



Interoffice Memorandum


APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS


BCC Mtg. Date: Feb. 9, 2016

REAL ESTATE MANAGEMENT ITEM 2

**DATE:** January 28, 2016

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

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

**FROM:** Elizabeth Price Jackson, Senior Title Examiner   
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Manager

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

**ACTION REQUESTED:** APPROVAL AND EXECUTION OF GRANT OF NON-EXCLUSIVE UTILITY EASEMENT BETWEEN ORANGE COUNTY AND PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Corrections Kitchen, Laundry, and Staff Dining  
  
District 6

**PURPOSE:** To provide for access, construction, operation, and maintenance of gas lines and related facilities by Peoples Gas System, a Division of Tampa Electric Company.

**ITEM:** Grant of Non-Exclusive Utility Easement  
Revenue: None  
Size: 1.03 acres

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Corrections Department  
Capital Projects Division  
Risk Management Division

**REMARKS:**

This Grant of Non-Exclusive Utility Easement (Easement) provides Peoples Gas System, a Division of Tampa Electric Company (Grantee) the right to install and maintain gas lines and related facilities for service to the Orange County Corrections Department site. The Easement provides for new service to accommodate improvements to the Corrections Kitchen, Laundry, and Staff Dining as well as defining existing gas lines within the property and terminates an existing easement that is not needed.

Grantee 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.**

Project: Corrections Kitchen, Laundry, and Staff Dining

**GRANT OF NON-EXCLUSIVE UTILITY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS that **ORANGE COUNTY**, a charter county and political subdivision of the state of Florida, (the "Grantor") whose address is c/o Real Estate Management Department, P. O. Box 1393, Orlando, FL 32802-1393, in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to **PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY**, a Florida corporation (the "Grantee") whose principal address is P. O. Box 2562, Tampa, Florida 33601, and to its successors and assigns, a non-exclusive perpetual utility easement (the "Easement") for the installation, maintenance and repair of natural gas facilities (the "Facilities"), over, under and upon certain real property owned by the Grantor and legally described on Exhibit "A" attached hereto (the "Easement Area").

The width of the Easement Area shall be ten (10) feet encompassing the Facilities as installed. The approximate location of the Easement Area is shown on Page 1 of the sketch of description attached hereto as Exhibit "A".

1. Use: Grantee's use of the Easement Area shall at all times be in compliance with all Federal, State and local laws, regulations, ordinances and statutes.

2. Repair by Grantee: Grantee shall promptly repair any damage to the Easement Area, or any other property not owned by Grantee, caused by Grantee exercising its rights under this agreement including without limitation, landscaping, ground cover, planting, roadways, driveways, sidewalks, parking areas and structures. In the event that Grantee, its employees, agents or contractors cause damage to the Easement Area in the exercise of the privilege granted herein, Grantee agrees to restore the Easement Area or any other property not owned by Grantee so damaged to its original condition and grade. Notwithstanding the foregoing, Grantor reserves the right to install minor landscaping, irrigation and/or fencing within the Easement Area provided that it does or will not directly interfere with the Grantee's Facilities; Grantor further acknowledges that under the "Underground Facility Damage Prevention and Safety Act" (F.S. Ch. 556), that Grantor is obligated to notify "Sunshine State One-Call of Florida, Inc." of its intent to engage in excavation or demolition prior to commencing any work and that this notification system shall provide member operations an opportunity to identify and locate if applicable, their underground Facilities prior to said excavation or demolition. In the event Grantor fails to notify as set forth above, Grantor may be held responsible for costs and expenses incurred due to damage of Grantee's Facilities.

3. Relocation: The Grantee agrees, upon the request of Grantor, to relocate its Facilities, over, under and upon Grantor's subject parcel at the expense of Grantor with the vacated portion of the Easement Area being released and conveyed back to Grantor and the site of the relocated Facilities being conveyed and included in this Easement grant as though it had been included ab initio.

4. Indemnification: Grantee hereby agrees that it will indemnify and hold harmless Grantor and/or its officers, shareholders, directors, agents, and employees from any and all suits, actions, judgments, and reasonable attorneys' fees, cost and expenses (at trial and all appellate levels) arising from any suits, actions, or claims of any character, type, or description brought or made for or on account of any injuries or damages received or sustained by any person or persons or property, arising out of, or occasioned by, the negligent acts or omissions of Grantee or its agents, employees, licensees, or invitees in connection with the Easement granted hereunder.

5. Entire Agreement: This Grant of Non-Exclusive Utility Easement (the "Easement Grant") constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof. This Easement may not be changed, altered or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought. This Easement shall be binding upon the parties hereto and their respective successors and assigns.

6. That certain Grant of Non-Exclusive Utility Easement entered into by and between the parties hereto and recorded June 5, 2015 in Official Records Book 10929, Page 3072, of the Public Records of Orange County, Florida is hereby terminated.

IN WITNESS WHEREOF, the respective parties have executed this Easement as of the dates written below.

**GRANTOR:**

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

BY: *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor

DATE: 2.9.16



ATTEST: Martha O. Haynie, County Comptroller  
as Clerk to the Board

BY: *Craig A. Stopyta*  
for Deputy Clerk  
Craig A. Stopyta  
Printed Name

(Signatures continued on next page)

Project: Corrections Kitchen, Laundry, and Staff Dining

**GRANTEE:**

PEOPLES GAS SYSTEM, A DIVISION OF  
TAMPA ELECTRIC COMPANY,  
a Florida corporation

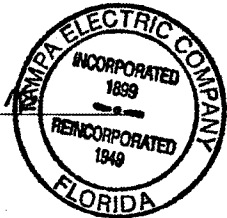
BY: J.A. Kickliter

J.A. Kickliter  
Printed Name

Director, Real Estate  
Title

(Corporate Seal)

DATE: 2/17/2016



Signed, Sealed and Delivered  
in the presence of:

Crystal Corbitt  
Witness

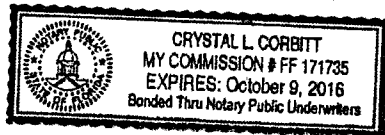
Crystal Corbitt  
Printed Name

Shawna McDonald  
Witness

Shawna McDonald  
Printed Name

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 17th day of February  
2016 by J.A. Kickliter as Director of Peoples Gas System of Peoples Gas System, a Division of  
Tampa Electric Company, a Florida corporation, on behalf of the corporation. He/She  is personally  
known to me, or  has produced \_\_\_\_\_ as identification.



