



Interoffice Memorandum

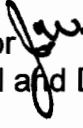
APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS


BCC Mtg. Date: Apr. 5, 2016

AGENDA ITEM

March 8, 2016

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director 
Community, Environmental and Development
Services Department

CONTACT PERSON: **Lori Cunniff, CEP, CHMM, Deputy Director** 
Community, Environmental and Development
Services Department
(407) 836-1405

SUBJECT: April 5, 2016 — Consent Item
Environmental Protection Commission Recommendation for a
Semi-Private Dock for Masters Condominiums, Inc.

The project site is located on Masters Boulevard in the Bay Hill Subdivision, Orlando, Florida 32819. The Parcel ID for the site is 28-23-28-5542-00-001. The subject property is located on a marina basin adjacent to Lake Tibet-Butler in Orange County Commission District 1.

Dock Construction Permit 04-060 was originally issued for a multi-slip structure located on the subject property in July of 2004; followed by After-the-Fact Dock Construction Permit 05-112 in October of 2005, for an additional walkway that was added to the previously permitted structure.

In May of 2012, a minor modification was requested in order to add a roof over several slips; as well as add a nine (9) inch walkway to separate a double-wide slip. Dock Construction Permit BD-12-05-033 for the minor modification was approved for the two changes to the existing structure.

On October 8, 2015, the Environmental Protection Division (EPD) received an Application to Construct a Dock for the subject property. Pursuant to Orange County Code, Chapter 15, Article IX, EPD staff has evaluated the proposed application and required documents.

Subsequently, on November 17, 2015, and December 4, 2015, EPD received Applications for Waiver to Section 15-342(b) (terminal platform size) and Section 15-344(a) (side setback distance), respectively.

Notifications for the waivers were sent to all shoreline property owners within 300 feet of the subject property on December 14, 2015, and December 29, 2015. EPD has not received any objections to the waiver request.

Terminal Platform Waiver

The applicant has 290.62 feet of shoreline; therefore, the allowed terminal platform size for the subject property is 1,000 square feet. The applicant is requesting a terminal platform size of 4,208 square feet.

Pursuant to Section 15-350(a)(2), “the applicant shall also describe (1) how this waiver would not negatively impact the environment, and (2) the effect of the proposed waiver on abutting shoreline owners.”

In regards to (1), the impact of the proposed dock was evaluated using the Uniform Mitigation Assessment Method (UMAM) and the applicant has agreed to offset the environmental impact associated with the larger terminal platform size with a contribution of \$2,900 to the Conservation Trust Fund (CTF).

In regards to (2), the applicant states that “the proposed structure will not adversely affect the adjacent property owner’s view or navigability.” EPD has not received any objections to the request at this time.

Side Setback Waiver

The allowed side setback distance for a semi-private boat dock is twenty-five (25) feet from the adjacent properties. The applicant is requesting for the proposed structure to traverse over the property line by 135 feet.

Pursuant to Section 15-350(a)(2), “the applicant shall also describe (1) how this waiver would not negatively impact the environment, and (2) the effect of the proposed waiver on abutting shoreline owners.”

In regards to (1) the applicant states that the “proposed location is no more environmentally sensitive than one that would fall within the setback.” In regards to (2), the applicant states that “the proposed structure will not adversely affect the adjacent property owner’s view or navigability.”

Although EPD cannot accept a Letter of No Objection (LONO) for this waiver request, the applicant did submit a LONO for the side setback encroachment from the affected property owner, Tbhc, Inc. In addition, the applicant has also submitted an Access Easement/Hold Harmless from Tbhc, Inc., giving Masters Condominiums, Inc. permission to build the dock partially on the property.

Pursuant to Section 15-344(d), the applicant will be required to provide a conservation easement or other restriction along the affected shoreline to prohibit the construction of additional docks that would exceed the maximum allowed for private docks under Article IX. A special condition will be placed in the permit that will be required to be fulfilled prior to construction.

Page Three

April 5, 2016 – Consent Item

Environmental Protection Commission Recommendation for a Semi-Private Dock for Masters Condominiums, Inc.

At its February 24, 2016 public hearing, the Environmental Protection Commission voted to uphold the recommendation of the Environmental Protection Officer and approve the requests for waivers to Section 15-342(b) (terminal platform size) and Section 15-344(a) (side setback distance).

ACTION REQUESTED: Acceptance of Recommendation of the Environmental Protection Commission to approve the requests for waivers to Section 15-342(b) (terminal platform size) and Section 15-344(a) (side setback distance) for the Masters Condominiums, Inc., Semi-Private Dock Construction Permit BD-15-10-114 with the payment of \$2,900 to the Conservation Trust Fund within 60 days of the BCC decision date. District 1

JVW/LC: mg

Attachments



ENVIRONMENTAL
PROTECTION
COMMISSION

John Miklos
Chairman

David Ward
Vice Chairman

Sally Atwell

Alex Presser

Jonathan Huels

Glen Dunkelberger

Mark Corbett

ENVIRONMENTAL PROTECTION DIVISION
Lori Cunniff, CEP, CHMM, Deputy Director
Community, Environmental and Development Services Department
800 Mercy Drive, Suite 4
Orlando, FL 32808-7896
407-836-1400 • Fax 407-836-1499
www.ocfl.net

**ORANGE COUNTY
ENVIRONMENTAL PROTECTION COMMISSION**

Recommendation regarding a request for approval of a waiver to Orange County Code, Chapter 15, Article IX, Section 15-342(b) (terminal platform size), and a waiver to Section 15-344(a) (side setback) for Semi-Private Dock Construction Permit BD-15-10-114; Masters Condominiums, Inc., Masters Boulevard (Bay Hill Subdivision, Marina Basin adjacent to Lake Tibet-Butler).

ACTION TAKEN BY THE ENVIRONMENTAL PROTECTION COMMISSION ("EPC") on the above application was as follows:

REQUEST: Masters Condominiums, Inc. (the "Applicant") is requesting approval of a waiver from Orange County Code, Chapter 15, Article IX, Section 15-342(b) and a waiver to Section 15-344(a).

BACKGROUND: Dock Construction Permit 04-060 was originally issued for a multi-slip structure located on the subject property in July of 2004; followed by After-the-Fact Dock Construction Permit 05-112 in October of 2005, for an additional walkway that was added to the previously permitted structure.

In May of 2012, a minor modification was requested in order to add a roof over several slips; as well as add a nine (9) inch walkway to separate a double-wide slip. Dock Construction Permit BD-12-05-033 for the minor modification was approved for the two changes to the existing structure.

