



Interoffice Memorandum

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: Feb. 16, 2016

REAL ESTATE MANAGEMENT ITEM 4

DATE: January 29, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

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

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT BETWEEN AG-RW GRANDE PINES, L.L.C. AND ORANGE COUNTY, SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM CALMWATER CAPITAL 3, LLC AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Oasis at Grande Pines OCU Permit: B15902685 OCU File #:82086
District 1

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

ITEMS: Utility Easement
Cost: Donation
Size: 10,338 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
FEB 16 2016

THIS IS A DONATION

Project: Oasis at Grande Pines OCU Permit: B15902685 OCU File #:82086

UTILITY EASEMENT

THIS INDENTURE, Made this 14th day of December, A.D. 20 15, between AG-RW Grande Pines, L.L.C., a Delaware limited liability company, having its principal place of business in the city of New York, county of New York, whose address is 245 Park Avenue, 25th Floor, New York, NY 10167, 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 \$1.00 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 13-24-28-6283-07010

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 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.

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.

Project: Oasis at Grande Pines OCU Permit: B15902685 OCU File #:82086

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

Signed, sealed, and delivered
in the presence of:

Eliot Saeedi
Witness

Eliot Saeedi
Printed Name

Alex Chan
Witness

Alex Chan
Printed Name

AG-RW Grande Pines, L.L.C.,
a Delaware limited liability company

By: AG-RW Grande Pines Parent, L.L.C.,
a Delaware limited liability company,
its sole member

By: AG Real Estate Manager, Inc.,
a Delaware corporation,
its manager

By: Louis Friedel
Printed Name

Vice President
Title

(Signature of TWO witnesses required by Florida law)

STATE OF California

COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this 14th day of December,
20 15 by Louis Friedel as _____ of
AG Real Estate Manager, Inc., a Delaware corporation, as manager of AG-RW Grande Pines Parent,
L.L.C., a Delaware limited liability company as sole member of AG-RW Grande Pines, L.L.C., a Delaware
limited liability company, on behalf of the limited liability company. He/she is personally known to me or
has produced _____ as identification.

(Notary Seal)

See attached
Notary Signature

Printed Notary Name

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

Notary Public in and for
the County and State aforesaid

My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

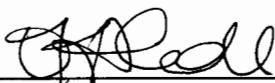
State of California
County of Los Angeles)

On 12/14/15 before me, Olutola Alade, notary public
(insert name and title of the officer)

personally appeared Louis Friedel,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

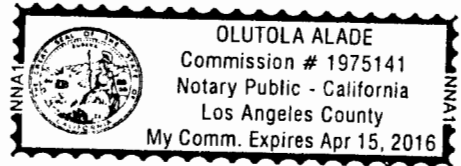


EXHIBIT "A"

LEGAL DESCRIPTION

SHEET 1 OF 5 DESCRIPTION
SEE SHEET 2 THROUGH 5 OF 5 FOR SKETCH

LEGAL DESCRIPTION (UTILITY EASEMENT):

A 5.00 FEET WIDE STRIP OF LAND BEING A PORTION OF GOLF COURSE PARCEL 5 AND LYING ADJACENT TO A 10.00 FEET WIDE UTILITY EASEMENT AS RECORDED IN THE PLAT OF ORANGEWOOD NEIGHBORHOOD - 2, PLAT BOOK 17, PAGES 81 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA; THENCE N00°28'38"E ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 2119.27 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°31'22"E A DISTANCE OF 384.72 FEET TO THE POINT OF BEGINNING, LYING ON THE COMMON LINE BETWEEN GOLF COURSE PARCEL 5 AND PARCEL 9, THE NORTHEASTERLY LINE OF A 10.00 FEET UTILITY LINE AND THE NORTHWESTERLY LINE OF A UTILITY EASEMENT FOR FPC (FLORIDA POWER CORPORATION), BOTH EASEMENTS LYING ADJACENT TO THE NORTHERLY RIGHT OF WAY LINE OF WESTWOOD LAKE BOULEVARD, AS RECORDED IN THE PLAT OF ORANGEWOOD NEIGHBORHOOD - 2, PLAT BOOK 17, PAGES 81 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N50°38'56"E ALONG SAID COMMON LINE OF PARCELS 5 AND 9, A DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENCY OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1372.39 FEET AND A CHORD THAT BEARS S51°48'06"E, 606.72 FEET; THENCE ALONG THE FOLLOWING FIVE (5) COURSES, 15.00 FEET PARALLEL TO AND NORTHEASTERLY OF, WHEN MEASURED PERPENDICULARLY TO SAID NORTHERLY RIGHT OF WAY LINE: RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°32'26", A DISTANCE OF 611.77 FEET TO A POINT OF TANGENCY; THENCE S64°34'19"E A DISTANCE OF 199.70 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1492.40 FEET AND A CHORD THAT BEARS S46°06'15"E, 945.49 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°56'07", A DISTANCE OF 962.06 FEET TO THE POINT OF TANGENCY; THENCE S27°38'12"E A DISTANCE OF 68.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1372.40 FEET AND A CHORD THAT BEARS S32°20'54"E, 225.46 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°25'24", A DISTANCE OF 225.72 FEET TO A POINT ON THE COMMON LINE BETWEEN GOLF COURSE PARCEL 5 AND PARCEL 14; THENCE S53°59'29"W ALONG SAID COMMON LINE BETWEEN GOLF COURSE PARCEL 5 AND PARCEL 14, A DISTANCE OF 5.00 FEET TO SAID NORTHEASTERLY LINE OF 10.00 FEET UTILITY EASEMENT AND A POINT OF NON-TANGENCY OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1377.40 FEET AND A CHORD THAT BEARS N32°20'47"W, 226.19 FEET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FIVE (5) COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°25'10", A DISTANCE OF 226.45 FEET TO A POINT OF TANGENCY; THENCE N27°38'12"W A DISTANCE OF 68.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1487.40 FEET AND A CHORD THAT BEARS N46°06'15"W, 942.32 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°56'07", A DISTANCE OF 958.84 FEET TO A POINT OF TANGENCY; THENCE N64°34'19"W A DISTANCE OF 199.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1377.39 FEET AND A CHORD THAT BEARS N51°48'08"W, 608.90 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°32'22", A DISTANCE OF 613.96 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 10,338 SQUARE FEET, MORE OR LESS.

