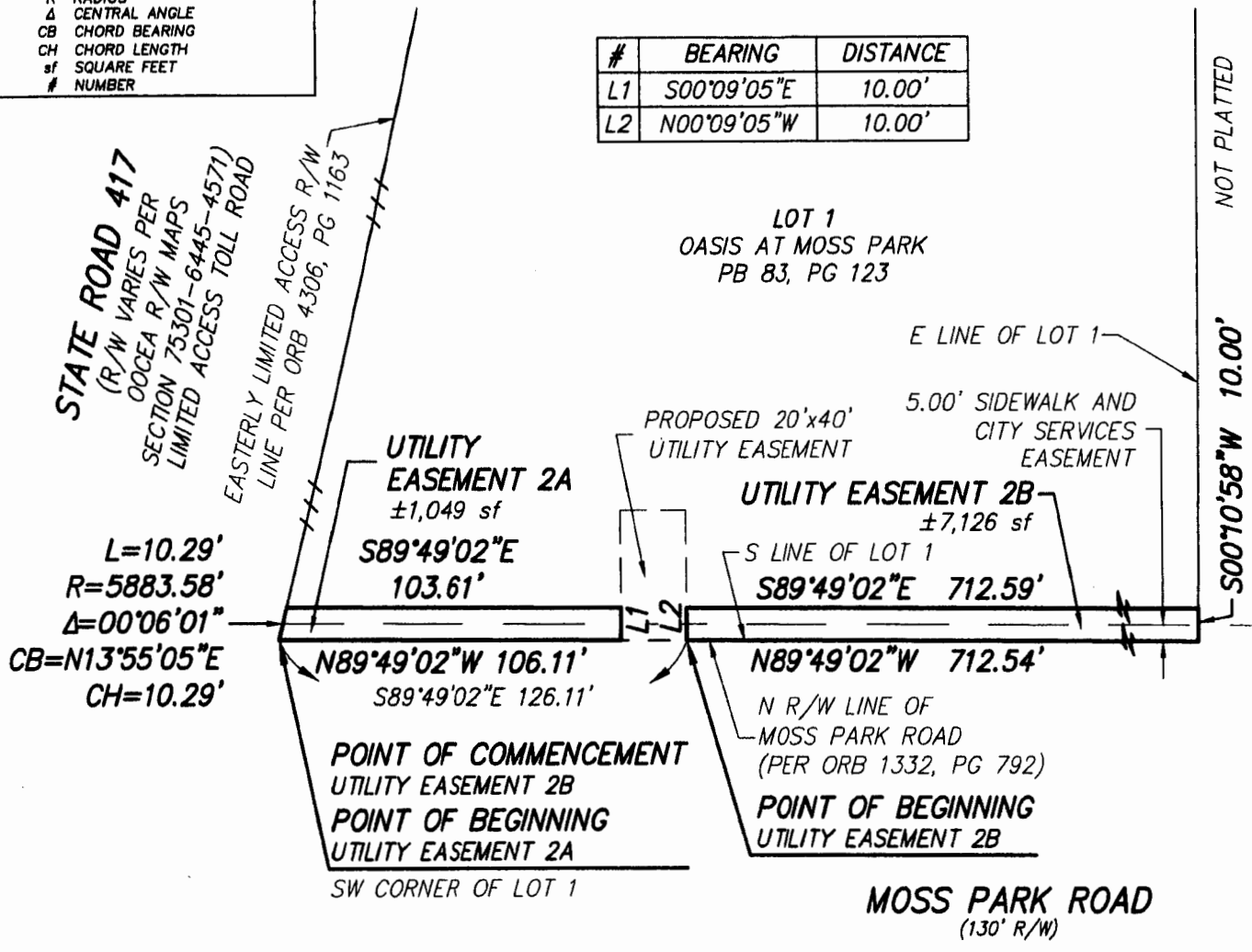
LEGEND:

- LINE BREAK
- POC POINT ON A CURVE
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- sf SQUARE FEET
- # NUMBER