On October 8, 2015, EPD received an Application to Construct a Dock for the subject property. Pursuant to Orange County Code, Chapter 15, Article IX, Environmental Protection Division (EPD) staff has evaluated the proposed application and required documents.

Subsequently, on November 17, 2015, and December 4, 2015, EPD received Applications for Waiver to Section 15-342(b) (terminal platform size) and Section 15-344(a) (side setback distance), respectively.

Notifications for the waivers were sent to all shoreline property owners within 300 feet of the subject property on December 14, 2015, and December 29, 2015. EPD has not received any objections to the waiver request.

Terminal Platform Waiver

The applicant has 290.62 feet of shoreline; therefore, the allowed terminal platform size for the subject property is 1,000 square feet. The applicant is requesting a terminal platform size of 4,208 square feet.

Pursuant to Section 15-350(a)(2), "the applicant shall also describe (1) how this waiver would not negatively impact the environment, and (2) the effect of the proposed waiver on abutting shoreline owners."

In regards to (1), the impact of the proposed dock was evaluated using the Uniform Mitigation Assessment Method (UMAM) and the applicant has agreed to offset the environmental impact associated with the larger terminal platform size with a contribution of \$2,900.00 to the Conservation Trust Fund (CTF).

In regards to (2), the applicant states that "the proposed structure will not adversely affect the adjacent property owner's view or navigability." EPD has not received any objections to the request at this time.

Side Setback Waiver

The allowed side setback distance for a semi-private boat dock is twenty-five (25) feet from the adjacent properties. The applicant is requesting for the proposed structure to traverse over the property line by 135 feet.

Pursuant to Section 15-350(a)(2), "the applicant shall also describe (1) how this waiver would not negatively impact the environment, and (2) the effect of the proposed waiver on abutting shoreline owners."

In regards to (1) the applicant states that the "proposed location is no more environmentally sensitive than one that would fall within the setback." In regards to (2), the applicant states that "the proposed structure will not adversely affect the adjacent property owner's view or navigability."

Although EPD cannot accept a Letter of No Objection (LONO) for this waiver request, the applicant did submit a LONO for the side setback encroachment from the affected property owner, Tbhc, Inc. In addition, the applicant has also submitted an Access Easement/Hold Harmless from Tbhc, Inc. giving Masters Condominiums, Inc. permission to build the dock partially on the property.

Pursuant to Section 15-344(d), the applicant will be required to provide a conservation easement or other restriction along the affected shoreline to prohibit the construction of additional docks that would exceed the maximum allowed for private docks under Article IX. A special condition will be placed in the permit that will be required to be fulfilled prior to construction.

The recommendation of the Environmental Protection Officer (EPO) is to approve the waiver requests for additional terminal platform size and a closer than allowed side setback distance, with the condition that the applicant pays \$2,900.00 to the CTF as mitigation for the adverse impacts to the environment associated with the larger terminal platform size.

RECOMMENDATION: Approval. Based upon the evidence and testimony presented at the February 24, 2016 public hearing, the Environmental Protection Commission made a recommendation to approve the request for waiver to Orange County Code, Chapter 15, Article IX, Section 15-342(b), and approve the request for waiver to Section 15-344(a) for the Masters Condominiums, Inc. Semi-Private Dock Construction Permit BD-15-14-114; with the condition that the applicant pay \$2,900.00 to the Conservation Trust Fund.