Crystal L. Corbitt  
Print Name: Crystal L. Corbitt  
Notary Public, State of Florida

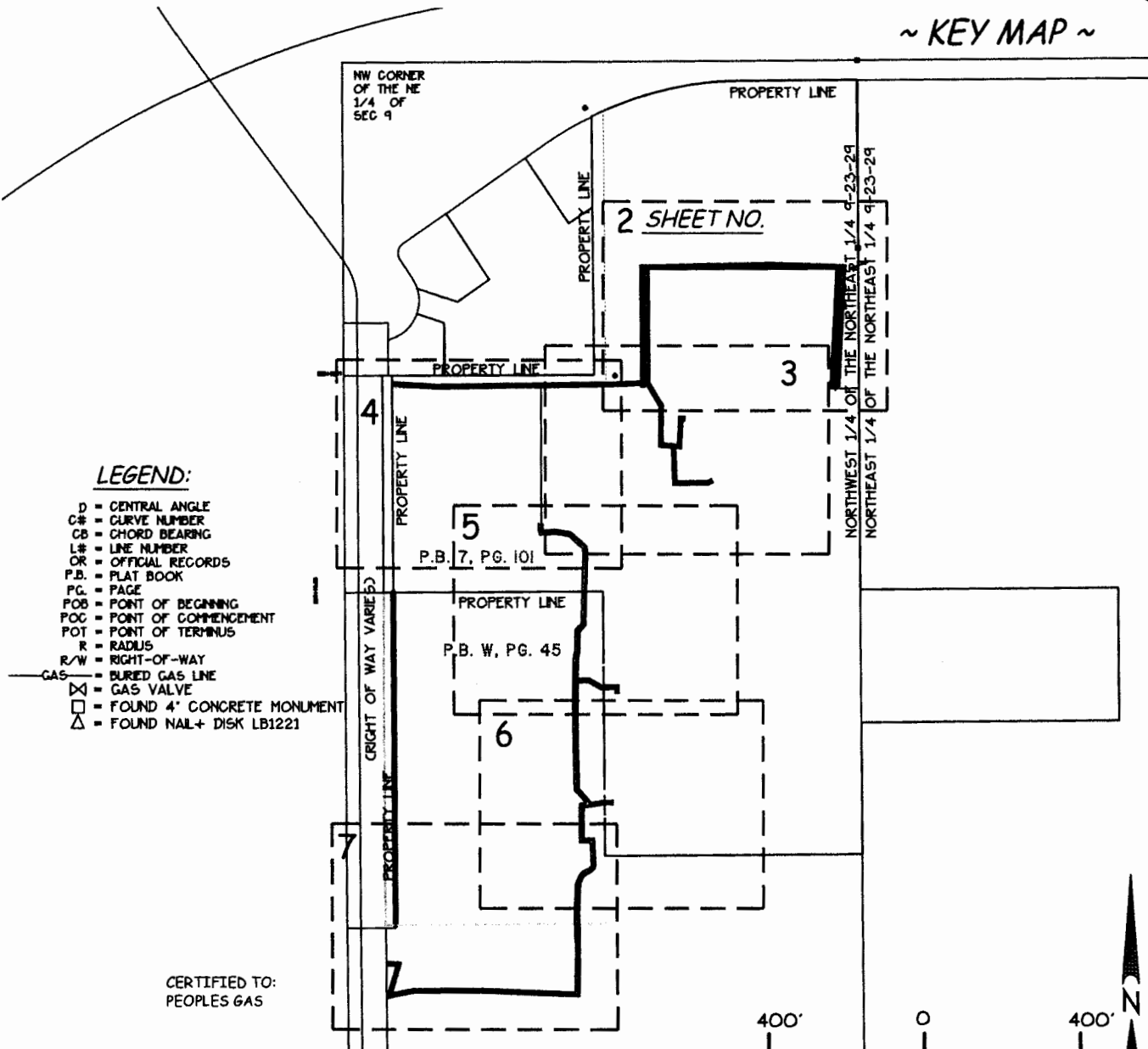
My Commission Expires:

**10' WIDE GAS LINE EASEMENT**

LANDS IN SECTIONS 22 & 27-22S-31E  
 33RD STREET COMPLEX  
 PLAT BOOK 7, PAGES 101  
 ORANGE COUNTY, FL.  
 \*\*\* NOT A BOUNDARY SURVEY \*\*\*

~ EXHIBIT A ~

~ KEY MAP ~



**LEGEND:**

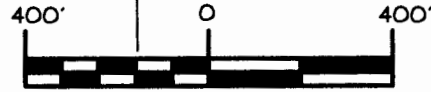
- D = CENTRAL ANGLE
- C# = CURVE NUMBER
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- POT = POINT OF TERMINUS
- R = RADIUS
- R/W = RIGHT-OF-WAY
- GAS — = BURIED GAS LINE
- ⊗ = GAS VALVE
- = FOUND 4' CONCRETE MONUMENT
- △ = FOUND NAIL+ DISK LB1221

CERTIFIED TO:  
PEOPLES GAS

**NOTES:**

1. PREPARED AS A SKETCH OF DESCRIPTION. \*\*\*\*\* THIS IS NOT A BOUNDARY SURVEY \*\*\*\*\*
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, CREGORDED, UNREGORDED, WRITTEN AND UNWRITTEND.
4. ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9 AS BEARING: S00 17'33"E ACCORDING TO PDOT SECTION 75280.

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 33-17.050 THRU 33-17.055, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 478.027, FLORIDA STATUTES, STREET ADDRESS 64500 SUZANNE WAY, LONGWOOD, FL 32770



SCALE: 1" = 400'

SHEET 1 OF 9  
SEE EXHIBIT "A" FOR DESCRIPTION

REVISIONS:

PROJECT NO: 15-241  
 SCALE: 1" = 400'  
 DRAWN BY: RAE  
 CHECKED BY: DB  
 DATE DRAWN: 11/11/15  
 FIELD BOOK/PAGE: FILE



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 www.ellissurveys.com

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND NOTARY.