#	BEARING	DISTANCE
L1	S00°09'05"E	10.00'
L2	N00°09'05"W	10.00'

Drawing name: S:\Innovation Way_50062317_Piceme\DWG-Land\Innovation Way_Moss Park_Apts_50062317_Piceme\DWG-Land\Innovation Way_Moss Park_UTILITY Easmt_Sketch-Desc.dwg 10' Easmt-Desc. & Sketch 2A & 2B Feb 09, 2015 11:28am by: kscarmans



SHEET 2 OF 2

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
- OF -
10' UTILITY EASEMENT

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST
ORANGE COUNTY FLORIDA



520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
PICERNE DEVELOPMENT CORPORATION OF FLORIDA

DATE: 01/29/15
REV DATE:
SCALE 1" = 50'

PROJ: 50062317
DRAWN BY: KMS
CHECKED BY: WDD

EXHIBIT A

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND LYING WITHIN LOT 1 OF OASIS AT MOSS PARK, AS RECORDED IN PLAT BOOK 83, PAGE 123, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID PARCEL LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 89°49'02" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF MOSS PARK ROAD (130 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 1332, PAGE 792, OF SAID PUBLIC RECORDS), A DISTANCE OF 106.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°09'05" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°49'02" EAST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°09'05" EAST, A DISTANCE OF 40.00 FEET TO SAID NORTH RIGHT OF WAY LINE OF MOSS PARK ROAD; THENCE RUN NORTH 89°49'02" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 800 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 1 PER PLAT OF OASIS AT MOSS PARK, PLAT BOOK 83, PAGES 123-124, AS BEING S89°49'02"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
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 LICENSE NUMBER LS 5381
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02/09/15
 DATE

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
 20'x40' UTILITY EASEMENT

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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 ORLANDO, FLORIDA 32801
 PHONE: 321.354.9826 FAX: 407.648.9104
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PREPARED FOR:

PICERNE DEVELOPMENT
 CORPORATION OF FLORIDA

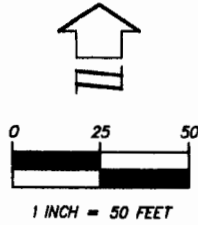
DATE: 02/06/15
 REV DATE:
 SCALE 1" = N/A

PROJ: 50062317
 DRAWN BY: KMS
 CHECKED BY: WDD

Drawing name: S:\Innovation_May_50060735_Moss Park Apts_50062317_Picorne\DWG-Land\Innovation_May_Moss Park-Utility Easmt_Sketch-Desc.dwg 20'x40' Easmt-Desc. & Sketch 1 Feb 09, 2015 1:14pm by: keemans