OC PERMIT NO.: B15902685
PROJECT NAME: OASIS AT GRANDE PINES
PURPOSE: UTILITY EASEMENT
ESTATE: PERMANENT

Revised date: 11/2/15 curve data



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

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.
THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS LEGAL DESCRIPTION AND SKETCH HAVE BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF SECTION 13-24-28 BEING A BEARING OF N00°28'38"E.

JOB NO. 20140389
DATE: 8-14-15
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: DH
DRAWN BY: DH
CHECKED BY: SEJ

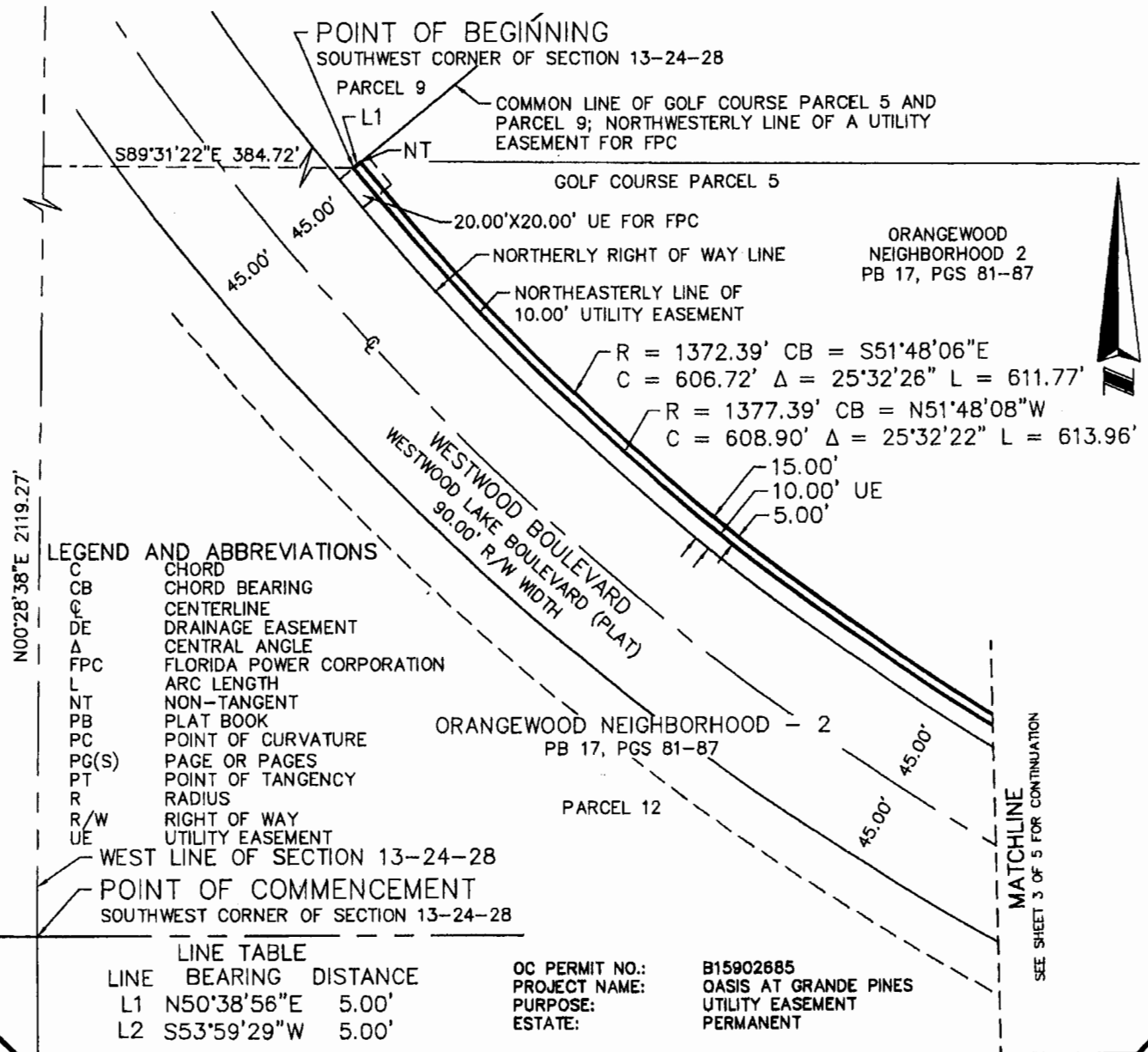
FOR THE LICENSED BUSINESS # 6723 BY:

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

UE2

LEGAL DESCRIPTION

SHEET 2 OF 5 SKETCH
 SEE SHEET 3-5 OF 5 FOR SKETCH DESCRIPTION
 SEE SHEET 1 OF 5 FOR DESCRIPTION



LEGEND AND ABBREVIATIONS

- C CHORD
- CB CHORD BEARING
- CL CENTERLINE
- DE DRAINAGE EASEMENT
- Δ CENTRAL ANGLE
- FPC FLORIDA POWER CORPORATION
- L ARC LENGTH
- NT NON-TANGENT
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PG(S) PAGE OR PAGES
- PT POINT OF TANGENCY
- R RADIUS
- R/W RIGHT OF WAY
- UE UTILITY EASEMENT

WEST LINE OF SECTION 13-24-28
 POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF SECTION 13-24-28

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°38'56"E	5.00'
L2	S53°59'29"W	5.00'

OC PERMIT NO.: B15902685
 PROJECT NAME: OASIS AT GRANDE PINES
 PURPOSE: UTILITY EASEMENT
 ESTATE: PERMANENT

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JOB NO.: 20140389	CALCULATED BY: DH
DATE: 8-14-15	DRAWN BY: DH
SCALE: 1" = 80'	CHECKED BY: SEJ
FIELD BY: N/A	