Signature of EPC Chairman:  _____

DATE EPC RECOMMENDATION RENDERED: 2/29/2016

Semi-Private Dock Construction Permit Waiver Request

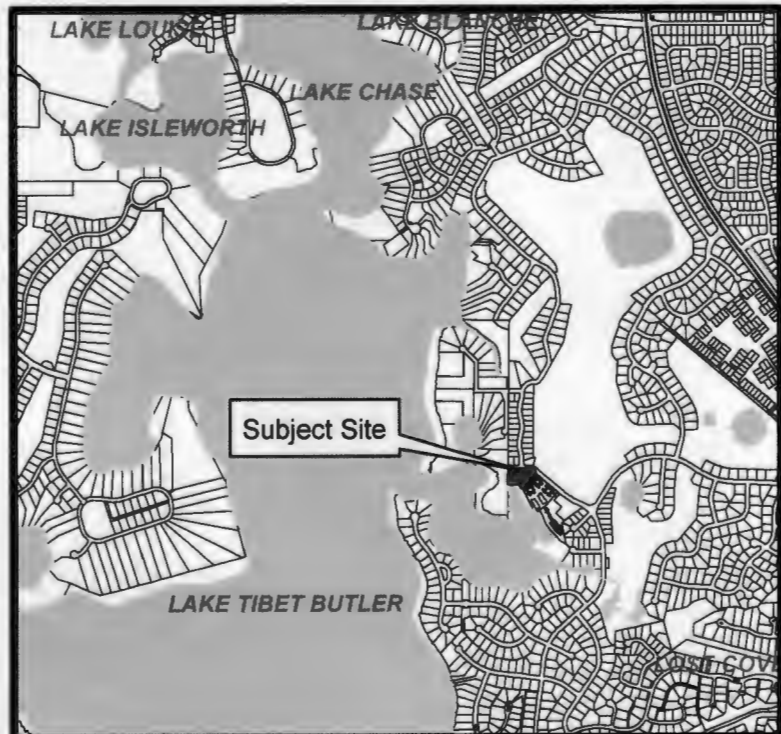


Semi-Private Dock Construction Waiver Request District #1

Applicant: Masters Condominiums, Inc.
Parcel IDs: 28-23-28-5542-00-001

Project Site

Property Location ●



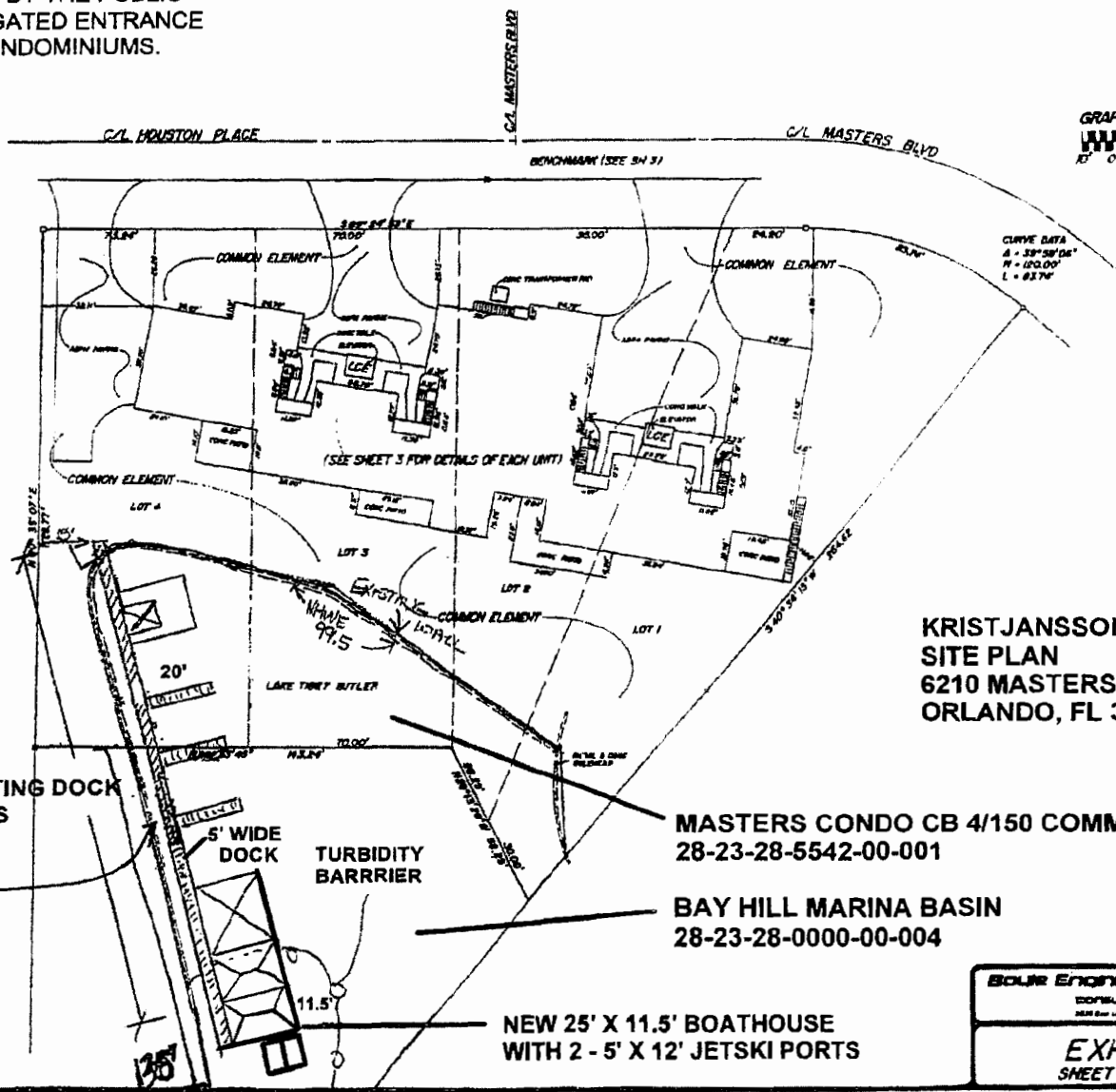
THIS IS A SEMI PRIVATE DOCK THAT CANNOT BE ACCESSED BY THE PUBLIC DUE TO A GATED ENTRANCE ON THE CONDOMINIUMS.

MASTERS CONDOMINIUMS

PLOT PLAN AND SURVEY



GRAPHIC SCALE: 1" = 20'
0' 10' 20' 30' 40'



KRISTJANSSON
SITE PLAN
6210 MASTERS BLVD
ORLANDO, FL 32819

174' EXISTING DOCK AND SLIPS

NHWE 99.50

TURBIDITY BARRIER

MASTERS CONDO CB 4/150 COMMON AREA
28-23-28-5542-00-001

BAY HILL MARINA BASIN
28-23-28-0000-00-004

NEW 25' X 11.5' BOATHOUSE
WITH 2 - 5' X 12' JETSKI PORTS

J. Sims 2/9/16

Bour Engineering Corporation
CONSULTING ENGINEERS / SURVEYORS
2626 East Lake Street - Orlando, Florida 32803 - 407-904-1271

EXHIBIT NO. 1
SHEET 2 OF 3 SHEETS

Instrument prepared by and
recorded original returned to:

Sheila Cichra
2154 Oak Beach Blvd.
Sebring, FL 33875



ACCESS EASEMENT

THIS ACCESS EASEMENT is made and entered into this _____ day of
February _____, 2016 by and between Raymond L. Rogers, Jr. (HOA President
hereinafter referred to as the "Homeowners"), whose address is
P.O. Box 568846, Orlando, FL 32856-8846 and Roy Saunders, VP of TBHC, Inc.
a FL corporation (hereinafter referred to as the "Grantor"), whose address is
9000 Bay Hill Blvd., Orlando, FL 32819-4880.

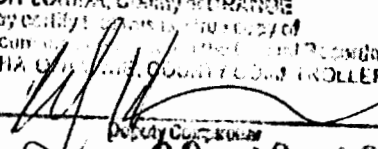
WHEREAS, Homeowners own that certain real property located at
Masters Boulevard, whose Parcel Identification No. is
28-23-28-5542-00-001, as more particularly described in Exhibit "A", attached hereto
and incorporated herein (the "Homeowner's Property"); and

WHEREAS, Grantor owns that certain parcel of real property located adjacent to the
Homeowner's Property, whose Parcel Identification No. is 28-23-28-0000-00-004, as more
particularly described in Exhibit "B", attached hereto and incorporated herein (the "Grantor
Property"); and

WHEREAS, Homeowners desire to construct and maintain a boat dock in accordance
with the Orange County Dock Construction Ordinance, Article IX, Orange County Code, a
significant portion of which, including the access walkway and terminal platform, will be
constructed and maintained on a portion of the Grantor Property adjacent to and waterward of the
Homeowner's Property, as more particularly described in Exhibit "C", attached hereto and
incorporated herein (the "Easement Area"); and

WHEREAS, due to the location of the properties, Grantor desires to grant a permanent
access easement on, upon, over and across the Easement Area for the sole purpose of
construction, perpetual maintenance, and use of a boat dock, including access, ingress, and egress
to and from the Homeowner's Property.

