



Interoffice Memorandum

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 22 2015 CAS/LC

REAL ESTATE MANAGEMENT ITEM 3

**DATE:** September 1, 2015

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

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

**FROM:** Theresa A. Avery, Title Examiner *TA*  
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Manager

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

**ACTION REQUESTED:** APPROVAL OF WARRANTY DEED AND UTILITY EASEMENT  
BETWEEN GREENEWAY PARK DRI, LLC AND ORANGE COUNTY  
AND AUTHORIZATION TO RECORD INSTRUMENTS

**PROJECT:** Greenway Park Orange County Lift Station F3037  
OCU Permit: 14-E-115 OCU File #: 79526  
  
District 4

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

**ITEMS:** Warranty Deed  
Cost: Donation  
Size: 1,992 square feet  
  
Utility Easement  
Cost: Donation  
Size: 1,855 square feet

**APPROVALS:** Real Estate Management Division  
Utilities Department  
Risk Management Division

**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

SEP 22 2015 CAS/UC

THIS IS A DONATION

Project: Greeneway Park Orange County Lift Station F3037  
OCU Permit: 14-E-115 OCU File #: 79526

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 18<sup>th</sup> day of August, A.D. 2015, by GREENEWAY PARK DRI, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 9801 Lake Nona Rd, Orlando, FL 32827, 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, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

**SEE ATTACHED EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**28-24-30-4128-00-002**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

Project: Greenway Park Orange County Lift Station F3037  
OCU Permit: 14-E-115 OCU File #: 79526

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

Signed, sealed, and delivered  
in the presence of:

GREENEWAY PARK DRI, LLC,  
a Florida limited liability company

[Signature]  
Witness

BY: [Signature] MR

Kathy Kittell  
Printed Name

President  
Title

[Signature]  
Witness

James L. Zboril  
Printed Name

LARRY KAUFMAN  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 2015, by James L. Zboril, as President of GREENEWAY PARK DRI, LLC, a Florida limited liability company, on behalf of said company. He/~~she~~  is personally known to me, or  has produced \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
Notary Signature

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

Kathy Kittell  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My Commission Expires: 12/2/2015

EXHIBIT "A"

### SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES  
SEE SHEET 2 FOR CONTINUED NOTES  
SEE SHEET 3 FOR SKETCH AND LEGEND

DESCRIPTION:

That part of Lot 2, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, being a portion of Section 28, Township 24 South, Range 30 East, described as follows:

Commence at the Northeast corner of Tract PD-2, J LAWSON BOULEVARD, according to the plat thereof, as recorded in Plat Book 58, Pages 64 through 68, of the Public Records of Orange County, Florida; said Northeast corner being on the Southerly right-of-way line of J Lawson Boulevard of said plat of J LAWSON BOULEVARD and a point on a curve concave Northwesterly having a radius of 766.00 feet and a chord bearing of N39°23'35"E; thence Northeasterly along the arc of said curve through a central angle of 00°58'21" for a distance of 13.00 feet to the POINT OF BEGINNING and a non-tangent line; thence departing said Southerly right-of-way line run S51°05'36"E, 10.11 feet; thence S39°52'45"W, 13.17 feet to the Northeasterly line of the aforesaid Tract PD-2; thence S50°07'15"E along said Northeasterly line, 46.83 feet; thence departing said Northeasterly line run N39°52'45"E, 33.77 feet to the West line of a Drainage Easement, described in Official Records Book 7576, Page 749, of the Public Records of Orange County, Florida; thence N05°18'47"W along said West line, 5.77 feet; thence departing said West line run N50°07'15"W, 42.74 feet; thence S39°52'45"W, 2.54 feet; thence N52°35'24"W, 10.80 feet to the aforesaid Southerly right-of-way line of J Lawson Boulevard and a point on a non-tangent curve concave Northwesterly having a radius of 766.00 feet and a chord bearing of S38°05'23"W; thence Southwesterly along the arc of said curve and said Southerly right-of-way line through a central angle of 01°38'01" for a distance of 21.84 feet to the POINT OF BEGINNING.