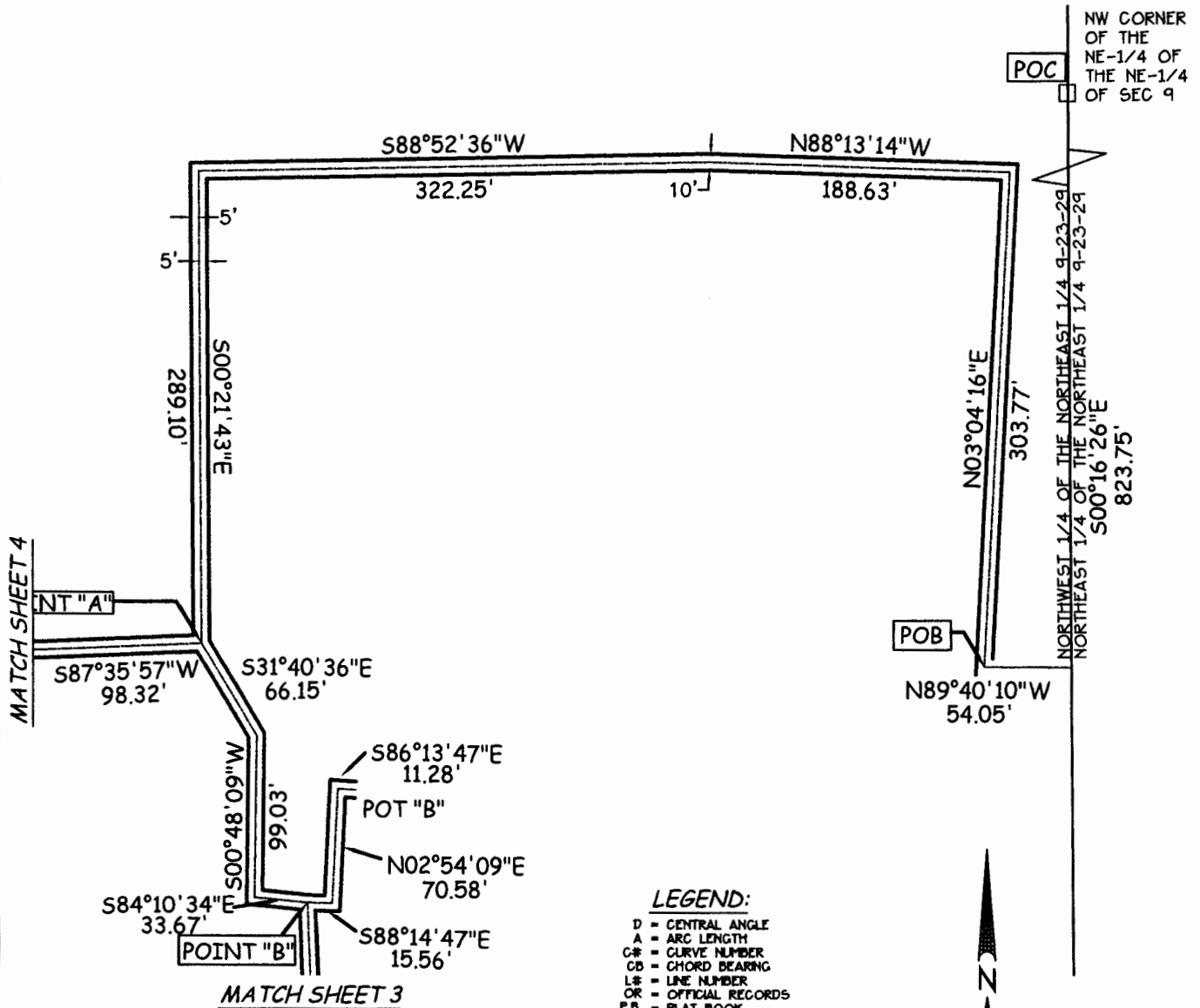
*Robert A. Ellis*  
 ROBERT A. ELLIS, P.L.S.  
 FLORIDA REGISTRATION NO. 3980  
 FOR THE FIRM  
 DATE SIGNED: 12/14/15

**10' WIDE GAS LINE EASEMENT**

33RD STREET COMPLEX  
 PLAT BOOK 7, PAGES 101  
 ORANGE COUNTY, FL.

\*\*\* NOT A BOUNDARY SURVEY \*\*\*

~ EXHIBIT A ~



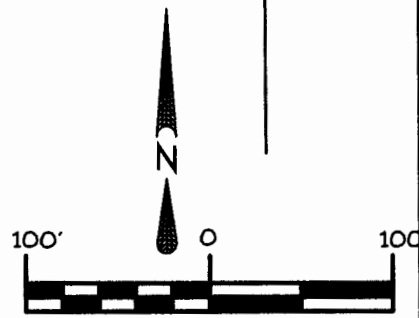
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CERTIFIED TO:  
 PEOPLES GAS

**LEGEND:**

- D = CENTRAL ANGLE
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SCALE: 1" = 100'

SHEET 2 OF 9

SEE SHEETS 8-9 FOR DESCRIPTION

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-27.090 THRU 099, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.007, FLORIDA STATUTES. STREET ADDRESS: 1500 SUZANNE WAY, LONGWOOD, FL 32774

REVISIONS:

PROJECT NO: 15-241  
 SCALE: 1" = 100'  
 DRAWN BY: RAE  
 CHECKED BY: DB  
 DATE DRAWN: 11/11/15  
 FIELD BOOK/PAGE: FILE



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THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