NOW, THEREFORE, in consideration of the sum of \$10.00 and the mutual promises
contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties hereby
covenant, stipulate and agree as follows:

State of FLORIDA, County of ORANGE
I hereby certify that this is a true and correct copy of
the document as recorded in the Public Records of Florida.
MARTHA O. HAYNIE, COUNTY COMPTROLLER
BY: 
Deputy Comptroller
Date: 02-12-16



1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Perpetual Access Easement.** Grantor hereby grants and conveys to Homeowners a permanent easement on, upon, under, across and through the Easement Area for to perpetually construct, use and maintain a boat dock, including access, ingress, and egress to and from the Homeowner's Property (the "Easement"). The grant and conveyance of this Easement shall include all necessary riparian rights.

3. **Successors.** This Easement and the obligations hereunder shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns, and the benefits and burdens hereof shall continue and run in perpetuity with the Easement Area and the Homeowner's Property unless and until terminated by mutual agreement by the then fee simple owners of the properties by an instrument in writing and recorded in the public records of Orange County, Florida.

4. **Obligations of Homeowners.** The Homeowners shall not use the Easement for any unlawful purpose or in any way which will create a nuisance.

4. **Indemnification.** The Homeowners hereby agree to indemnify, defend and save the Grantor harmless of and from any and all claims, demands, losses, expenses, attorneys fees, causes of action, judgments, and liability which now exist or may hereafter arise with respect to Homeowner's use of the Easement, whether such injuries relate to injury to person or property or otherwise.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed on the day and year first above written.

Witness

Print Name

THAD WATTEN

Homeowner

Print Name

Raymond L. Rogers, Jr.

HOA President

Witness

Print Name

Susan Hochman

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of FEBRUARY, 2016 by RAYMOND ROGERS, who is personally known to me or who has produced DRIVER LICENSE as identification.



Janet Hulcher
Notary Public

JANET Hulcher
Print Name

My Commission Expires: 11/16/19

Witness Susan Holman
Print Name Susan Holman

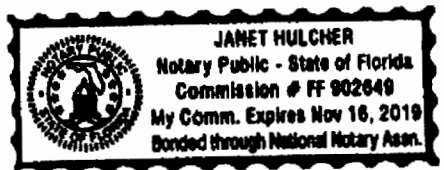
Grantor Roy Saunders
Title VP, TBHC, Inc.

Witness [Signature]
Print Name THAD LAYTON

Print Name Roy Saunders

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12th day of FEBRUARY, 2016 by ROY SAUNDERS, who is personally known to me or who has produced _____ as identification.



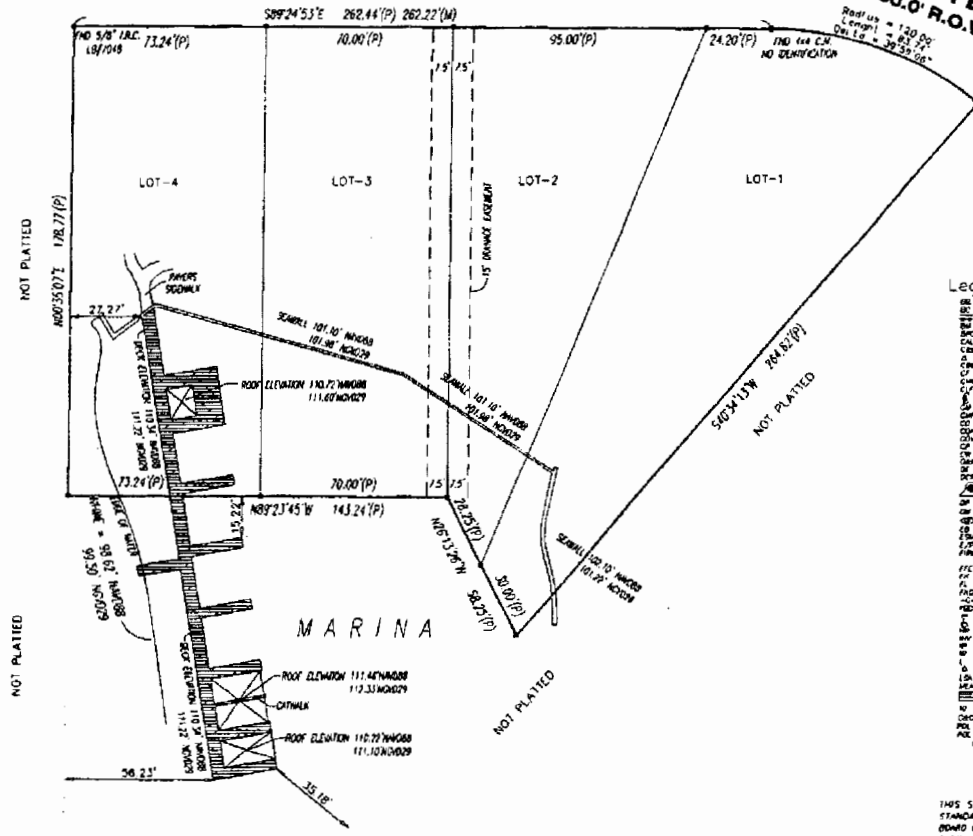
Janet Hulcher
Notary Public
JANET HULCHER
Print Name
My Commission Expires: 11/16/19

SPECIAL PURPOSE SURVEY BOAT DOCK

EXHIBIT 'A'

HOUSTON PLACE
60.0' R.O.W.

MASTER BLVD
60.0' R.O.W.



Legend:

- BE - BOTTOM OF BANK
- BL - BRICK LUMBER
- BR - BRICK
- BU - BRICK UNDER
- CA - CONCRETE
- CL - CONCRETE LUMBER
- CM - CONCRETE MASONRY
- CP - CONCRETE PAVEMENT
- CS - CONCRETE SURFACE
- CU - CONCRETE UNDER
- DC - DRAINAGE CHANNEL
- DI - DRAINAGE INLET
- DM - DRAINAGE MANHOLE
- DS - DRAINAGE SUMP
- DU - DRAINAGE UNDER
- EA - EARTH
- EL - ELEVATION
- EM - ELEVATION MARK
- EN - ELEVATION NAIL
- EP - ELEVATION POINT
- ES - ELEVATION SURFACE
- ET - ELEVATION TARGET
- EV - ELEVATION VERTICAL
- EX - EXISTING
- FE - FENCE
- FL - FLOOR
- FM - FLOOR MANHOLE
- FO - FLOOR OPENING
- FR - FLOOR REINFORCEMENT
- FS - FLOOR SURFACE
- FW - FLOOR WALL
- FX - FLOOR X
- GA - GROUND ANCHOR
- GB - GROUND BOLT
- GC - GROUND CEMENT
- GD - GROUND DRAIN
- GE - GROUND ELEVATION
- GF - GROUND FINISH
- GH - GROUND HOLE
- GI - GROUND IRON
- GJ - GROUND JOINT
- GK - GROUND KEY
- GL - GROUND LUMBER
- GM - GROUND MASONRY
- GN - GROUND NAIL
- GO - GROUND OPENING
- GP - GROUND POINT
- GQ - GROUND QUARTER
- GR - GROUND REINFORCEMENT
- GS - GROUND SURFACE
- GT - GROUND TARGET
- GU - GROUND UNDER
- GV - GROUND VERTICAL
- GW - GROUND WALL
- GX - GROUND X
- HA - HATCH
- HB - HATCH BOLT
- HC - HATCH CEMENT
- HD - HATCH DRAIN
- HE - HATCH ELEVATION
- HF - HATCH FINISH
- HG - HATCH HOLE
- HH - HATCH IRON
- HI - HATCH JOINT
- HJ - HATCH KEY
- HL - HATCH LUMBER
- HM - HATCH MASONRY
- HN - HATCH NAIL
- HO - HATCH OPENING
- HP - HATCH POINT
- HQ - HATCH QUARTER
- HR - HATCH REINFORCEMENT
- HS - HATCH SURFACE
- HT - HATCH TARGET
- HU - HATCH UNDER
- HV - HATCH VERTICAL
- HW - HATCH WALL
- HX - HATCH X
- IA - IRON ANCHOR
- IB - IRON BOLT
- IC - IRON CEMENT
- ID - IRON DRAIN
- IE - IRON ELEVATION
- IF - IRON FINISH
- IG - IRON HOLE
- IH - IRON IRON
- II - IRON JOINT
- IJ - IRON KEY
- IL - IRON LUMBER
- IM - IRON MASONRY
- IN - IRON NAIL
- IO - IRON OPENING
- IP - IRON POINT
- IQ - IRON QUARTER
- IR - IRON REINFORCEMENT
- IS - IRON SURFACE
- IT - IRON TARGET
- IU - IRON UNDER
- IV - IRON VERTICAL
- IW - IRON WALL
- IX - IRON X
- JA - JOINT ANCHOR
- JB - JOINT BOLT
- JC - JOINT CEMENT
- JD - JOINT DRAIN
- JE - JOINT ELEVATION
- JF - JOINT FINISH
- JG - JOINT HOLE
- JH - JOINT IRON
- JI - JOINT JOINT
- JJ - JOINT KEY
- JL - JOINT LUMBER
- JM - JOINT MASONRY
- JN - JOINT NAIL
- JO - JOINT OPENING
- JP - JOINT POINT
- JQ - JOINT QUARTER
- JR - JOINT REINFORCEMENT
- JS - JOINT SURFACE
- JT - JOINT TARGET
- JU - JOINT UNDER
- JV - JOINT VERTICAL
- JW - JOINT WALL
- JX - JOINT X
- KA - KEY ANCHOR
- KB - KEY BOLT
- KC - KEY CEMENT
- KD - KEY DRAIN
- KE - KEY ELEVATION
- KF - KEY FINISH
- KG - KEY HOLE
- KH - KEY IRON
- KI - KEY JOINT
- KJ - KEY KEY
- KL - KEY LUMBER
- KM - KEY MASONRY
- KN - KEY NAIL
- KO - KEY OPENING
- KP - KEY POINT
- KQ - KEY QUARTER
- KR - KEY REINFORCEMENT
- KS - KEY SURFACE
- KT - KEY TARGET
- KU - KEY UNDER
- KV - KEY VERTICAL
- KW - KEY WALL
- KX - KEY X
- LA - LUMBER ANCHOR
- LB - LUMBER BOLT
- LC - LUMBER CEMENT
- LD - LUMBER DRAIN
- LE - LUMBER ELEVATION
- LF - LUMBER FINISH
- LG - LUMBER HOLE
- LH - LUMBER IRON
- LI - LUMBER JOINT
- LJ - LUMBER KEY
- LL - LUMBER LUMBER
- LM - LUMBER MASONRY
- LN - LUMBER NAIL
- LO - LUMBER OPENING
- LP - LUMBER POINT
- LQ - LUMBER QUARTER
- LR - LUMBER REINFORCEMENT
- LS - LUMBER SURFACE
- LT - LUMBER TARGET
- LU - LUMBER UNDER
- LV - LUMBER VERTICAL
- LW - LUMBER WALL
- LX - LUMBER X
- MA - MASONRY ANCHOR
- MB - MASONRY BOLT
- MC - MASONRY CEMENT
- MD - MASONRY DRAIN
- ME - MASONRY ELEVATION
- MF - MASONRY FINISH
- MG - MASONRY HOLE
- MH - MASONRY IRON
- MI - MASONRY JOINT
- MJ - MASONRY KEY
- ML - MASONRY LUMBER
- MM - MASONRY MASONRY
- MN - MASONRY NAIL
- MO - MASONRY OPENING
- MP - MASONRY POINT
- MQ - MASONRY QUARTER
- MR - MASONRY REINFORCEMENT
- MS - MASONRY SURFACE
- MT - MASONRY TARGET
- MU - MASONRY UNDER
- MV - MASONRY VERTICAL
- MW - MASONRY WALL
- MX - MASONRY X
- NA - NAIL ANCHOR
- NB - NAIL BOLT
- NC - NAIL CEMENT
- ND - NAIL DRAIN
- NE - NAIL ELEVATION
- NF - NAIL FINISH
- NG - NAIL HOLE
- NH - NAIL IRON
- NI - NAIL JOINT
- NJ - NAIL KEY
- NL - NAIL LUMBER
- NM - NAIL MASONRY
- NN - NAIL NAIL
- NO - NAIL OPENING
- NP - NAIL POINT
- NQ - NAIL QUARTER
- NR - NAIL REINFORCEMENT
- NS - NAIL SURFACE
- NT - NAIL TARGET
- NU - NAIL UNDER
- NV - NAIL VERTICAL
- NW - NAIL WALL
- NX - NAIL X
- OA - OPENING ANCHOR
- OB - OPENING BOLT
- OC - OPENING CEMENT
- OD - OPENING DRAIN
- OE - OPENING ELEVATION
- OF - OPENING FINISH
- OG - OPENING HOLE
- OH - OPENING IRON
- OI - OPENING JOINT
- OJ - OPENING KEY
- OL - OPENING LUMBER
- OM - OPENING MASONRY
- ON - OPENING NAIL