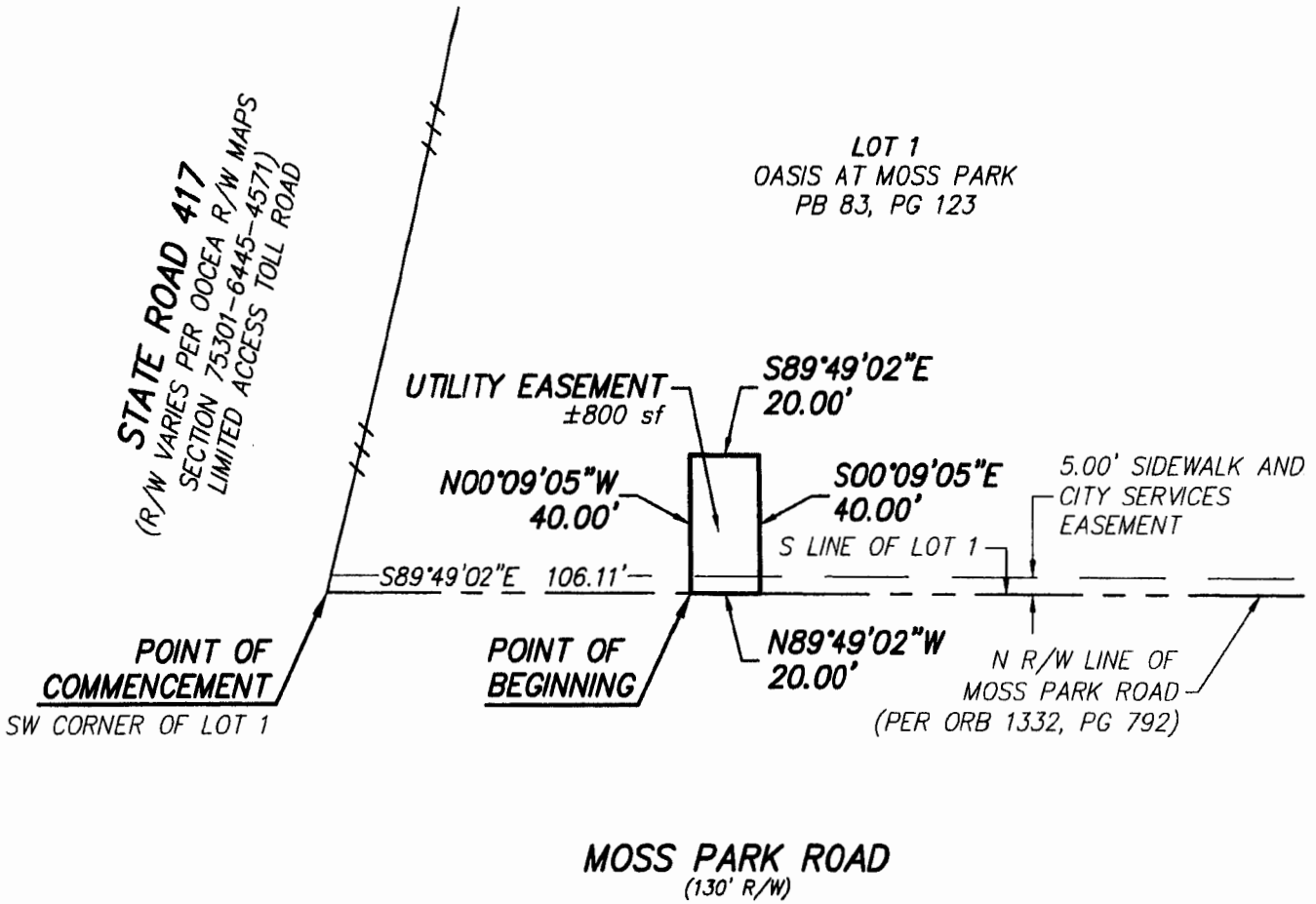
LEGEND:

- |—|—|—| LINE BREAK
- POC POINT ON A CURVE
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- PB PLAT BOOK
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- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- sf SQUARE FEET



STATE ROAD 417
 (R/W VARIES PER OOCEA R/W MAPS
 SECTION 75301-6445-4571)
 LIMITED ACCESS TOLL ROAD

LOT 1
 OASIS AT MOSS PARK
 PB 83, PG 123



SHEET 2 OF 2

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

20'x40' UTILITY EASEMENT

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

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PREPARED FOR:

PICERNE DEVELOPMENT CORPORATION OF FLORIDA

DATE: 02/06/15
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Drawing name: S:\Innovation Way_50062317_Moss Park Aprls_50062317_Piceme\DWG-Land\Innovation Way_Moss Park-Utility Eas_L_Sketch-Desc.dwg 20'x40' Easmt-Desc. & Sketch 1 Feb 09, 2015 11:26am b.y. kasamans

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 16 2015 NP/ES

Project: Oasis at Moss Park OCU Permit #: 14-E-059

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility easement, in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to Mortgage and Security Agreement; Assignment of Leases and Rents; and UCC Financing Statement held by the undersigned; and,

WHEREAS, On behalf of ORANGE COUNTY, a request has been made for the undersigned to subordinate said encumbrances to the property rights of ORANGE COUNTY in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as they have been or as may be modified and amended from time to time to the property rights of ORANGE COUNTY to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Encumbrances:

Manufacturers and Traders Trust Company, a New York banking corporation
FROM: THE OASIS AT MOSS PARK, LLC
Mortgage and Security Agreement filed October 7, 2014
Recorded in Official Records Book 10816, Page 1827
Assignment of Leases and Rents filed October 7, 2014
Recorded in Official Records Book 10816, Page 1849
UCC Financing Statement filed October 7, 2014
Recorded in the Official Records Book 10816, Page 1859
All in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of ORANGE

Project: Oasis at Moss Park OCU Permit #: 14-E-059

COUNTY, in its use of the land specifically above described for utility purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by ORANGE COUNTY and cease to be used for utility purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 1 day of May, A.D. 2015.