Containing 0.046 acres (1,992 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES:

1. This is not a survey.
2. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Bearings based on the Northeasterly line of Tract PD-2, (Plat Book 58, Pages 64-68) as being S50°07'15"E relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment, as established from National Geodetic Survey Opus Solutions using base stations DG9757 (DLND Deland CORS ARP), D13564 (CCV6 Cape Canaveral 6 CORS ARP) and DF7990 (ZEFR Zephyrhills CORS ARP). GPS field date June 24, 2013.

NOTES CONTINUED ON SHEET 2

PREPARED FOR: GREENEWAY PARK DRI  
GREENEWAY PARK ORANGE COUNTY LIFT STATION F3037  
OCU PERMIT NUMBER 14-E-115  
LIFT STATION PARCEL  
(PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)

DATE	BY	DESCRIPTION



**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman April 30, 2015  
Florida Registered Surveyor and Mapper  
Certificate No. 5048  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>14135</u>	SCALE <u>N/A</u>	SHEET <u>1</u>
DATE: <u>4/2015</u>	DATE: <u>4/2015</u>			OF <u>3</u>

# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES  
SEE SHEET 2 FOR CONTINUED NOTES  
SEE SHEET 3 FOR SKETCH AND LEGEND

**NOTES CONTINUED FROM SHEET 1**

4. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm. Surveyor has reviewed the following items listed in Schedule B - Section 2, of First American Title Insurance Company Certificate of Title Information, File No. 2037-3337362-A R1, Effective Date April 19, 2015, for easements and rights-of-way as provided to Donald W. McIntosh Associates, Inc. and finds the following:

Item No.	Description	Comment
8.	Public Education Agreement by and between The School Board of Orange County, Florida, and Ginn-LA Airport, LLLP, a Georgia limited liability limited partnership, recorded March 28, 2002 in Book 6488, Page 7313.	No plottable easements.
9.	Matters reflected upon the plat of Ginn - Airport recorded October 20, 2003 in Plat Book 55, Pages 44 through 49, inclusive, as affected by Affidavit recorded March 11, 2008 in Book 9624, Page 3964.	Shown.
10.	Utility Easement in favor of Orange County recorded August 17, 2004 in Book 7576, Page 758.	Shown.
11.	Distribution Easement to Florida Power Corporation d/b/a Progress Energy Florida, Inc., recorded December 15, 2004 in Book 7741, Page 1742.	Shown.
12.	Terms and conditions of Use Agreement with Orange County recorded January 27, 2005 in Book 7801, Page 983.	No plottable easements.
13.	First Amended and Restated Development Order/GINN Property Development of Regional Impact recorded August 8, 2005 in Book 8113, Page 1679; First Amendment recorded November 29, 2007 in Book 9518, Page 1332; Assignment of Development Rights in favor of Airport II, LLC recorded June 3, 2009 in Book 9706, Page 17775; Second Amendment recorded May 4, 2009 in Book 9866, Page 9460; and Third Amendment recorded February 3, 2014 in Book 10697, Page 698.	No plottable easements.
14.	Assignment of Permit and Agreements by Ginn-LA Airport Ltd., LLLP in favor of Airport II, LLC recorded June 3, 2008 in Book 9706, Page 17769.	No plottable easements.
15.	Assignment of Entitlements by Ginn-LA Airport Ltd., LLLP in favor of Airport II, LLC recorded June 3, 2008 in Book 9706, Page 17781.	No plottable easements.
16.	Assignment of Environmental Mitigation Credits and Transportation Impact Fee Credits by Ginn-LA Airport Ltd., LLLP in favor of Airport II, LLC recorded June 3, 2008 in Book 9706, Page 17787.	No plottable easements.
17.	Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Greenway Park Development of Regional Impact recorded December 31, 2009 in Book 9981, Page 8847; Supplement recorded June 6, 2014 in Book 10755, Page 4498; and Supplement recorded February 19, 2015 in Book 10877, Page 7434.	No plottable easements.
18.	South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded May 7, 2010 in Book 10041, Page 2673.	No plottable easements.
19.	South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded August 9, 2013 in Book 10616, Page 7946.	No plottable easements.
20.	Master Declaration of Covenants, Conditions, Restrictions and Easements for Greenway Park Commercial Property Owners Association, Inc. recorded December 30, 2014 in Book 10854, Page 5406.	No plottable specific easements.
21.	Declaration of Restrictive Covenant (Greenway Park DRI, LLC) recorded December 30, 2014 in Book 10854, Page 5566.	No plottable easements.