- OO - OPENING OPENING
- OP - OPENING POINT
- OQ - OPENING QUARTER
- OR - OPENING REINFORCEMENT
- OS - OPENING SURFACE
- OT - OPENING TARGET
- OU - OPENING UNDER
- OV - OPENING VERTICAL
- OW - OPENING WALL
- OX - OPENING X
- PA - POINT ANCHOR
- PB - POINT BOLT
- PC - POINT CEMENT
- PD - POINT DRAIN
- PE - POINT ELEVATION
- PF - POINT FINISH
- PG - POINT HOLE
- PH - POINT IRON
- PI - POINT JOINT
- PJ - POINT KEY
- PL - POINT LUMBER
- PM - POINT MASONRY
- PN - POINT NAIL
- PO - POINT OPENING
- PP - POINT POINT
- PQ - POINT QUARTER
- PR - POINT REINFORCEMENT
- PS - POINT SURFACE
- PT - POINT TARGET
- PU - POINT UNDER
- PV - POINT VERTICAL
- PW - POINT WALL
- PX - POINT X
- QA - QUARTER ANCHOR
- QB - QUARTER BOLT
- QC - QUARTER CEMENT
- QD - QUARTER DRAIN
- QE - QUARTER ELEVATION
- QF - QUARTER FINISH
- QG - QUARTER HOLE
- QH - QUARTER IRON
- QI - QUARTER JOINT
- QJ - QUARTER KEY
- QL - QUARTER LUMBER
- QM - QUARTER MASONRY
- QN - QUARTER NAIL
- QO - QUARTER OPENING
- QP - QUARTER POINT
- QQ - QUARTER QUARTER
- QR - QUARTER REINFORCEMENT
- QS - QUARTER SURFACE
- QT - QUARTER TARGET
- QU - QUARTER UNDER
- QV - QUARTER VERTICAL
- QW - QUARTER WALL
- QX - QUARTER X
- RA - REINFORCEMENT ANCHOR
- RB - REINFORCEMENT BOLT
- RC - REINFORCEMENT CEMENT
- RD - REINFORCEMENT DRAIN
- RE - REINFORCEMENT ELEVATION
- RF - REINFORCEMENT FINISH
- RG - REINFORCEMENT HOLE
- RH - REINFORCEMENT IRON
- RI - REINFORCEMENT JOINT
- RJ - REINFORCEMENT KEY
- RL - REINFORCEMENT LUMBER
- RM - REINFORCEMENT MASONRY
- RN - REINFORCEMENT NAIL
- RO - REINFORCEMENT OPENING
- RP - REINFORCEMENT POINT
- RQ - REINFORCEMENT QUARTER
- RR - REINFORCEMENT REINFORCEMENT
- RS - REINFORCEMENT SURFACE
- RT - REINFORCEMENT TARGET
- RU - REINFORCEMENT UNDER
- RV - REINFORCEMENT VERTICAL
- RW - REINFORCEMENT WALL
- RX - REINFORCEMENT X
- SA - SURFACE ANCHOR
- SB - SURFACE BOLT
- SC - SURFACE CEMENT
- SD - SURFACE DRAIN
- SE - SURFACE ELEVATION
- SF - SURFACE FINISH
- SG - SURFACE HOLE
- SH - SURFACE IRON
- SI - SURFACE JOINT
- SJ - SURFACE KEY
- SL - SURFACE LUMBER
- SM - SURFACE MASONRY
- SN - SURFACE NAIL
- SO - SURFACE OPENING
- SP - SURFACE POINT
- SQ - SURFACE QUARTER
- SR - SURFACE REINFORCEMENT
- SS - SURFACE SURFACE
- ST - SURFACE TARGET
- SU - SURFACE UNDER
- SV - SURFACE VERTICAL
- SW - SURFACE WALL
- SX - SURFACE X
- TA - TARGET ANCHOR
- TB - TARGET BOLT
- TC - TARGET CEMENT
- TD - TARGET DRAIN
- TE - TARGET ELEVATION
- TF - TARGET FINISH
- TG - TARGET HOLE
- TH - TARGET IRON
- TI - TARGET JOINT
- TJ - TARGET KEY
- TL - TARGET LUMBER
- TM - TARGET MASONRY
- TN - TARGET NAIL
- TO - TARGET OPENING
- TP - TARGET POINT
- TQ - TARGET QUARTER
- TR - TARGET REINFORCEMENT
- TS - TARGET SURFACE
- TT - TARGET TARGET
- TU - TARGET UNDER
- TV - TARGET VERTICAL
- TW - TARGET WALL
- TX - TARGET X
- UA - UNDER ANCHOR
- UB - UNDER BOLT
- UC - UNDER CEMENT
- UD - UNDER DRAIN
- UE - UNDER ELEVATION
- UF - UNDER FINISH
- UG - UNDER HOLE
- UH - UNDER IRON
- UI - UNDER JOINT
- UJ - UNDER KEY
- UL - UNDER LUMBER
- UM - UNDER MASONRY
- UN - UNDER NAIL
- UO - UNDER OPENING
- UP - UNDER POINT
- UQ - UNDER QUARTER
- UR - UNDER REINFORCEMENT
- US - UNDER SURFACE
- UT - UNDER TARGET
- UU - UNDER UNDER
- UV - UNDER VERTICAL
- UW - UNDER WALL
- UX - UNDER X
- VA - VERTICAL ANCHOR
- VB - VERTICAL BOLT
- VC - VERTICAL CEMENT
- VD - VERTICAL DRAIN
- VE - VERTICAL ELEVATION
- VF - VERTICAL FINISH
- VG - VERTICAL HOLE
- VH - VERTICAL IRON
- VI - VERTICAL JOINT
- VJ - VERTICAL KEY
- VL - VERTICAL LUMBER
- VM - VERTICAL MASONRY
- VN - VERTICAL NAIL
- VO - VERTICAL OPENING
- VP - VERTICAL POINT
- VQ - VERTICAL QUARTER
- VR - VERTICAL REINFORCEMENT
- VS - VERTICAL SURFACE
- VT - VERTICAL TARGET
- VU - VERTICAL UNDER
- VV - VERTICAL VERTICAL
- VW - VERTICAL WALL
- VX - VERTICAL X
- WA - WALL ANCHOR
- WB - WALL BOLT
- WC - WALL CEMENT
- WD - WALL DRAIN
- WE - WALL ELEVATION
- WF - WALL FINISH
- WG - WALL HOLE
- WH - WALL IRON
- WI - WALL JOINT
- WJ - WALL KEY
- WL - WALL LUMBER
- WM - WALL MASONRY
- WN - WALL NAIL
- WO - WALL OPENING
- WP - WALL POINT
- WQ - WALL QUARTER
- WR - WALL REINFORCEMENT
- WS - WALL SURFACE
- WT - WALL TARGET
- WU - WALL UNDER
- WV - WALL VERTICAL
- WW - WALL WALL
- WX - WALL X
- XA - X ANCHOR
- XB - X BOLT
- XC - X CEMENT
- XD - X DRAIN
- XE - X ELEVATION
- XF - X FINISH
- XG - X HOLE
- XH - X IRON
- XI - X JOINT
- XJ - X KEY
- XL - X LUMBER
- XM - X MASONRY
- XN - X NAIL
- XO - X OPENING
- XP - X POINT
- XQ - X QUARTER
- XR - X REINFORCEMENT
- XS - X SURFACE
- XT - X TARGET
- XU - X UNDER
- XV - X VERTICAL
- XW - X WALL
- XX - X X