*Robert A. Ellis*  
 ROBERT A. ELLIS, P.L.S.  
 FLORIDA REGISTRATION NO. 3880  
 FOR THE FIRM  
 DATE SIGNED: 12/14/15

**10' WIDE GAS LINE EASEMENT**

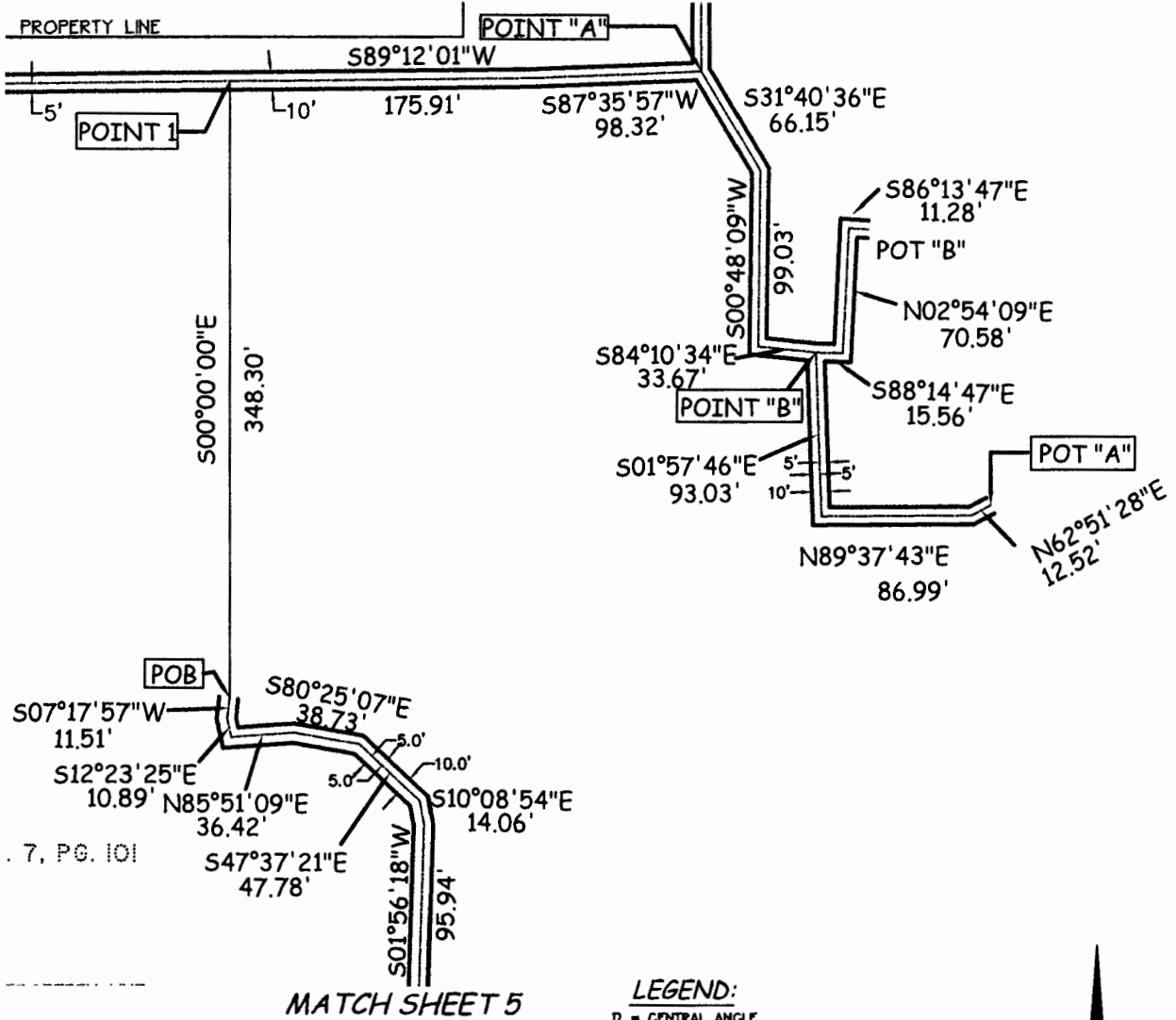
33RD STREET COMPLEX  
PLAT BOOK 7, PAGES 101  
ORANGE COUNTY, FL.

~ EXHIBIT A ~

\*\*\* NOT A BOUNDARY SURVEY \*\*\*

MATCH SHEET 4

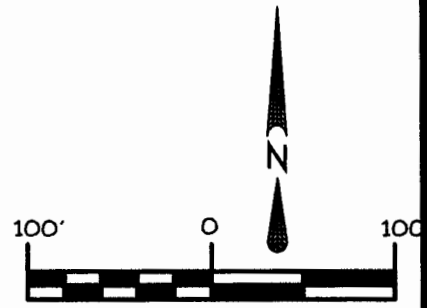
MATCH SHEET 2



MATCH SHEET 5

**LEGEND:**

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SCALE: 1" = 100'

SHEET 3 OF 9

SEE SHEETS 8-9 FOR DESCRIPTION

**NOTES:**

CERTIFIED TO:  
PEOPLES GAS

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I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE HIGHER TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.030 THRU 032, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.007, FLORIDA STATUTES. STREET ADDRESS: 1500 SUZANNE WAY, LONGWOOD, FL 32774

REVISIONS:

PROJECT NO: 15-241  
SCALE: 1" = 100'  
DRAWN BY: RAE  
CHECKED BY: DB  
DATE DRAWN: 11/11/15  
FIELD BOOK/PAGE: FILE



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ROBERT A. ELLIS P.L.S.  
FLORIDA REGISTRATION NO. 880  
FOR THE FIRM  
DATE SIGNED: 12/4/15