5. The property may also be subject to other matters set forth in said Certificate of Title Information.

PREPARED FOR: GREENWAY PARK DRI  
GREENWAY PARK ORANGE COUNTY LIFT STATION F3037  
OCU PERMIT NUMBER 14-E-115  
LIFT STATION PARCEL  
(PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)

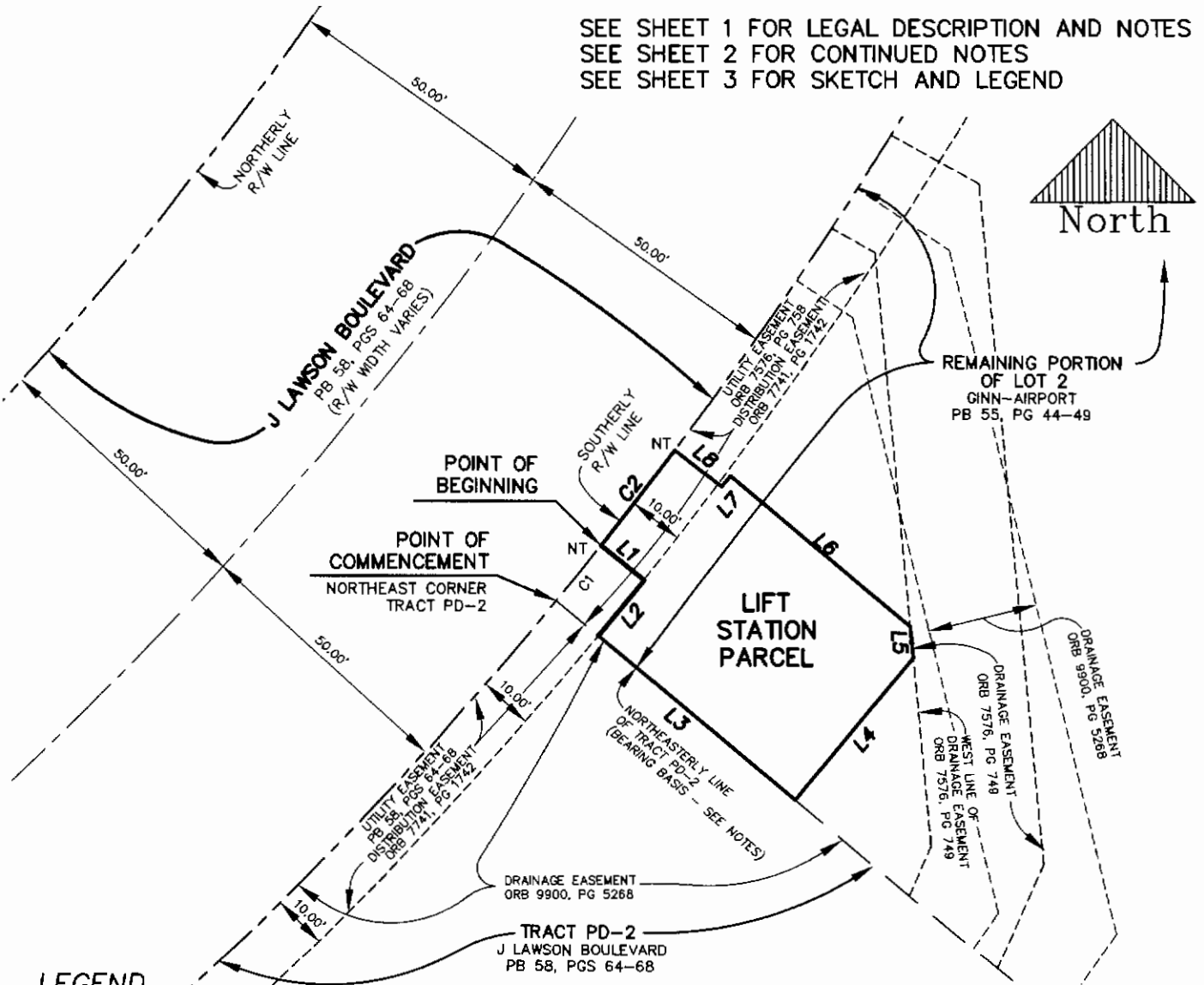


**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS                      PLANNERS                      SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>14135</u>	SCALE <u>N/A</u>	SHEET <u>2</u>
DATE: <u>4/2015</u>	DATE: <u>4/2015</u>			OF <u>3</u>