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 62-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.017 OF THE FLORIDA STATUTES.



1. Legal description provided by others.
2. The lines shown herein were not obstructed for monuments or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other encumbrances were not located.
4. You are to be on the face of the wall and are not to be used used in reconstruct boundaries lines.
5. Dry hole encumbrances located.
6. No identification found an acreage names unless otherwise shown.
7. Dimensions shown on Plat and measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure. No underground encumbrances or visible vertical lines have been located other than shown.
10. This survey is prepared for the exclusive use and benefit of the parties listed herein liability to third parties may not be transferred or assigned.
11. Notice lines crossing may not be shown due to electronic location.
12. This survey does not reflect or determine ownership.
13. Fence corner and building corners are witness monuments to adjoining corner monuments on or shown.
14. Subject to any Easement, limitations, restrictions, reservations, and/or easement of record no examination of title made by Surveyor.
15. This survey is made in accordance with F.S. 627.7842, for a period of 90 days from the date of certification. This survey is not an ALTA/ACSM Land Title Survey.
16. This Survey was prepared without the benefit of a commitment for title insurance.
17. This is not a Boundary Survey.
18. Benchmarks: Initial Object # 1223 Orange County FL. Set obtained "square" cut in 30m-wide concrete curb in line line on the north side of Bay Hills Blvd - 7.26m east of road cross south of Bay Hills Country Club Sign. Elevation 117.868 NAVD83.

Basin of Bearing:
1. Densley shows bearings are based on SOUTH line of way out of Houston Place, being N89°24'51" E per Plat.

Legal Description:
Lot 1, 2, 3, and 4, BAY HILL SECTION 1-C, Township 30S, Range 17E, Section 14, of the Public Records of ORANGE County, Florida.

Certified to/ for the exclusive use of:
MASTER CONDOMINIUM INC.
HODGSKIN QUADRANT LIVING, INC.

Hector Lebron PSM #6634
Professional Surveyor and Mapper
JOSE R. NCCORON PSM #6850
Professional Surveyor and Mapper
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED/ ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.

LEG/006/00P TOTAL SHEETS 12 OF 12
LAND SURVEYING PROFESSIONAL SEAL
HODGSKIN
Outdoor Living, Inc.
11111 W. US HWY 1
SUITE 100
ORANGE, FL 32837
PH: (407) 261-1234
FAX: (407) 261-1235
WWW.HODGSKIN.COM

DATE: 02/12/2016
SCALE: 1"=20'
SHEET: 12 OF 12

ADDRESS: MASTER BLVD
ORLANDO, FLORIDA 32815
SPECIAL PURPOSE SURVEY
BLANK 0064

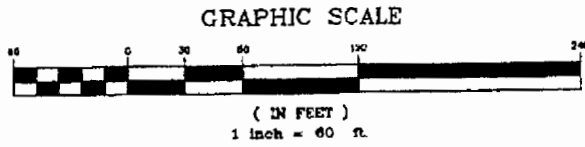
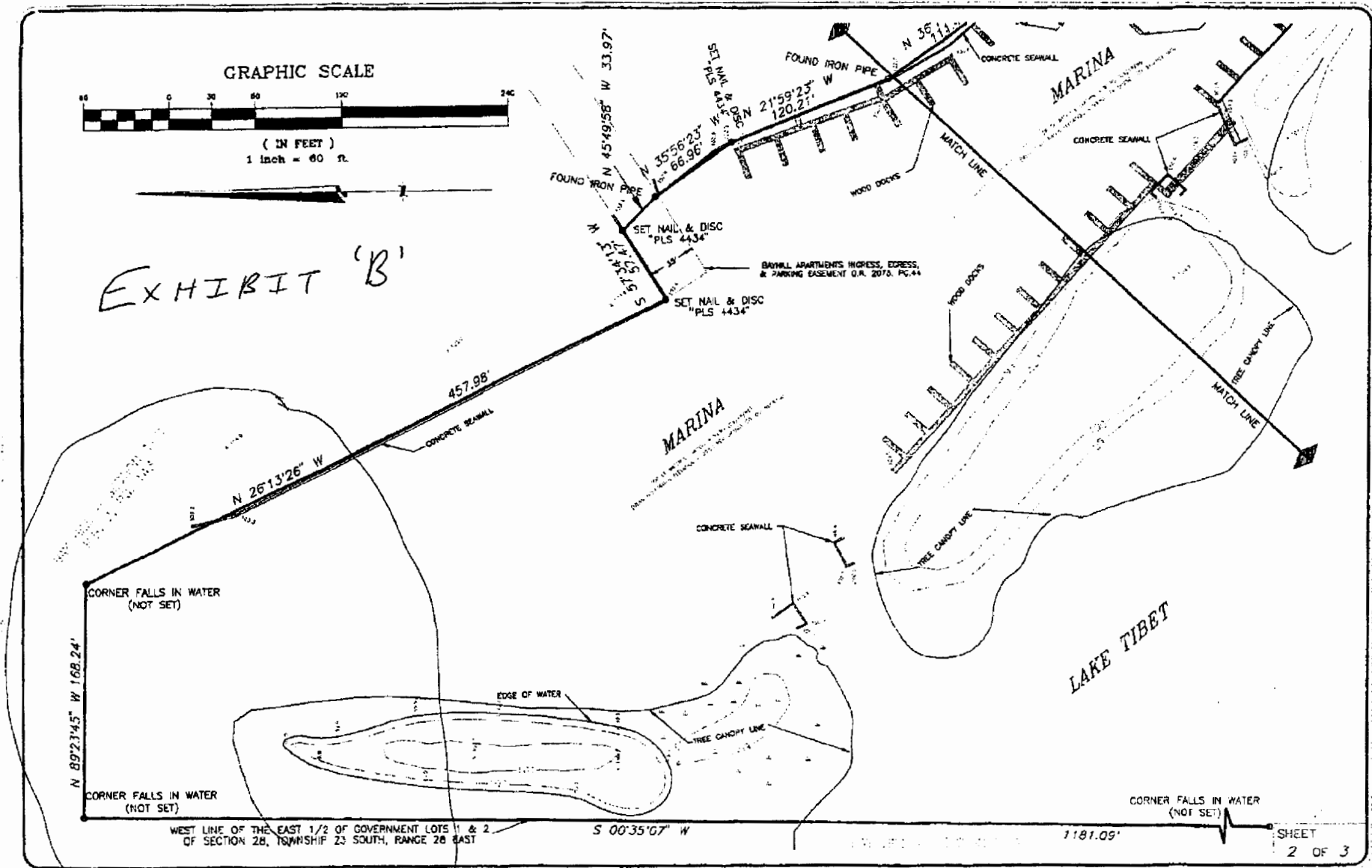