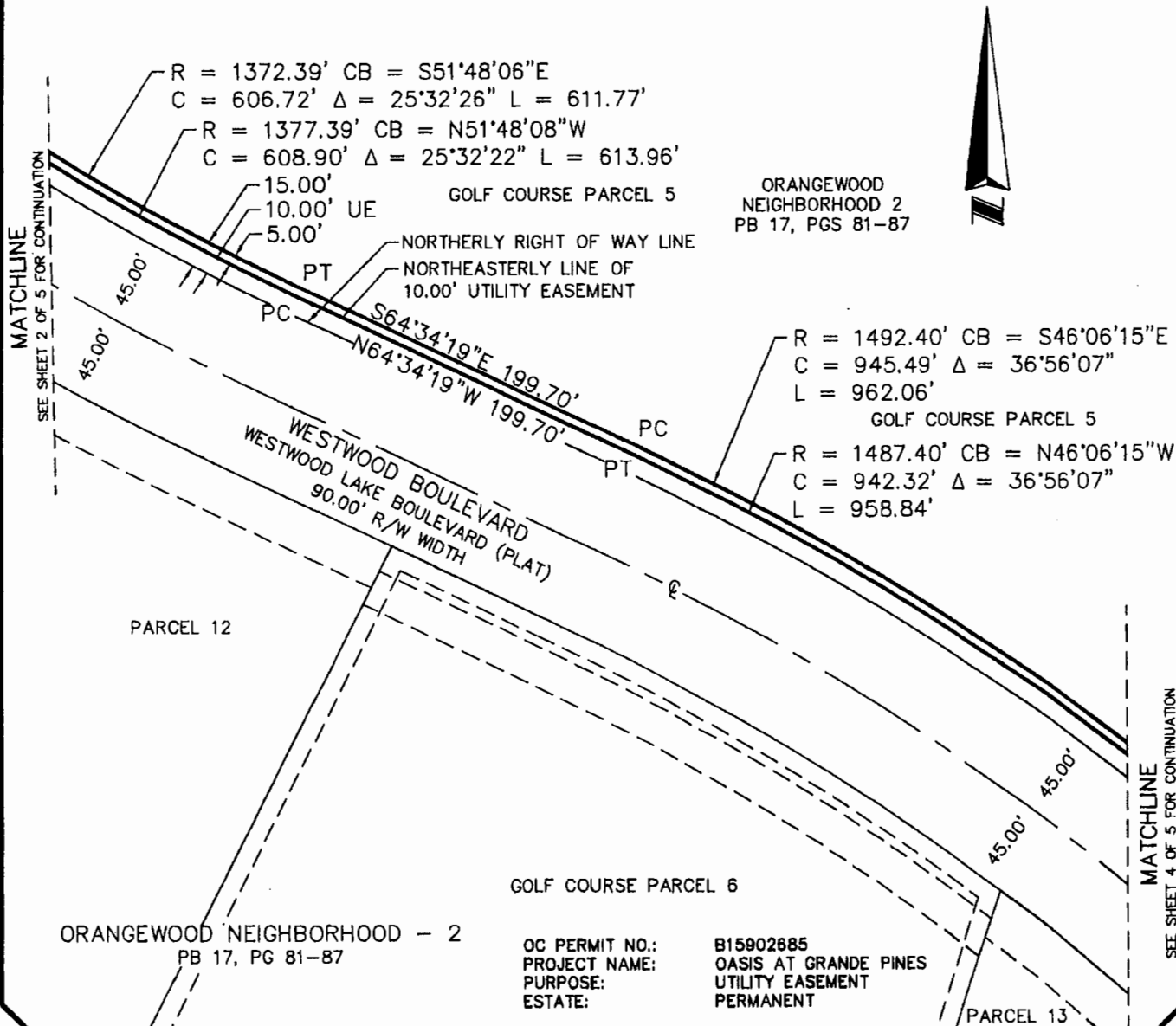


16 East Plant Street
 Winter Garden, Florida 34787 * (407) 654-5355

UE2

LEGAL DESCRIPTION

SHEET 3 OF 5 SKETCH
 SEE SHEET 2, & 4-5 OF 5 FOR SKETCH DESCRIPTION
 SEE SHEET 1 OF 5 FOR DESCRIPTION



ALLEN & MOORE
 Professional Surveyors & Mappers

16 East Plant Street
 Winter Garden, Florida 34787 * (407) 854 5355

SURVEYOR'S NOTES:

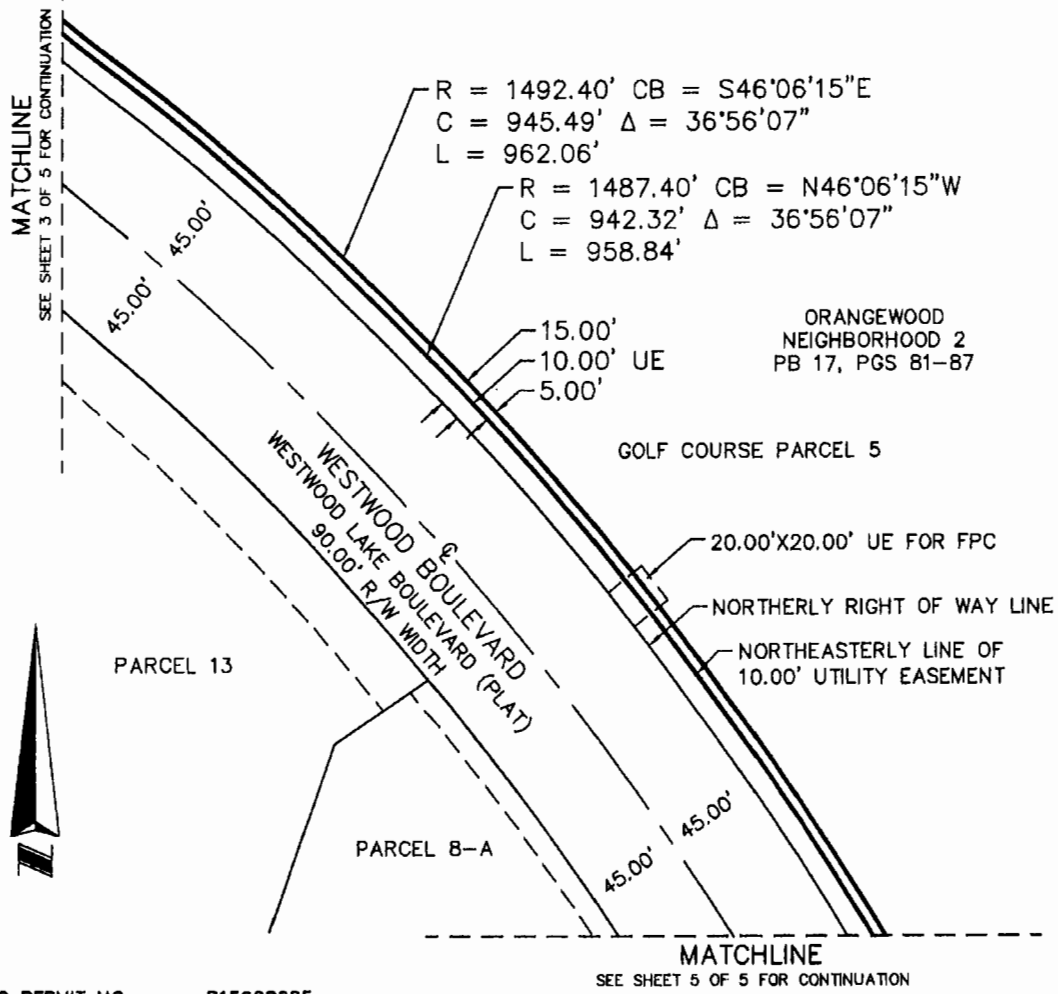
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JOB NO. 20140389	CALCULATED BY: DH
DATE: 8-14-15	DRAWN BY: DH
SCALE: 1" = 80'	CHECKED BY: SEJ
FIELD BY: N/A	