Signed, sealed, and delivered in the presence of:

[Signature]
Witness

JULIE F. BARRON
Printed Name

[Signature]
Witness

Mica Dembro
Printed Name

Manufacturers and Traders Trust Company, a New York banking corporation

BY: [Signature]

John Everyly
Printed Name

Vice President
Title

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me this 1st day of MAY, 2015, by JOHN EVERYLY, the VICE PRESIDENT of Manufacturers and Traders Trust Company, a New York banking corporation, on behalf of said banking corporation. He/she [] is personally known to me, or [] has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature

MARK ANDERSEN
Printed Notary Name

Notary Public in and for the County and State aforesaid

My Commission Expires:

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



EXHIBIT A

LEGAL DESCRIPTION: UTILITY EASEMENT 2A

THAT CERTAIN PARCEL OF LAND LYING WITHIN LOT 1 OF OASIS AT MOSS PARK, AS RECORDED IN PLAT BOOK 83, PAGE 123, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID PARCEL LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 1,049 SQUARE FEET, MORE OR LESS.

UTILITY EASEMENT 2B

THAT CERTAIN PARCEL OF LAND LYING WITHIN LOT 1 OF OASIS AT MOSS PARK, AS RECORDED IN PLAT BOOK 83, PAGE 123, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID PARCEL LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 7,126 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

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4. THIS IS NOT A BOUNDARY SURVEY.

William D. Donley
 WILLIAM D. DONLEY
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 LICENSE NUMBER LS 5381
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
 FLORIDA LICENSED SURVEYOR AND MAPPER

02/08/15
 DATE

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

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-OF-

10' UTILITY EASEMENT

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA

Dewberry

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 ORLANDO, FLORIDA 32801
 PHONE: 321.354.9826 FAX: 407.848.9104
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 CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

PICERNE DEVELOPMENT
 CORPORATION OF FLORIDA

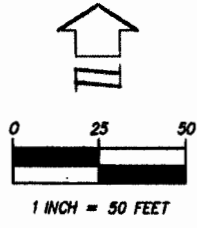
DATE: 01/29/15
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 SCALE 1" = N/A

PROJ: 50062317
 DRAWN BY: KMS
 CHECKED BY: WDD

Drawing name: S:\Innovation Hwy_50062317_Picerna\DWG-Land\DWG\Innovation Hwy_Moss Park-Utility Easmt Sketch-Des.dwg 10' Easmt-Des. & Sketch 2A & 2B Feb 08, 2015 1:44pm By: hessmann