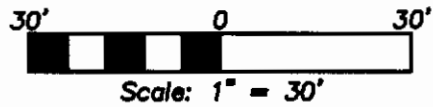
# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES  
 SEE SHEET 2 FOR CONTINUED NOTES  
 SEE SHEET 3 FOR SKETCH AND LEGEND



## LEGEND

- L1 LINE NUMBER (SEE TABLE)
- C1 CURVE NUMBER (SEE TABLE)
- NT NON-TANGENT
- R/W RIGHT-OF-WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- OCU ORANGE COUNTY UTILITIES



CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	766.00'	0°58'21"	13.00'	13.00'	N39°23'35"E
C2	766.00'	1°38'01"	21.84'	21.84'	S38°05'23"W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S51°05'36"E	10.11'
L2	S39°52'45"W	13.17'
L3	S50°07'15"E	46.83'
L4	N39°52'45"E	33.77'
L5	N05°18'47"W	5.77'
L6	N50°07'15"W	42.74'
L7	S39°52'45"W	2.54'
L8	N52°35'24"W	10.80'

PREPARED FOR: GREENWAY PARK DRI  
 GREENWAY PARK ORANGE COUNTY LIFT STATION F3037  
 OCU PERMIT NUMBER 14-E-115  
 LIFT STATION PARCEL  
 (PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)

**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO.	SCALE	SHEET
DATE: 4/2015	DATE: 4/2015	14135	1"=30'	3
				OF 3

SEP 22 2015 CAS/LC

THIS IS A DONATION

Project: Greenway Park Orange County Lift Station F3037  
OCU Permit: 14-E-115 OCU File #: 79526

UTILITY EASEMENT

THIS INDENTURE, Made this 18<sup>th</sup> day of August, A.D. 2015, between GREENEWAY PARK DRI, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 9801 Lake Nona Rd, Orlando FL 32827, 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 Numbers:**

a portion of

**28-24-30-4128-00-002**

and

**21-24-30-3127-00-026**

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.



Project: Greenway Park Orange County Lift Station F3037  
OCU Permit: 14-E-115 OCU File #: 79526

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.

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

Signed, sealed, and delivered  
in the presence of:

GREENEWAY PARK DRI, LLC,  
a Florida limited liability company

[Signature]  
Witness

BY: [Signature]

Kathy Kittell  
Printed Name

President  
Title

[Signature]  
Witness

James L. Zboril  
Printed Name

LARRY KAUFMAN  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of August, 2015, by James L. Zboril, as President of GREENEWAY PARK DRI, LLC, a Florida limited liability company, on behalf of said company. He ~~is~~  is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
Notary Signature

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

Kathy Kittell  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My Commission Expires: 12/2/2015

# EXHIBIT "A"

## SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES  
SEE SHEET 2 FOR CONTINUED NOTES  
SEE SHEET 3 FOR SKETCH AND LEGEND

**DESCRIPTION:**

That part of Lot 2, GINN-AIRPORT, according to the plat thereof, as recorded in Plat Book 55, Pages 44 through 49, of the Public Records of Orange County, Florida, and that part of Tract PD-2, J LAWSON BOULEVARD, according to the plat thereof, as recorded in Plat Book 58, Pages 64 through 68, of the Public Records of Orange County, Florida, being a portion of Section 28, Township 24 South, Range 30 East, described as follows:

BEGIN at the Northeast corner of said Tract PD-2; said Northeast corner being on the Southerly right-of-way line of J Lawson Boulevard of said plat of J LAWSON BOULEVARD and a point on a curve concave Northwesterly having a radius of 766.00 feet and a chord bearing of N39°23'35"E; thence Northeasterly along the arc of said curve through a central angle of 00°58'21" for a distance of 13.00 feet to a non-tangent line; thence departing said Southerly right-of-way line run S51°05'36"E, 10.11 feet; thence S39°52'45"W, 13.17 feet to the Northeasterly line of the aforesaid Tract PD-2; thence S50°07'15"E along said Northeasterly line, 46.83 feet; thence departing said Northeasterly line run N39°52'45"E, 33.77 feet to Reference Point "A" and the West line of a Drainage Easement, described in Official Records Book 7576, Page 749, of the Public Records of Orange County, Florida; thence S05°18'47"E along said West line, 11.29 feet; thence departing said West line run S39°52'45"W, 45.81 feet; thence N50°07'15"W, 65.10 feet to the aforesaid Southerly right-of-way line of J Lawson Boulevard and a point on a non-tangent curve concave Northwesterly having a radius of 766.00 feet and a chord bearing of N40°37'38"E; thence Northeasterly along said Southerly right-of-way line and the arc of said curve through a central angle of 01°29'46" for a distance of 20.00 feet to the POINT OF BEGINNING.

**AND:**

Commence at the aforesaid Reference Point "A", said point being on the aforesaid West line of a Drainage Easement, described in Official Records Book 7576, Page 749; thence N05°18'47"W along said West line, 5.77 feet to the POINT OF BEGINNING; thence departing said West line run N50°07'15"W, 42.74 feet; thence S39°52'45"W, 2.54 feet; thence N52°35'24"W, 10.80 feet to the aforesaid Southerly right-of-way line of J Lawson Boulevard and a point on a non-tangent curve concave Northwesterly having a radius of 766.00 feet and a chord bearing of N37°02'53"E; thence Northeasterly along said Southerly right-of-way line and the arc of said curve through a central angle of 00°26'59" for a distance of 6.01 feet to a non-tangent line; thence S50°07'15"E, 50.81 feet to the aforesaid West line of a Drainage Easement, described in Official Records Book 7576, Page 749; thence S05°18'47"E along said West line, 4.26 feet to the POINT OF BEGINNING.

All together containing 0.042 acres (1,855 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES:**

1. This is not a survey.
2. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. Bearings based on the Northeasterly line of Tract PD-2, (Plat Book 58, Pages 64-68) as being S50°07'15"E relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American Datum, 2011 adjustment, as established from National Geodetic Survey Opus Solutions using base stations DG9757 (DLND Deland CORS ARP), DI3564 (CCV6 Cape Canaveral 6 CORS ARP) and DF7990 (ZEFR Zephyrhills CORS ARP). GPS field date June 24, 2013.

NOTES CONTINUED ON SHEET 2

**PREPARED FOR:** GREENEWAY PARK DRI  
GREENEWAY PARK ORANGE COUNTY LIFT STATION F3037  
OCU PERMIT NUMBER 14-E-115  
UTILITY EASEMENT  
(PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)

5/19/15	PH				REVISED LEGAL DESCRIPTION
DATE	BY				DESCRIPTION
					REVISIONS

**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS                      PLANNERS                      SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

Scott Grossman                      May 19, 2015  
Florida Registered Surveyor and Mapper  
Certificate No. 5048  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: PH	CHECKED BY: SG	JOB NO. 14135	SCALE N/A	SHEET 1 OF 3
DATE: 4/2015	DATE: 4/2015			

# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES  
SEE SHEET 2 FOR CONTINUED NOTES  
SEE SHEET 3 FOR SKETCH AND LEGEND

**NOTES CONTINUED FROM SHEET 1**

4. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm. Surveyor has reviewed the following items listed in Schedule B - Section 2, of First American Title Insurance Company Certificate of Title Information, File No. 2037-3337362- B R1, Effective Date April 19, 2015, for easements and rights-of-way as provided to Donald W. McIntosh Associates, Inc. and finds the following:

Item No.	Description	Comment
8.	Public Education Agreement by and between The School Board of Orange County, Florida, and Ginn-LA Airport, LLLP, a Georgia limited liability limited partnership, recorded March 28, 2002 in Book 6488, Page 7313.	No plottable easements.
9.	Matters reflected upon the plat of Ginn - Airport recorded October 20, 2003 in Plat Book 55, Pages 44 through 49, inclusive, as affected by Affidavit recorded March 11, 2008 in Book 9624, Page 3964.	Shown.
10.	Utility Easement in favor of Orange County recorded August 17, 2004 in Book 7576, Page 758.	Shown.
11.	Matters reflected upon the plat of J Lawson Boulevard as recorded September 10, 2004 in Plat Book 58, Pages 64 through 68.	Shown.
12.	Distribution Easement to Florida Power Corporation d/b/a Progress Energy Florida, Inc., recorded December 15, 2004 in Book 7741, Page 1742.	Shown.
13.	Terms and conditions of Use Agreement with Orange County recorded January 27, 2005 in Book 7801, Page 983.	No plottable easements.
14.	First Amended and Restated Development Order/GiNN Property Development of Regional Impact recorded August 8, 2005 in Book 8113, Page 1679; First Amendment recorded November 29, 2007 in Book 9518, Page 1332; Assignment of Development Rights in favor of Airport II, LLC recorded June 3, 2009 in Book 9706, Page 17775; Second Amendment recorded May 4, 2009 in Book 9866, Page 9460; and Third Amendment recorded February 3, 2014 in Book 10697, Page 698.	No plottable easements.
15.	Assignment of Permit and Agreements by Ginn-LA Airport Ltd., LLLP in favor of Airport II, LLC recorded June 3, 2008 in Book 9706, Page 17769.	No plottable easements.
16.	Assignment of Entitlements by Ginn-LA Airport Ltd., LLLP in favor of Airport II, LLC recorded June 3, 2008 in Book 9706, Page 17781.	No plottable easements.
17.	Assignment of Environmental Mitigation Credits and Transportation Impact Fee Credits by Ginn-LA Airport Ltd., LLLP in favor of Airport II, LLC recorded June 3, 2008 in Book 9706, Page 17787.	No plottable easements.
18.	Drainage Easement Agreement (Benefiting the Airport South Planned Development) in favor of Crockett Development Property, LLC recorded July 13, 2009 in Book 9900, Page 5268.	Shown.
19.	Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Greenway Park Development of Regional Impact recorded December 31, 2009 in Book 9983, Page 8847; Supplement recorded June 6, 2014 in Book 10755, Page 4498; and Supplement recorded February 19, 2015 in Book 10877, Page 7434.	No plottable easements.
20.	South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded May 7, 2010 in Book 10041, Page 2673.	No plottable easements.
21.	South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit recorded August 9, 2013 in Book 10616, Page 7946.	No plottable easements.
22.	Master Declaration of Covenants, Conditions, Restrictions and Easements for Greenway Park Commercial Property Owners Association, Inc. recorded December 30, 2014 in Book 10854, Page 5406.	No plottable specific easements.
23.	Declaration of Restrictive Covenant (Greenway Park DRI, LLC) recorded December 30, 2014 in Book 10854, Page 5566.	No plottable easements.

5. The property may also be subject to other matters set forth in said Certificate of Title Information.

**PREPARED FOR: GREENWAY PARK DRI  
GREENWAY PARK ORANGE COUNTY LIFT STATION F3037  
OCU PERMIT NUMBER 14-E-115  
UTILITY EASEMENT  
(PORTION OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA)**