UE2

LEGAL DESCRIPTION

SHEET 4 OF 5 SKETCH
 SEE SHEET 2, 3 & 5 FOR SKETCH CONTINUATION
 SEE SHEET 1 OF 5 FOR DESCRIPTION



$R = 1492.40'$ $CB = S46^{\circ}06'15''E$
 $C = 945.49'$ $\Delta = 36^{\circ}56'07''$
 $L = 962.06'$
 $R = 1487.40'$ $CB = N46^{\circ}06'15''W$
 $C = 942.32'$ $\Delta = 36^{\circ}56'07''$
 $L = 958.84'$

ORANGEWOOD
 NEIGHBORHOOD 2
 PB 17, PGS 81-87

GOLF COURSE PARCEL 5

20.00'X20.00' UE FOR FPC
 NORTHERLY RIGHT OF WAY LINE
 NORTHEASTERLY LINE OF
 10.00' UTILITY EASEMENT



PARCEL 13

PARCEL B-A

OC PERMIT NO.: B15902685
 PROJECT NAME: OASIS AT GRANDE PINES
 PURPOSE: UTILITY EASEMENT
 ESTATE: PERMANENT

MATCHLINE
 SEE SHEET 5 OF 5 FOR CONTINUATION

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JOB NO. 20140389	CALCULATED BY: DH
DATE: 8-14-15	DRAWN BY: DH
SCALE: 1" = 80'	CHECKED BY: SEJ
FIELD BY: N/A	

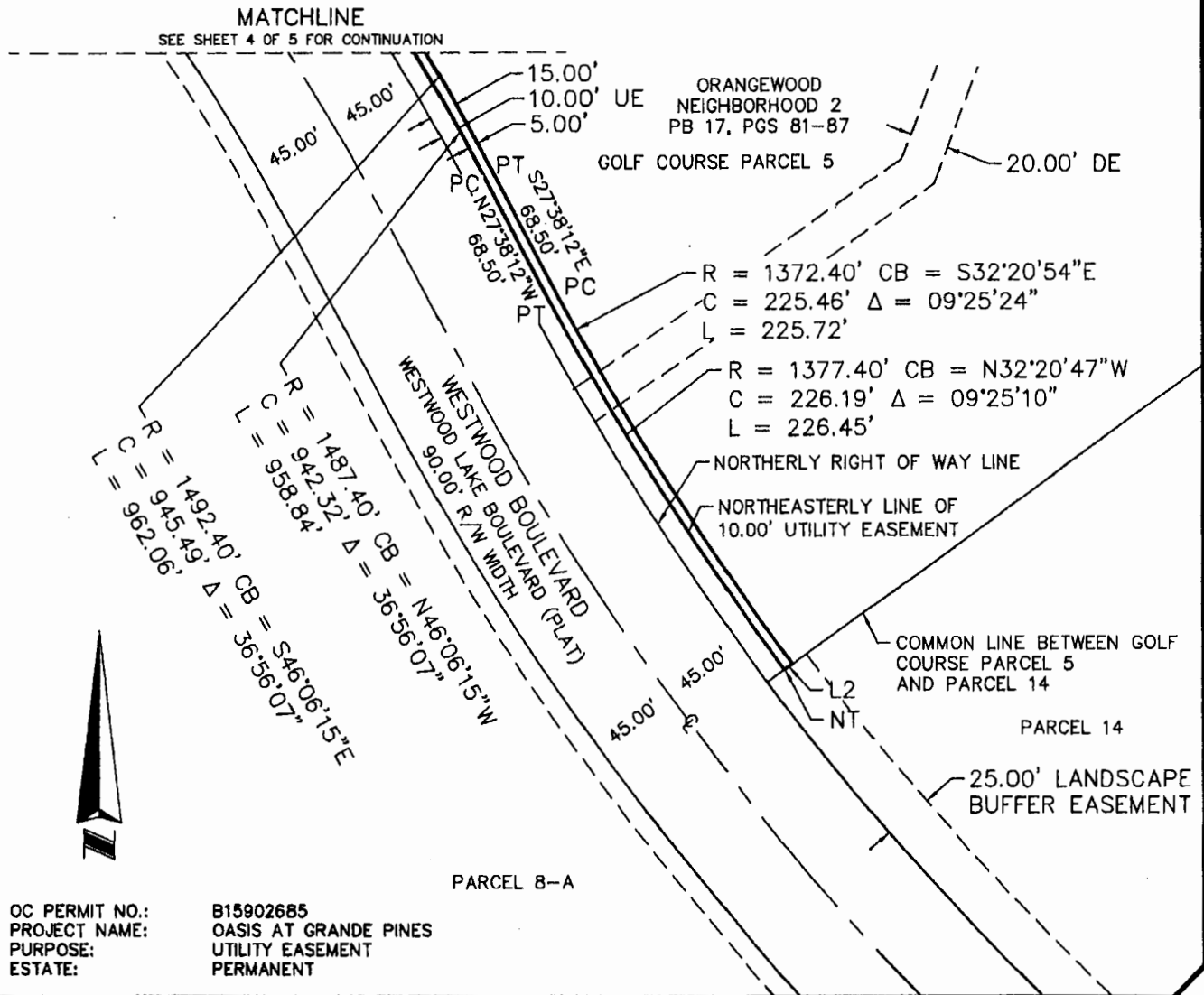


16 East Plant Street
 Winter Garden, Florida 34787 * (407) 654 5355

UE2

LEGAL DESCRIPTION

SHEET 5 OF 5 SKETCH
 SEE SHEET 2-4 OF 5 FOR SKETCH CONTINUATION
 SEE SHEET 1 OF 5 FOR DESCRIPTION



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 DATE: 8-14-15
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CALCULATED BY: DH
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 CHECKED BY: SEJ



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

FEB 16 2016

Project: Oasis at Grande Pines OCU Permit: B15902685 OCU File #:82086

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, Security Agreement and Financing Statement; and Assignment of Leases and Rents (Grande Pines) 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 (\$1.00) and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as it has 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:

Calmwater Capital 3, LLC

FROM: AG-RW Grande Pines, L.L.C.