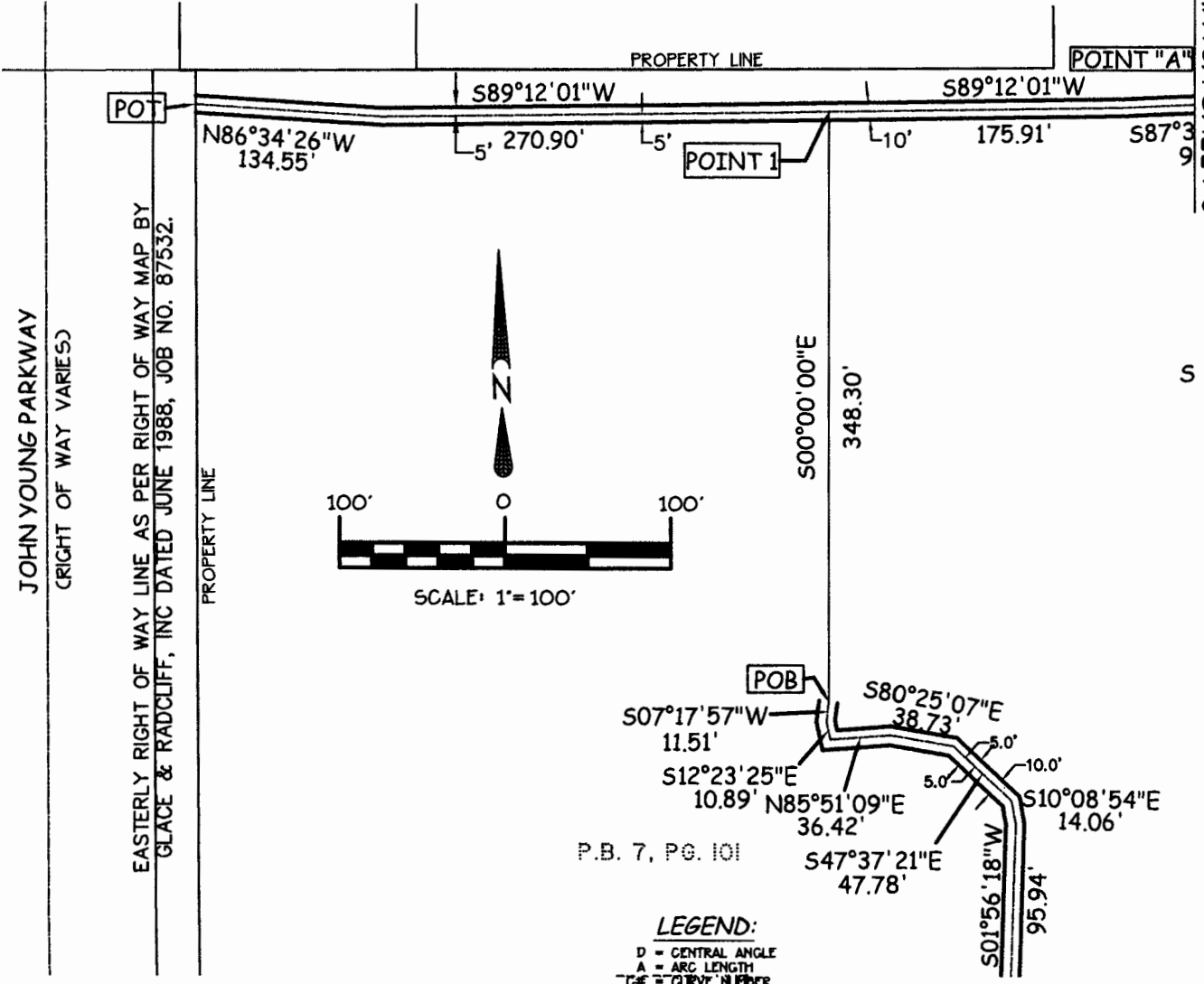
**10' WIDE GAS LINE EASEMENT**

33RD STREET COMPLEX  
 PLAT BOOK 7, PAGES 101  
 ORANGE COUNTY, FL.

\*\*\* NOT A BOUNDARY SURVEY \*\*\*

~ EXHIBIT A ~

MATCH SHEET 3



S

MATCH SHEET 5

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I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 24-77.000 THRU 202, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.02, FLORIDA STATUTES. STREET ADDRESS: 1500 SUZANNE WAY, LONGWOOD, FL 32774

SHEET 4 OF 9  
 SEE SHEETS 8-9 FOR DESCRIPTION

REVISIONS:

PROJECT NO: 15-241  
 SCALE: 1"=100'  
 DRAWN BY: RAE  
 CHECKED BY: DB  
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 FIELD BOOK/PAGE: FILE



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*Robert A. Ellis*

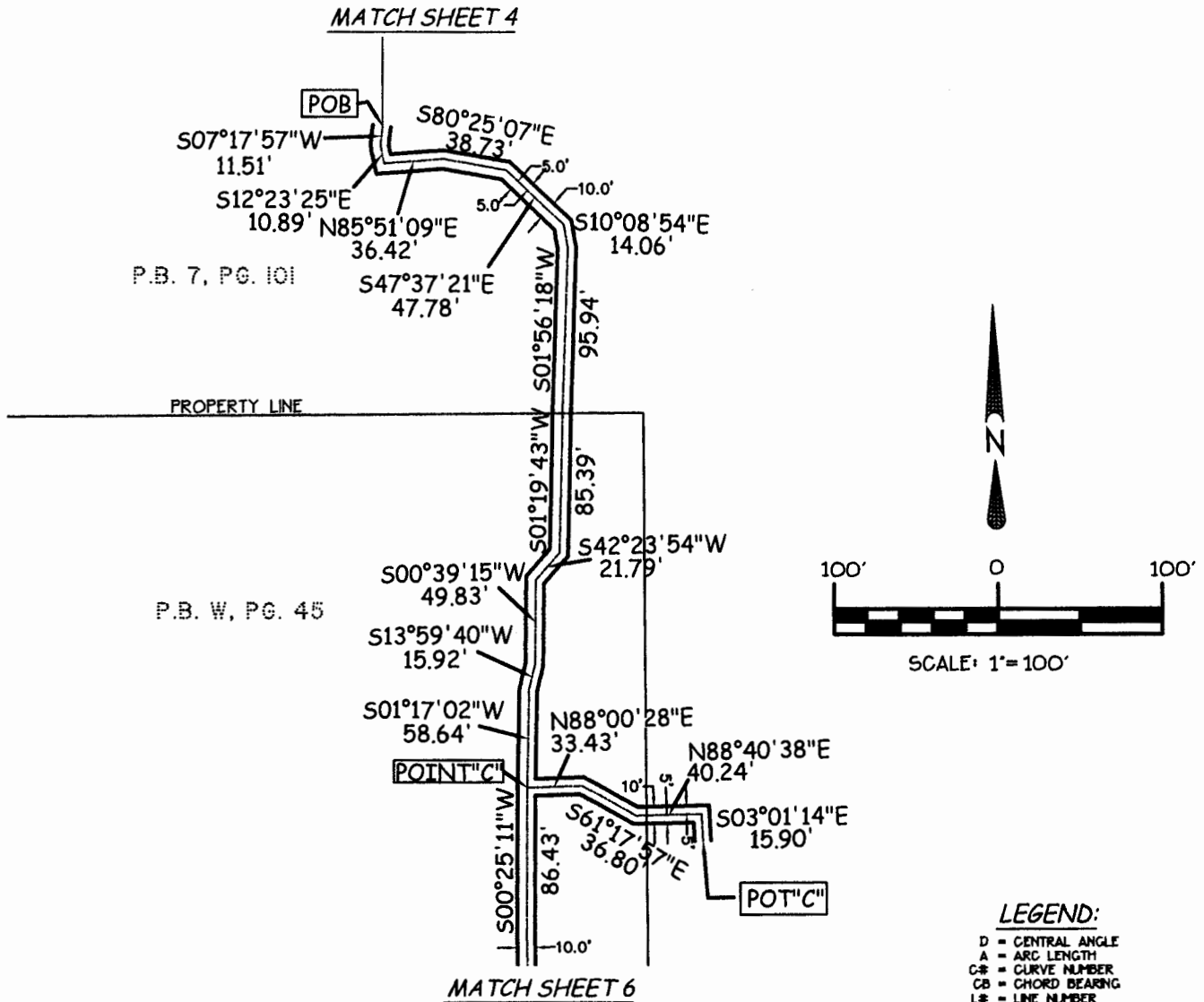
ROBERT A. ELLIS, P.L.S.  
 FLORIDA REGISTRATION NO. 1800  
 FOR THE FIRMA  
 DATE SIGNED: 12/14/15