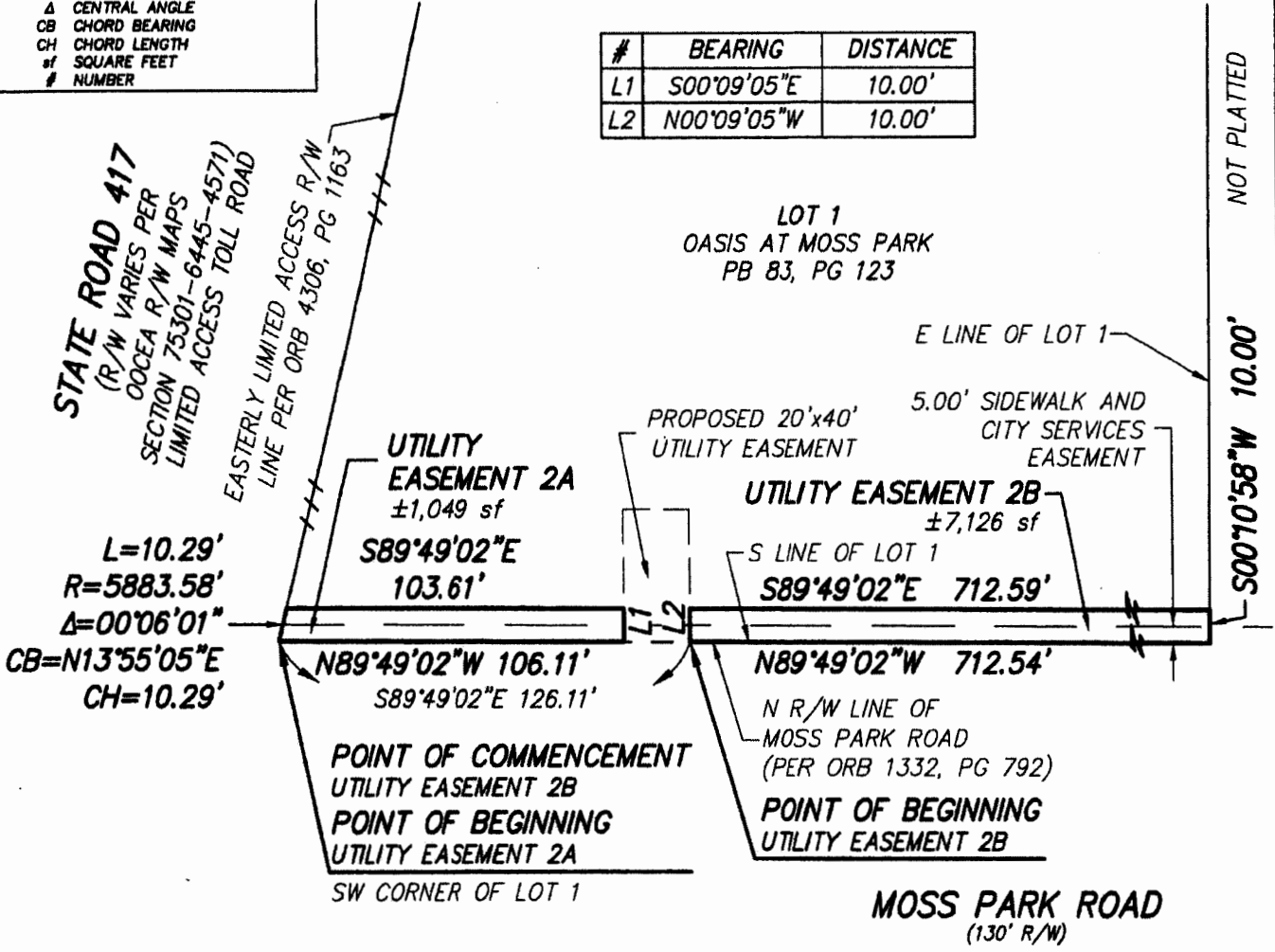
LEGEND:

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- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- sf SQUARE FEET
- # NUMBER



#	BEARING	DISTANCE
L1	S00°09'05"E	10.00'
L2	N00°09'05"W	10.00'

Drawing name: S:\Innovation\My_Moss Park\115151\EmrL_Sketch-Desc.dwg 10' Emr-Desc & Sketch 2A & 2B Feb 08, 2015 11:28am by: baseman




SHEET 2 OF 2

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 —OF—
10' UTILITY EASEMENT
 SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA


Dewberry

520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 PHONE: 321.354.9828 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
PICERNE DEVELOPMENT CORPORATION OF FLORIDA

DATE: 01/29/15
 REV DATE:
 SCALE 1" = 50'

PROJ: 50062317
 DRAWN BY: KMS
 CHECKED BY: WDD

EXHIBIT A

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND LYING WITHIN LOT 1 OF OASIS AT MOSS PARK, AS RECORDED IN PLAT BOOK 83, PAGE 123, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID PARCEL LYING IN SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 89°49'02" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF MOSS PARK ROAD (130 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 1332, PAGE 792, OF SAID PUBLIC RECORDS), A DISTANCE OF 106.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°09'05" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°49'02" EAST, A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°09'05" EAST, A DISTANCE OF 40.00 FEET TO SAID NORTH RIGHT OF WAY LINE OF MOSS PARK ROAD; THENCE RUN NORTH 89°49'02" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 800 SQUARE FEET, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 1 PER PLAT OF OASIS AT MOSS PARK, PLAT BOOK 83, PAGES 123-124, AS BEING S89°49'02"E.
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.