Mortgage, Security Agreement and Financing Statement filed February 11, 2014

Recorded in Official Records Book 10703, Page 2802

Assignment of Leases and Rents (Grande Pines) filed February 11, 2014

Recorded in Official Records Book 10703, Page 2837

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 COUNTY, in its use of the land specifically above described for utility easement 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 easement 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 encumbrance has duly executed this instrument this 15 day of January, A.D., 2015.

Signed, sealed, and delivered in the presence of:

Calmwater Capital 3, LLC, a California limited liability company

[Signature]
Witness

By: [Signature]

Minh Tuy Dao
Printed Name

DAVID LOHEN
Printed Name

[Signature]
Witness

AUTHORIZED AGENT
Title

Bradley Ross
Printed Name

(Signature of TWO witnesses required by Florida law)

~~STATE OF _____~~

~~COUNTY OF _____~~

~~The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ as _____ of Calmwater Capital 3, LLC, a California limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced _____ as identification.~~

(Notary Seal)

see attached for California notarial wording.

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

Notary Signature

Printed Notary Name

Notary Public in and for the County and State aforesaid

My commission expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On January 15th, 2016 before me, Elizabeth YiYing HongShih Lee, a Notary Public,
(here insert name and title of the officer)

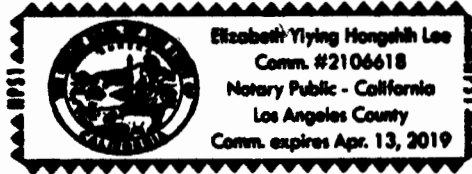
Personally David Cohen

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]
Signature



OPTIONAL INFORMATION

Law does not require the information below. This information could be of great value to any person(s) relying on this document and could prevent fraudulent and/or the reattachment of this document to an unauthorized document(s)

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

Document Date: _____ Number of Pages: _____

Signer(s) if Different Than Above: _____

Other Information: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name(s):

- Individual
- Corporate Officer

(Title(s))

- Partner
- Attorney-in-Fact
- Trustee
- Guardian/Conservator

Other: AUTHORIZED AGENT

SIGNER IS REPRESENTING: Name of Person or Entity CALM WATER CAPITAL 3, LLC

LEGAL DESCRIPTION

SHEET 1 OF 5 DESCRIPTION
SEE SHEET 2 THROUGH 5 OF 5 FOR SKETCH

LEGAL DESCRIPTION (UTILITY EASEMENT):

A 5.00 FEET WIDE STRIP OF LAND BEING A PORTION OF GOLF COURSE PARCEL 5 AND LYING ADJACENT TO A 10.00 FEET WIDE UTILITY EASEMENT AS RECORDED IN THE PLAT OF ORANGEWOOD NEIGHBORHOOD - 2, PLAT BOOK 17, PAGES 81 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA; THENCE N00°28'38"E ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 2119.27 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°31'22"E A DISTANCE OF 384.72 FEET TO THE POINT OF BEGINNING, LYING ON THE COMMON LINE BETWEEN GOLF COURSE PARCEL 5 AND PARCEL 9, THE NORTHEASTERLY LINE OF A 10.00 FEET UTILITY LINE AND THE NORTHWESTERLY LINE OF A UTILITY EASEMENT FOR FPC (FLORIDA POWER CORPORATION), BOTH EASEMENTS LYING ADJACENT TO THE NORTHERLY RIGHT OF WAY LINE OF WESTWOOD LAKE BOULEVARD, AS RECORDED IN THE PLAT OF ORANGEWOOD NEIGHBORHOOD - 2, PLAT BOOK 17, PAGES 81 THROUGH 87, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N50°38'56"E ALONG SAID COMMON LINE OF PARCELS 5 AND 9, A DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENCY OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1372.39 FEET AND A CHORD THAT BEARS S51°48'06"E, 606.72 FEET; THENCE ALONG THE FOLLOWING FIVE (5) COURSES, 15.00 FEET PARALLEL TO AND NORTHEASTERLY OF, WHEN MEASURED PERPENDICULARLY TO SAID NORTHERLY RIGHT OF WAY LINE: RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°32'26", A DISTANCE OF 611.77 FEET TO A POINT OF TANGENCY; THENCE S64°34'19"E A DISTANCE OF 199.70 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1492.40 FEET AND A CHORD THAT BEARS S46°06'15"E, 945.49 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 36°56'07", A DISTANCE OF 962.06 FEET TO THE POINT OF TANGENCY; THENCE S27°38'12"E A DISTANCE OF 68.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1372.40 FEET AND A CHORD THAT BEARS S32°20'54"E, 225.46 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°25'24", A DISTANCE OF 225.72 FEET TO A POINT ON THE COMMON LINE BETWEEN GOLF COURSE PARCEL 5 AND PARCEL 14; THENCE S53°59'29"W ALONG SAID COMMON LINE BETWEEN GOLF COURSE PARCEL 5 AND PARCEL 14, A DISTANCE OF 5.00 FEET TO SAID NORTHEASTERLY LINE OF 10.00 FEET UTILITY EASEMENT AND A POINT OF NON-TANGENCY OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1377.40 FEET AND A CHORD THAT BEARS N32°20'47"W, 226.19 FEET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FIVE (5) COURSES: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°25'10", A DISTANCE OF 226.45 FEET TO A POINT OF TANGENCY; THENCE N27°38'12"W A DISTANCE OF 68.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1487.40 FEET AND A CHORD THAT BEARS N46°06'15"W, 942.32 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°56'07", A DISTANCE OF 958.84 FEET TO A POINT OF TANGENCY; THENCE N64°34'19"W A DISTANCE OF 199.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1377.39 FEET AND A CHORD THAT BEARS N51°48'08"W, 608.90 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°32'22", A DISTANCE OF 613.96 FEET TO THE POINT OF BEGINNING.

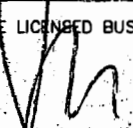
CONTAINING THEREIN 10,338 SQUARE FEET, MORE OR LESS.