**10' WIDE GAS LINE EASEMENT**

33RD STREET COMPLEX  
PLAT BOOK 7, PAGES 101  
ORANGE COUNTY, FL.

\*\*\* NOT A BOUNDARY SURVEY \*\*\*

~ EXHIBIT A ~



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4. ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9 A5 BEARING S00 17'33"E ACCORDING TO FDOT SECTION 75280.

CERTIFIED TO:  
PEOPLES GAS

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 9J-17.000 THRU 09E, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 47E.067, FLORIDA STATUTES. STREET ADDRESS: 2500 SUZANNE WAY, LONGWOOD, FL 32774

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SHEET 5 OF 9  
SEE SHEETS 8-9 FOR DESCRIPTION

REVISIONS:

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*Robert A. Ellis*  
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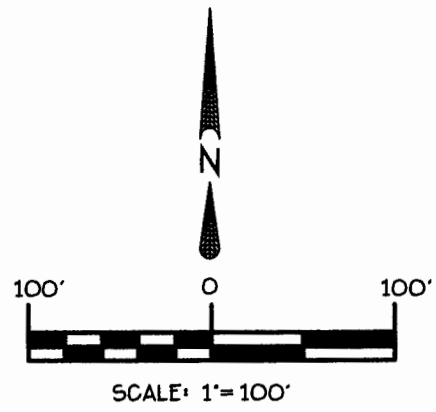
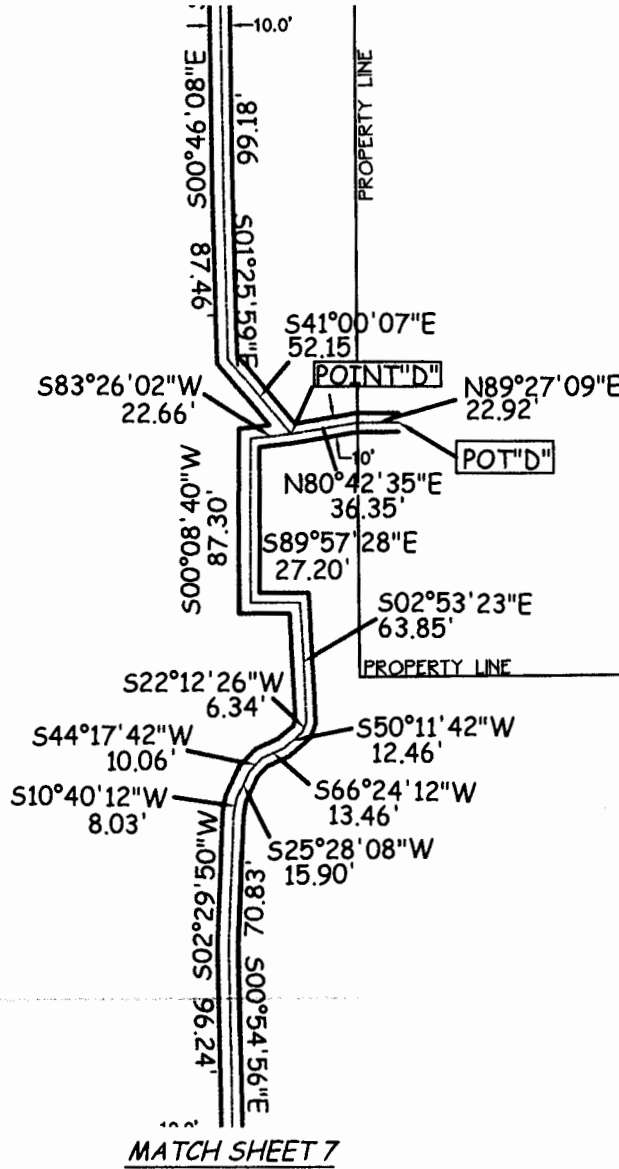
**10' WIDE GAS LINE EASEMENT**

33RD STREET COMPLEX  
PLAT BOOK 7, PAGES 101  
ORANGE COUNTY, FL.

\*\*\* NOT A BOUNDARY SURVEY \*\*\*

~ EXHIBIT A ~

MATCH SHEET 5



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SHEET 6 OF 9  
SEE SHEETS 8-9 FOR DESCRIPTION

REVISIONS:

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THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RUBBED SEAL OF THE FLORIDA LICENSED SURVEYOR. NO. 111115