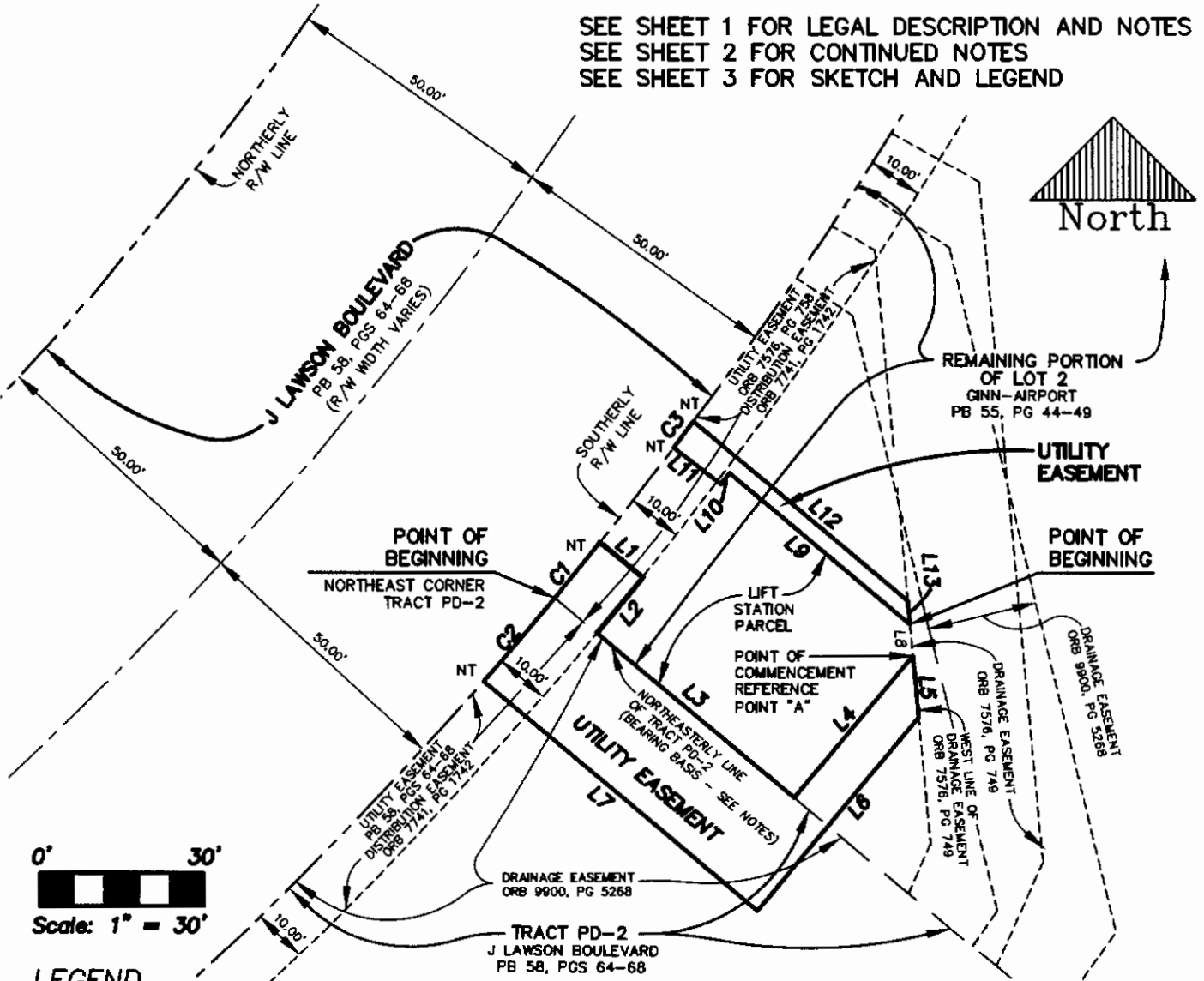


**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS                      PLANNERS                      SURVEYORS**  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PH</u>	CHECKED BY: <u>SG</u>	JOB NO. <u>14135</u>	SCALE <u>N/A</u>	SHEET <u>2</u>
DATE: <u>4/2015</u>	DATE: <u>4/2015</u>			OF <u>3</u>

# SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES  
 SEE SHEET 2 FOR CONTINUED NOTES  
 SEE SHEET 3 FOR SKETCH AND LEGEND



## LEGEND

- L1 LINE NUMBER (SEE TABLE)
- C1 CURVE NUMBER (SEE TABLE)
- NT NON-TANGENT
- R/W RIGHT-OF-WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- OCU ORANGE COUNTY UTILITIES

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	766.00'	0°58'21"	13.00'	13.00'	N39°23'35"E
C2	766.00'	1°29'46"	20.00'	20.00'	N40°37'38"E
C3	766.00'	0°26'59"	6.01'	6.01'	N37°02'53"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S51°05'36"E	10.11'
L2	S39°52'45"W	13.17'
L3	S50°07'15"E	46.83'
L4	N39°52'45"E	33.77'
L5	S05°18'47"E	11.29'
L6	S39°52'45"W	45.81'
L7	N50°07'15"W	65.10'
L8	N05°18'47"W	5.77'
L9	N50°07'15"W	42.74'
L10	S39°52'45"W	2.54'
L11	N52°35'24"W	10.80'
L12	S50°07'15"E	50.81'
L13	S05°18'47"E	4.26'

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 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PH	CHECKED BY: SG	JOB NO. 14135	SCALE 1"=30'	SHEET 3 OF 3
DATE: 4/2015	DATE: 4/2015			