OC PERMIT NO.:	B15902685
PROJECT NAME:	OASIS AT GRANDE PINES
PURPOSE:	UTILITY EASEMENT
ESTATE:	PERMANENT

Revised date: 11/2/15 curve data

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.
THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS LEGAL DESCRIPTION AND SKETCH HAVE BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF SECTION 13-24-28 BEING A BEARING OF N00°28'38"E.

JOB NO. 20140389	CALCULATED BY: DH	FOR THE LICENSED BUSINESS # 6723 BY:  JAMES L. RICKMAN P.S.M. # 5633
DATE: 8-14-15	DRAWN BY: DH	
SCALE: N/A	CHECKED BY: SEJ	
FIELD BY: N/A		



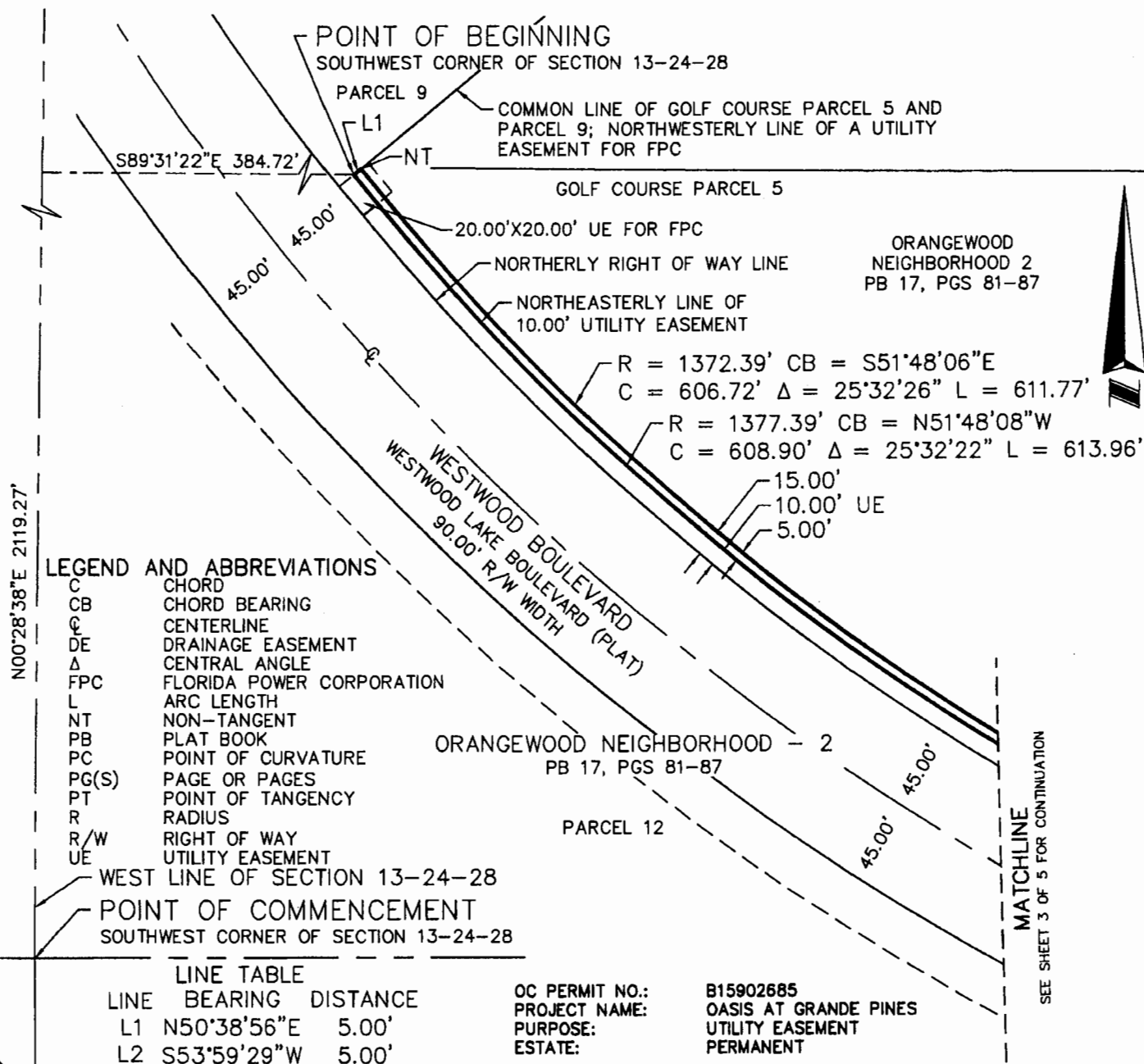
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LEGAL DESCRIPTION

SHEET 2 OF 5 SKETCH

SEE SHEET 3-5 OF 5 FOR SKETCH DESCRIPTION

SEE SHEET 1 OF 5 FOR DESCRIPTION



LEGEND AND ABBREVIATIONS

- C CHORD
- CB CHORD BEARING
- CL CENTERLINE
- DE DRAINAGE EASEMENT
- Δ CENTRAL ANGLE
- FPC FLORIDA POWER CORPORATION
- L ARC LENGTH
- NT NON-TANGENT
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PG(S) PAGE OR PAGES
- PT POINT OF TANGENCY
- R RADIUS
- R/W RIGHT OF WAY
- UE UTILITY EASEMENT

WEST LINE OF SECTION 13-24-28
 POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF SECTION 13-24-28

LINE	BEARING	DISTANCE
L1	N50°38'56"E	5.00'
L2	S53°59'29"W	5.00'

OC PERMIT NO.: B15902685
 PROJECT NAME: OASIS AT GRANDE PINES
 PURPOSE: UTILITY EASEMENT
 ESTATE: PERMANENT

MATCHLINE
SEE SHEET 3 OF 5 FOR CONTINUATION



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JOB NO. 20140389	CALCULATED BY: DH
DATE: 8-14-15	DRAWN BY: DH
SCALE: 1" = 80'	CHECKED BY: SEJ
FIELD BY: N/A	