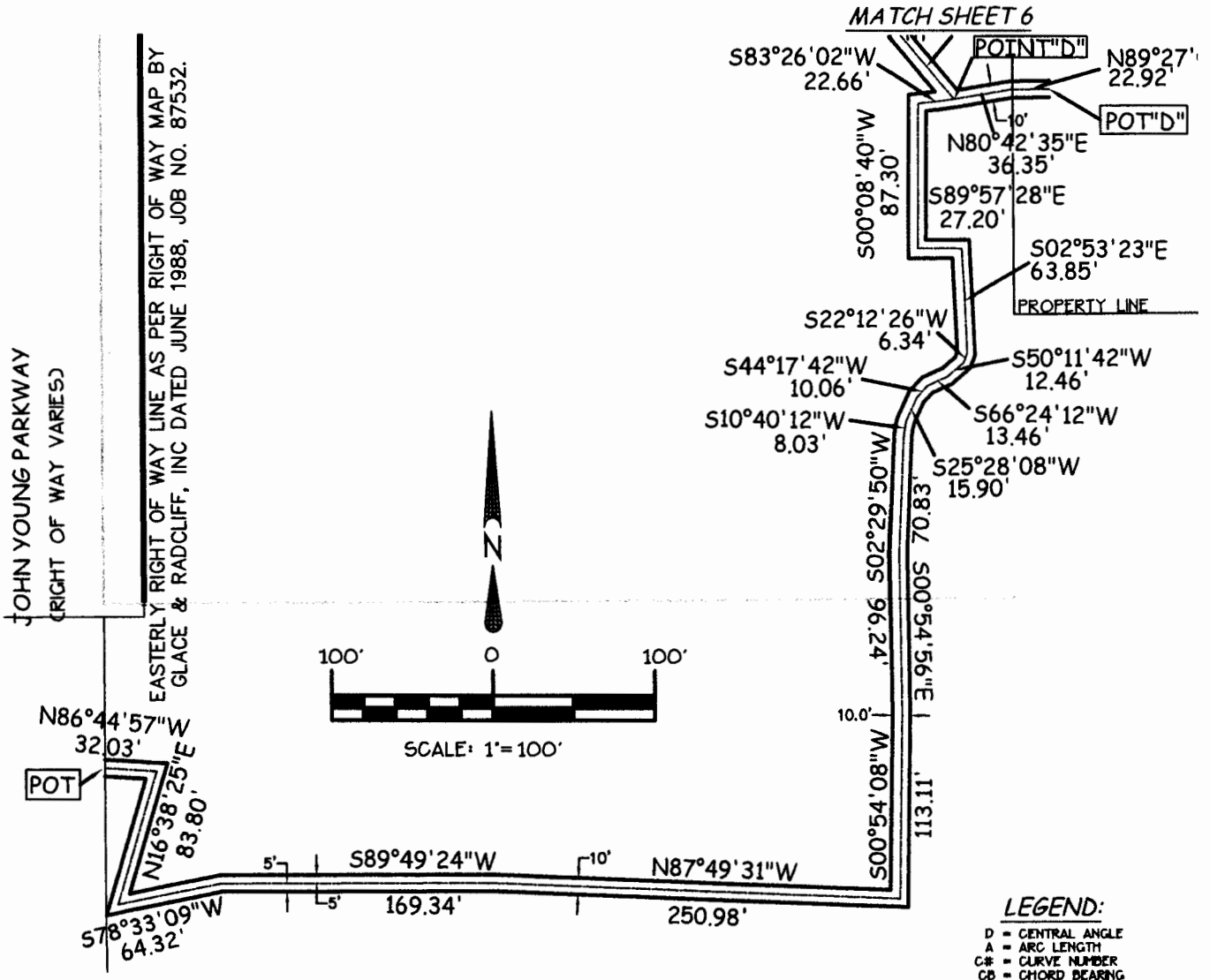
ROBERT A. ELLIS, P.L.S.  
FLORIDA REGISTRATION NO. 3880  
FOR THE FIRM  
DATE SIGNED: 12/14/15

**10' WIDE GAS LINE EASEMENT**

33RD STREET COMPLEX  
 PLAT BOOK 7, PAGES 101  
 ORANGE COUNTY, FL.

~ EXHIBIT A ~

\*\*\* NOT A BOUNDARY SURVEY \*\*\*



**NOTES:**

1. PREPARED AS A SKETCH OF DESCRIPTION. \*\*\*\*\* THIS IS NOT A BOUNDARY SURVEY \*\*\*\*\*
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD, CRECORDED, UNRECORDED, WRITTEN AND UNWRITTEN.
4. ALL BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 9 AS BEARING S00 17'33"E ACCORDING TO FDOT SECTION 75280.

CERTIFIED TO:  
 PEOPLES GAS

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 9J-37.050 THRU 052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 475.007, FLORIDA STATUTES. STREET ADDRESS: 1500 SALAZAR WAY, LONGWOOD, FL 32779

**LEGEND:**

- D = CENTRAL ANGLE
- A = ARC LENGTH
- C# = CURVE NUMBER
- CB = CHORD BEARING
- L# = LINE NUMBER
- OR = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- R = RADIUS
- R/W = RIGHT-OF-WAY
- GAS — = BURIED GAS LINE
- ⊗ = GAS VALVE

SHEET 7 OF 9

SEE SHEETS 8-9 FOR DESCRIPTION

**REVISIONS:**

PROJECT NO: 15-241  
 SCALE: 1"=100'  
 DRAWN BY: RAE  
 CHECKED BY: DB  
 DATE DRAWN: 11/11/15  
 FIELD BOOK/PAGE: FILE



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 Florida Licensed Business LB-7970  
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 www.ellissurveys.com

THIS MAP IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND RAISED SEAL AT THE BOTTOM OF THIS PLAT BOOK.  
 LICENSED SURVEYOR AND MAPPER  
 ROBERT A. ELLIS, P.L.S.  
 FLORIDA REGISTRATION NO. 3860  
 FOR THE FIRM  
 DATE SIGNED: 12/14/15

**10' WIDE GAS LINE EASEMENT**

33RD STREET COMPLEX  
PLAT BOOK 7, PAGES 101  
ORANGE COUNTY, FL.

~ EXHIBIT A ~

A TEN FOOT WIDE STRIP OF LAND SITUATED IN SECTION 9, TOWNSHIP 23 SOUTH, RANGE 29 EAST, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9; THENCE S00°16'26"E ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 9 A DISTANCE OF 823.75; THENCE N89°40'10"W A DISTANCE OF 54.05 FEET TO THE POINT OF BEGINNING;

THENCE N03°04'16"E A DISTANCE OF 303.77 FEET; THENCE N88°13'14"W A DISTANCE OF 188.63 FEET; THENCE S88°52'36"W A DISTANCE OF 322.25 FEET; THENCE S00°21'43"E A DISTANCE OF 289.10 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A"; THENCE S87°35'57"W A DISTANCE OF 98.32 FEET; THENCE S89°12'01"W A DISTANCE OF 175.91 FEET TO A POINT HEREAFTER REFERRED TO AS POINT 1; THENCE S89°12'01"W A DISTANCE OF 270.90 FEET; THENCE N86°34'26"W A DISTANCE OF 134.55 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF JOHN YOUNG PARKWAY AS SHOWN ON RIGHT OF WAY MAP 75280 AND THE POINT OF TERMINATION.