EXHIBIT 'B'



WEST LINE OF THE EAST 1/2 OF GOVERNMENT LOTS 1 & 2 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 28 EAST

THIS IS A SEMI PRIVATE DOCK THAT CANNOT BE ACCESSED BY THE PUBLIC DUE TO A GATED ENTRANCE ON THE CONDOMINIUMS.

MASTERS CONDOMINIUMS

PLOT PLAN AND SURVEY



GRAPHIC SCALE 1"=20'
0 10 20 30 40

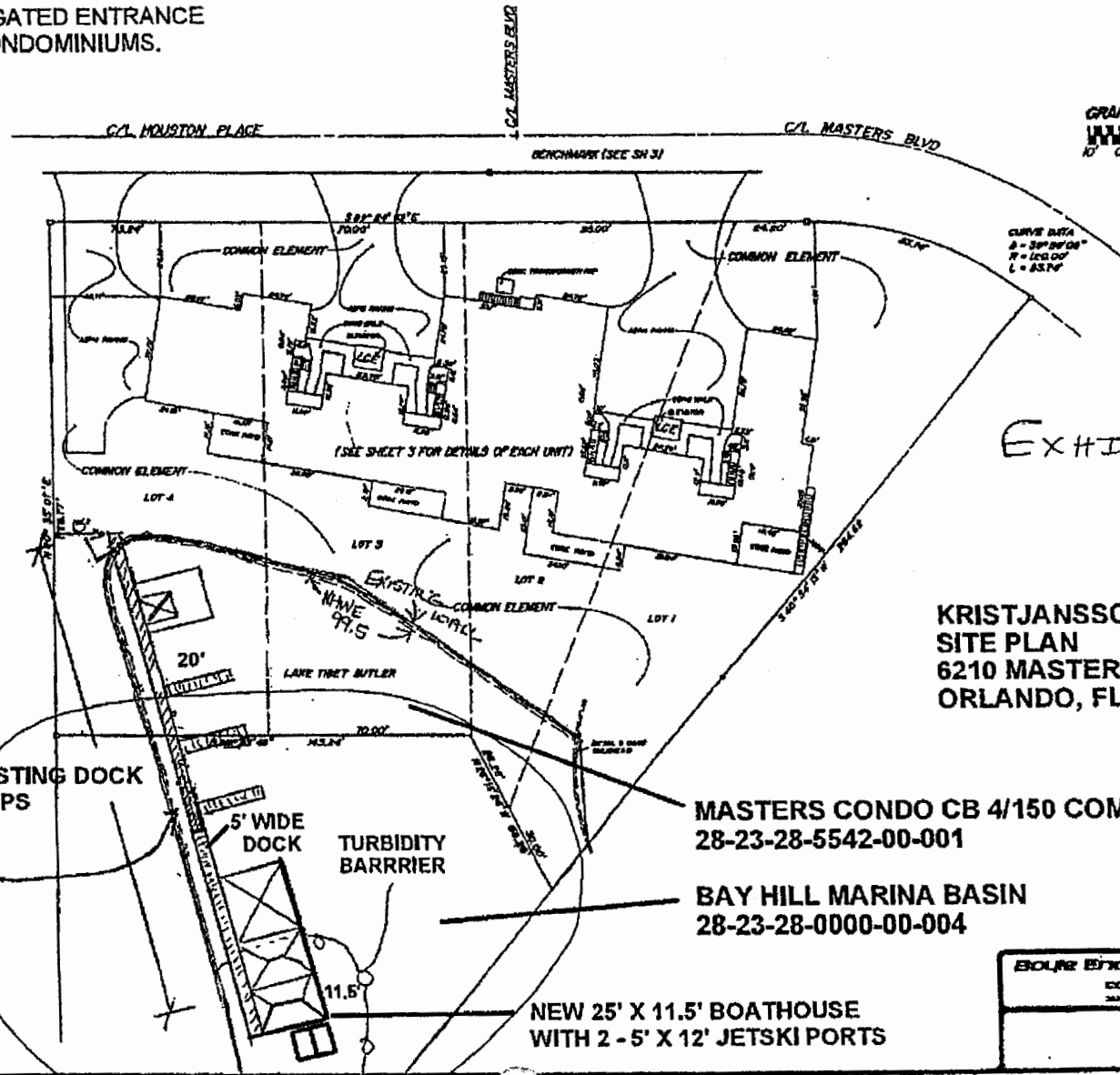


EXHIBIT 'C'

KRISTJANSSON
SITE PLAN
6210 MASTERS BLVD
ORLANDO, FL 32819

174' EXISTING DOCK AND SLIPS

NHWE
99.50

5' WIDE DOCK

TURBIDITY BARRIER

NEW 25' X 11.5' BOATHOUSE
WITH 2 - 5' X 12' JETSKI PORTS

MASTERS CONDO CB 4/150 COMMON AREA
28-23-28-5542-00-001

BAY HILL MARINA BASIN
28-23-28-0000-00-004

Bouje Engineering Corporation
consulting engineers/surveyors
3333 East Lake Street, Suite 2000, Orlando, Florida 32817 407.249.1234