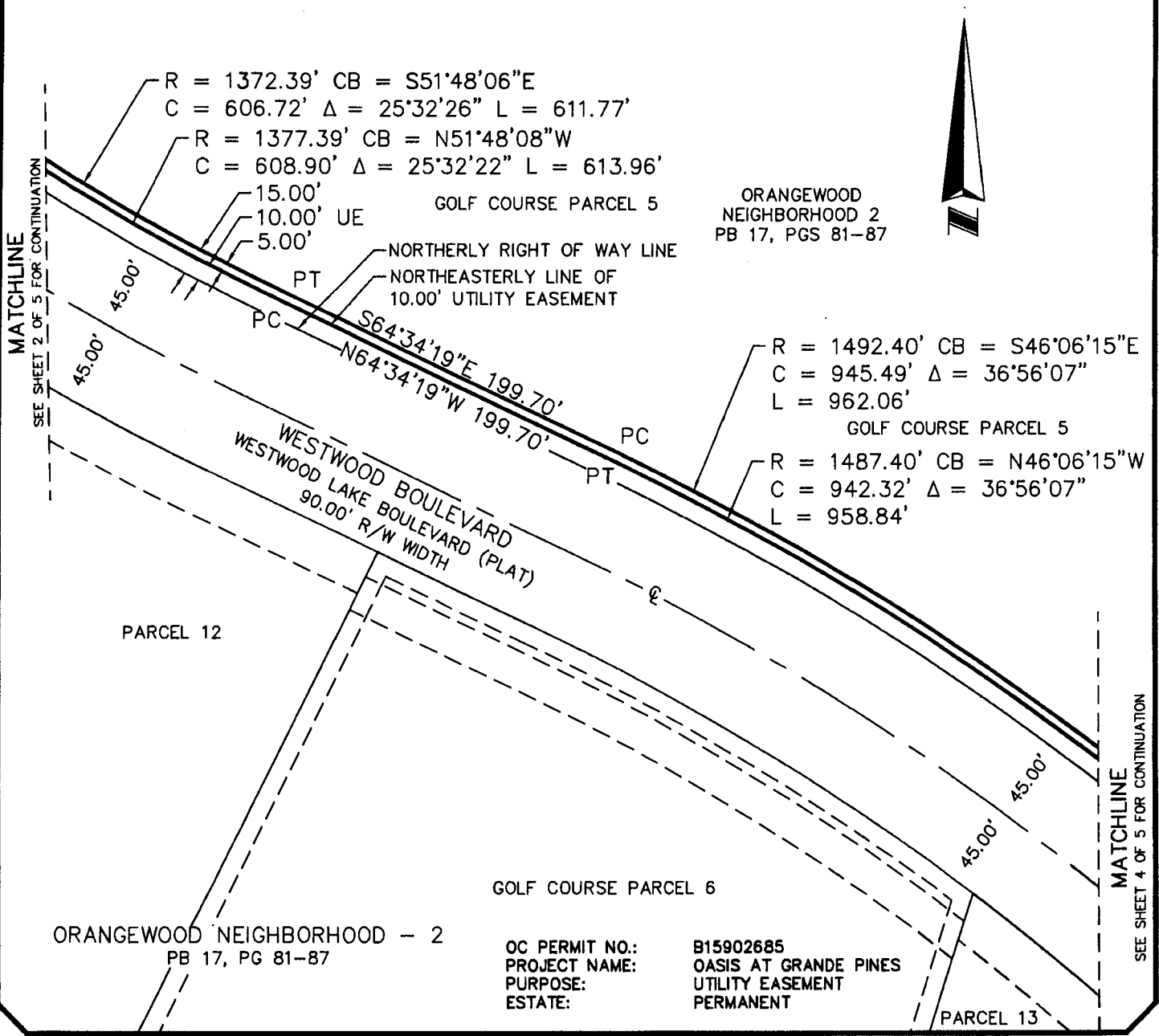
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LEGAL DESCRIPTION

SHEET 3 OF 5 SKETCH

SEE SHEET 2, & 4-5 OF 5 FOR SKETCH DESCRIPTION

SEE SHEET 1 OF 5 FOR DESCRIPTION



ORANGEWOOD NEIGHBORHOOD - 2
PB 17, PG 81-87

GOLF COURSE PARCEL 6

OC PERMIT NO.: B15902685
 PROJECT NAME: OASIS AT GRANDE PINES
 PURPOSE: UTILITY EASEMENT
 ESTATE: PERMANENT

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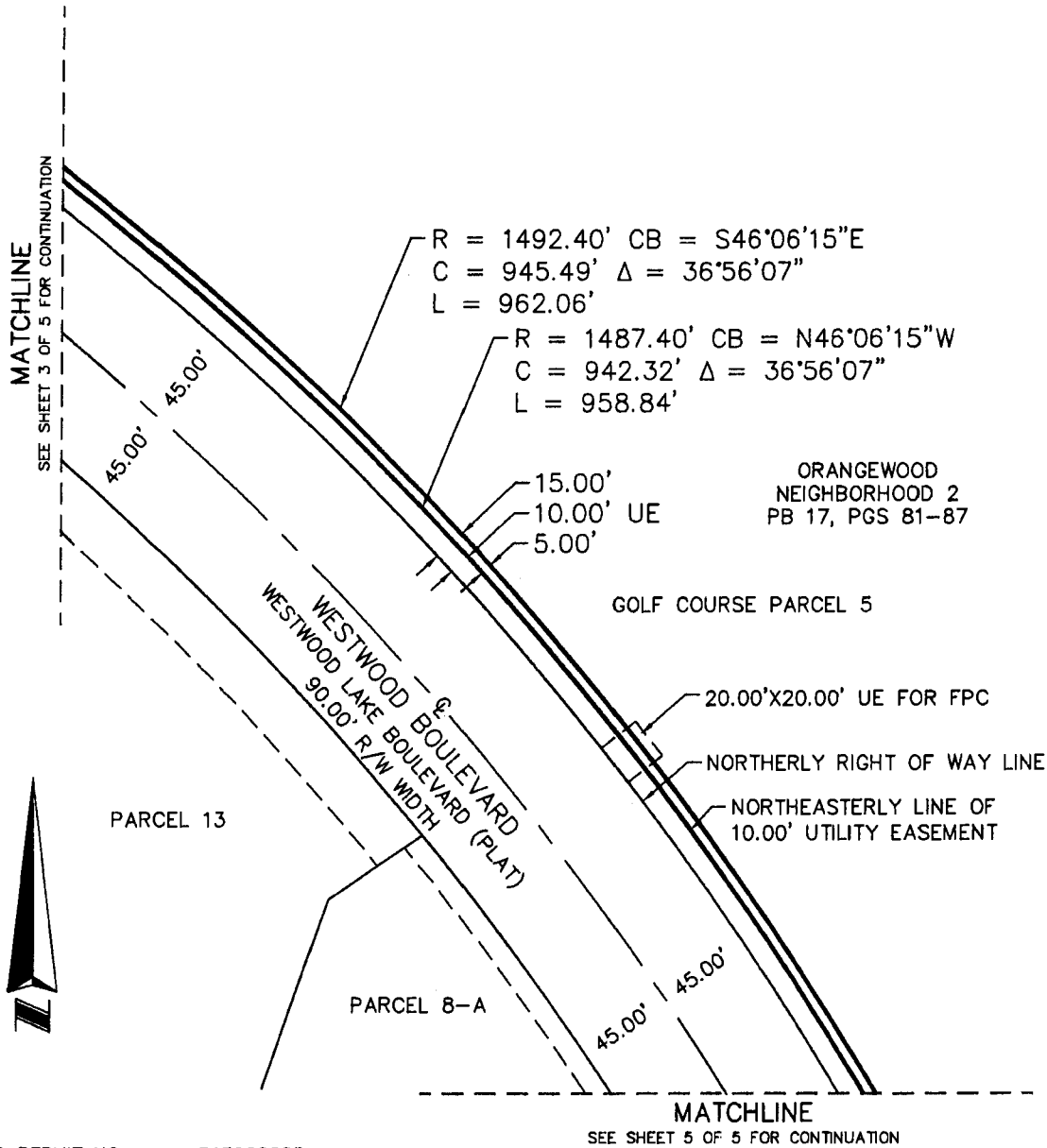
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JOB NO. 20140389	CALCULATED BY: DH
DATE: 8-14-15	DRAWN BY: DH
SCALE: 1" = 80'	CHECKED BY: SEJ
FIELD BY: N/A	