William D. Donley
 WILLIAM D. DONLEY
 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 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
20'x40' UTILITY EASEMENT

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 PHONE: 321.354.9826 FAX: 407.648.9104
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PREPARED FOR:

**PICERNE DEVELOPMENT
 CORPORATION OF FLORIDA**

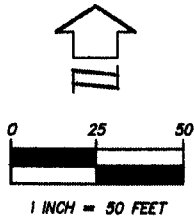
DATE: 02/06/15
 REV DATE:
 SCALE 1" = N/A

PROJ: 50062317
 DRAWN BY: KMS
 CHECKED BY: WDD

Drawing name: S:\Information\My_50062317_Picerna\DWG-Land\Utility\Exam\Sketch-Deed.dwg
 20'x40' Exam-Deed & Sketch 1 Feb 06, 2015 1:49pm By: kasmans

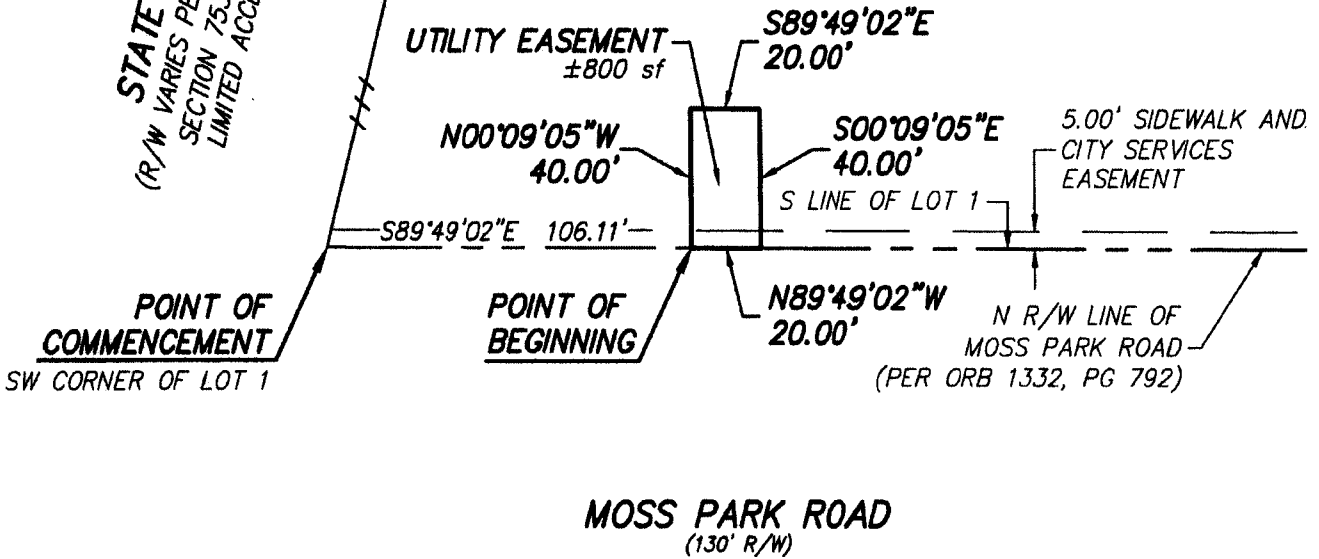
LEGEND:

- LINE BREAK
- POC POINT ON A CURVE
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD LENGTH
- sf SQUARE FEET



STATE ROAD 417
 (R/W VARIES PER OOCEA R/W MAPS
 SECTION 75301-6445-4571)
 LIMITED ACCESS TOLL ROAD

LOT 1
 OASIS AT MOSS PARK
 PB 83, PG 123



SHEET 2 OF 2

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
20'x40' UTILITY EASEMENT

SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA



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PREPARED FOR:

**PICERNE DEVELOPMENT
 CORPORATION OF FLORIDA**

DATE: 02/06/15
 REV DATE:
 SCALE 1" = 50'

PROJ: 50082317
 DRAWN BY: KMS
 CHECKED BY: HDD

Drawing name: S:\Innovation\My_50082317_Moss Park\Aplis_50082317_Picerne\DWG-Land\Innovation_My_Moss Park-Utility_Easement_Sketch-Desc.dwg 20'x40' Easmt-Desc & Sketch 1 Feb 09, 2015 11:26am by: hmcormers