**TOGETHER WITH**

BEGINNING AT SAID POINT "A";  
THENCE S31°40'36"E A DISTANCE OF 66.15 FEET; THENCE S00°48'09"W A DISTANCE OF 99.03 FEET; THENCE S84°10'34"E A DISTANCE OF 33.67 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "B"; THENCE S01°57'46"E A DISTANCE OF 93.03 FEET; THENCE N89°37'43"E A DISTANCE OF 86.99 FEET; THENCE N62°51'28"E A DISTANCE OF 12.52 FEET TO THE POINT OF TERMINATION.

**TOGETHER WITH**

BEGINNING AT SAID POINT "B";  
THENCE S88°14'47"E A DISTANCE OF 15.56 FEET; THENCE N02°54'09"E A DISTANCE OF 70.58 FEET; THENCE S86°13'47"E A DISTANCE OF 11.28 FEET THE POINT OF TERMINATION.

(CONTINUED NEXT PAGE)

SHEET 8 OF 9  
SEE SHEETS 1-7 FOR SKETCH

PROJECT NO: 15-241  
SCALE: N/A  
DRAWN BY: RAE  
CHECKED BY: DB  
DATE DRAWN: 11/11/15  
FIELD BOOK/PAGE: FILE



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www.ellissurveys.com

THIS MAP IS NOT VALID WITHOUT THE PERSONAL SIGNATURE AND PAPER SEAL OF THE FLORIDA LICENSED SURVEYOR AND WORKER.  
  
ROBERT A. ELLIS, P.L.S.  
FLORIDA REGISTRATION NO. 9880  
FOR THE FIRM  
DATE SIGNED: 12/14/15

**10' WIDE GAS LINE EASEMENT**

33RD STREET COMPLEX  
PLAT BOOK 7, PAGES 101  
ORANGE COUNTY, FL.

~ EXHIBIT A ~

**TOGETHER WITH**

A TEN FOOT WIDE STRIP OF LAND SITUATED IN SECTION 9, TOWNSHIP 23 SOUTH, RANGE 29 EAST, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT 1, THENCE S00°00'00"E A DISTANCE OF 348.30 FEET TO THE POINT OF BEGINNING;

THENCE S07°17'57"W A DISTANCE OF 11.51 FEET; THENCE S12°23'25"E A DISTANCE OF 10.89 FEET; THENCE N85°51'09"E A DISTANCE OF 36.42 FEET; THENCE S80°25'07"E A DISTANCE OF 38.73 FEET; THENCE S47°37'21"E A DISTANCE OF 47.78 FEET; THENCE S10°08'54"E A DISTANCE OF 14.06 FEET; THENCE S01°56'18"W A DISTANCE OF 95.94 FEET; THENCE S01°19'43"W A DISTANCE OF 85.39 FEET; THENCE S42°23'54"W A DISTANCE OF 21.79 FEET; THENCE S00°39'15"W A DISTANCE OF 49.83 FEET; THENCE S13°59'40"W A DISTANCE OF 15.92 FEET; THENCE S01°17'02"W A DISTANCE OF 58.64 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "C"; CONTINUE THENCE S00°25'11"W A DISTANCE OF 86.43 FEET; THENCE S00°46'08"E A DISTANCE OF 99.18 FEET; THENCE S01°25'59"E A DISTANCE OF 87.46 FEET; THENCE S41°00'07"E A DISTANCE OF 52.15 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "D"; CONTINUE THENCE S83°26'02"W A DISTANCE OF 22.66 FEET; THENCE S00°08'40"W A DISTANCE OF 87.30 FEET; THENCE S89°57'28"E A DISTANCE OF 27.20 FEET; THENCE S02°53'23"E A DISTANCE OF 63.85 FEET; THENCE S22°12'26"W A DISTANCE OF 6.34 FEET; THENCE S50°11'42"W A DISTANCE OF 12.46 FEET; THENCE S66°24'12"W A DISTANCE OF 13.46 FEET; THENCE S44°17'42"W A DISTANCE OF 10.06 FEET; THENCE S25°28'08"W A DISTANCE OF 15.90 FEET; THENCE S10°40'12"W A DISTANCE OF 8.03 FEET; THENCE S02°29'50"W A DISTANCE OF 70.83 FEET; THENCE S00°54'56"E A DISTANCE OF 96.24 FEET; THENCE S00°54'08"W A DISTANCE OF 113.11 FEET; THENCE N87°49'31"W A DISTANCE OF 250.98 FEET; THENCE S89°49'24"W A DISTANCE OF 169.34 FEET; THENCE S78°33'09"W A DISTANCE OF 64.32 FEET; THENCE N16°38'25"E A DISTANCE OF 83.80 FEET; THENCE N86°44'57"W A DISTANCE OF 32.03 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF JOHN YOUNG PARKWAY AND THE POINT OF TERMINATION.

**TOGETHER WITH**

BEGINNING AT SAID POINT "C";  
THENCE N88°00'28"E A DISTANCE OF 33.43 FEET; THENCE S61°17'57"E A DISTANCE OF 36.80; THENCE N88°40'38"E A DISTANCE OF 40.24 FEET; THENCE S03°01'14"E A DISTANCE OF 15.90 FEET TO THE POINT OF TERMINATION

**TOGETHER WITH**

BEGINNING AT SAID POINT "D";  
THENCE N80°42'35"E A DISTANCE OF 36.35 FEET; THENCE N89°27'09"E A DISTANCE OF 22.92 FEET TO THE POINT OF TERMINATION.

HAVING APPROXIMATELY 1.03 ACRE AND 45,155 SQ. FT +/-

SHEET 9 OF 9  
SEE SHEETS 1-7 FOR SKETCH

PROJECT NO: 15-241  
SCALE: N/A  
DRAWN BY: RAE  
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THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RUBBED SEAL OF THE FLORIDA LICENSED SURVEYOR AND WRITER.  
  
ROBERT A. ELLIS, P.L.S.  
FLORIDA REGISTRATION NO. 3880  
FOR THE FIRM  
DATE SIGNED: 1/13/16