UE2

LEGAL DESCRIPTION

SHEET 4 OF 5 SKETCH
 SEE SHEET 2, 3 & 5 FOR SKETCH CONTINUATION
 SEE SHEET 1 OF 5 FOR DESCRIPTION



OC PERMIT NO.: B15902685
 PROJECT NAME: OASIS AT GRANDE PINES
 PURPOSE: UTILITY EASEMENT
 ESTATE: PERMANENT



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UE2

JOB NO.: 20140389
 DATE: 8-14-15
 SCALE: 1" = 80'
 FIELD BY: N/A

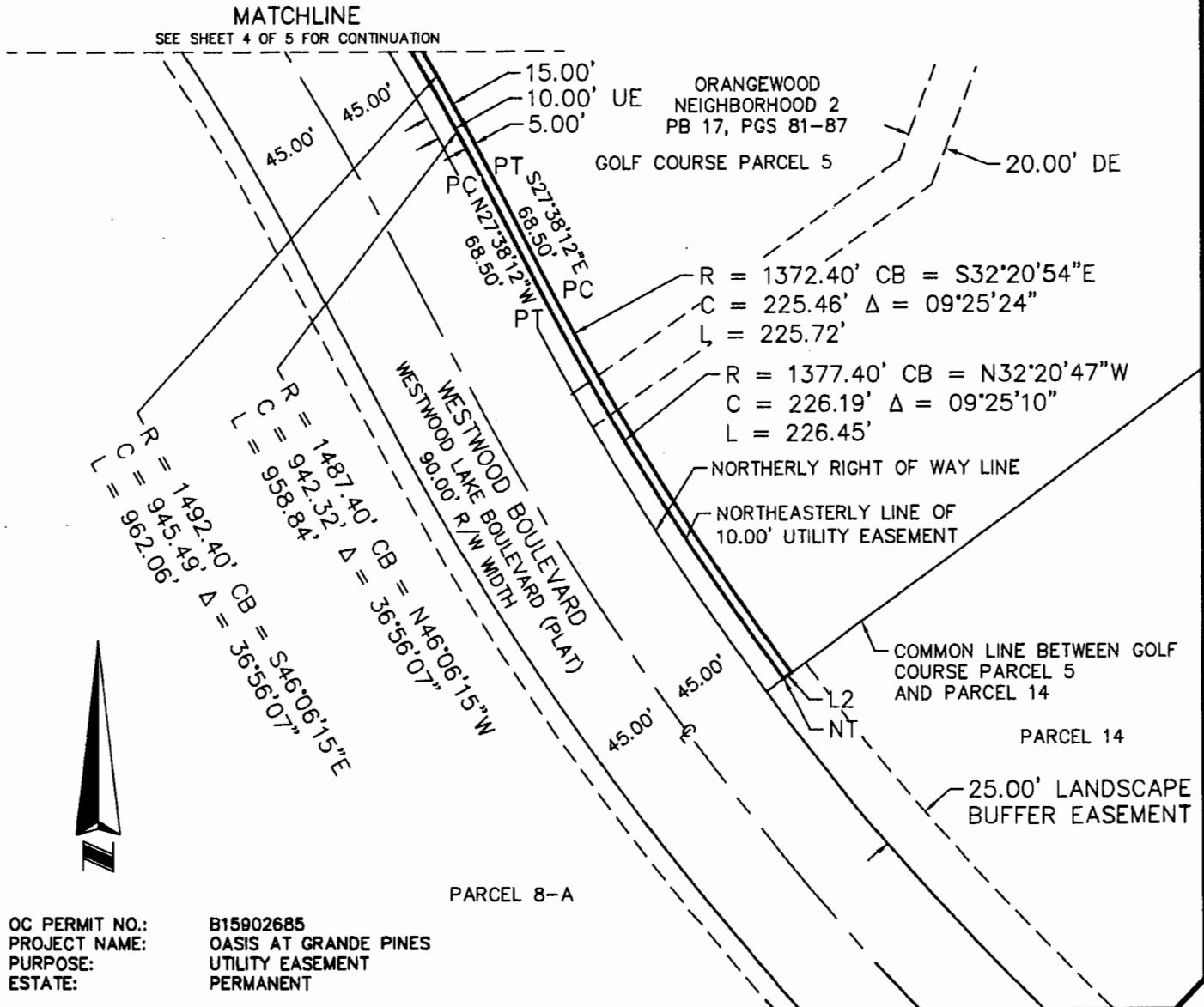
CALCULATED BY: DH
 DRAWN BY: DH
 CHECKED BY: SEJ



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LEGAL DESCRIPTION

SHEET 5 OF 5 SKETCH
 SEE SHEET 2-4 OF 5 FOR SKETCH CONTINUATION
 SEE SHEET 1 OF 5 FOR DESCRIPTION



OC PERMIT NO.: B15902685
 PROJECT NAME: OASIS AT GRANDE PINES
 PURPOSE: UTILITY EASEMENT
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UE2