



Interoffice Memorandum


APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS


BCC Mtg. Date: May 24, 2016

REAL ESTATE MANAGEMENT ITEM 5

DATE: May 2, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

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 LANDSTAR PARK PARTNERS, LTD AND ORANGE COUNTY, SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM BANK OF AMERICA, N. A., SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS TRUSTEE AND ORANGE COUNTY HOUSING FINANCE AUTHORITY AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Landstar Park Apartments OCU Permit: B15901230 OCU File #: 81053
District 4

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

ITEMS: Utility Easement
Cost: Donation
Size: 405 square feet

Subordinations of Encumbrances to Property Rights to Orange County (2)

Real Estate Management Division

Agenda Item 5

May 2, 2016

Page 2

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.

THIS IS A DONATION

Project: Landstar Park Apartments OCU Permit: B15901230 OCU File #: 81053

UTILITY EASEMENT

THIS INDENTURE, Made this 22nd day of April, A.D. 2016, between Landstar Park Partners, Ltd., a Florida limited partnership, having its principal place of business in the city of Winter Park, county of Orange, whose address is 200 E Canton Ave #102 Winter Park FL 32789, 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, and related 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 25-24-29-5561-00-010

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.

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

Signed, sealed, and delivered
in the presence of:

Danielle L Dean
Witness

Danielle L Dean
Printed Name

Cynthia L Bell
Witness

Cynthia L Bell
Printed Name

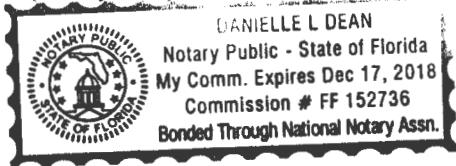
(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7 day of April, 2016 by Jay P. Brock as Executive Vice President of Southern Affordable Services, Inc., a Florida not-for profit corporation, its sole member, SAS Landstar Park Managers, L.L.C., a Florida limited liability company, its general partner, Landstar Park Partners, Ltd., a Florida limited partnership, on behalf of the limited partnership. He/she is personally known to me or has produced _____ as identification.

(Notary Seal)



Landstar Park Partners, Ltd.,
a Florida limited partnership

BY: SAS Landstar Park Managers, L.L.C.,
a Florida limited liability company,
its general partner

BY: Southern Affordable Services, Inc.,
a Florida not-for profit corporation,
its sole member

BY: Jay P. Brock
Jay P. Brock, Executive Vice President

Danielle L Dean
Notary Signature

Danielle L Dean
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 12/17/2018

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

Handwritten mark

DESCRIPTION OF AN UTILITY
EASEMENT AT LANDSTAR APARTMENTS.

OUC PERMIT NUMBER: B15901230

PROJECT NAME: LANDSTAR PARK APARTMENTS

PURPOSE: PERMANENT WATER LINE UTILITY EASEMENT.

EXHIBIT "A"

A portion of Lot 1, MEADOW WOODS-PARCELS 11 and 12, according to the plat there of as recorded in Plat Book 54, Pages 2 and 3 of the Public Records of Orange County, Florida, said lands being more particularly described as follows:

COMMENCE at the Southwest corner of said Lot 1; said point being on the the Southerly line of said Lot 1 and the Northerly right of way line of Pinnacle Cove Boulevard, said point also being a point on the arc of a curve, concave Southwesterly, said curve having a radius of 895.00 feet, a central angle of $23^{\circ}13'02''$, a chord bearing of South $74^{\circ}32'52''$ East and a chord distance of 360.19 feet; thence along the arc of said curve and the Southerly line of said Lot 1 to the right for an arc distance of 362.67 feet to a point of tangency; thence South $62^{\circ}56'21''$ East, along the Southerly line of said Lot 1 and the said Northerly right of way line of Pinnacle Cove Boulevard for a distance of 182.37 feet to the POINT OF BEGINNING; thence leaving Southerly line of said Lot 1 and said Northerly right of way line run North $27^{\circ}03'39''$ East for a distance of 27.00 feet; thence run South $62^{\circ}56'21''$ East for a distance of 15.00 feet; thence run South $27^{\circ}03'39''$ West for a distance of 27.00 feet to a point on the Southerly line of said Lot 1 and the said Northerly right of way line; thence run North $62^{\circ}56'21''$ West, along the Southerly line of said Lot 1 and the said Northerly right of way line for a distance of 15.00 feet to the POINT OF BEGINNING. Said lands containing 405 square feet or 0.0093 acres, more or less.

Said lands situate, lying and being in Orange County, Florida.

SHEET 1 OF 2 SHEETS

FOR: CPG CONST

NO.: 1510029

DATE: 11/02/15 REVISED 1/12/16

FILENAME: LRA-EASE

THIS DESCRIPTION DOES NOT CONSTITUTE
A FIELD SURVEY



HITT LAND SURVEYORS, INC.

318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-0248 FAX 407-772-0248

LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

SKETCH OF DESCRIPTION OF AN UTILITY EASEMENT AT LANDSTAR PARK APARTMENTS.

OVC PERMIT NUMBER: B15901230
 PROJECT NAME: LANDSTAR PARK APARTMENTS
 PURPOSE: PERMANENT WATER LINE UTILITY EASEMENT.

30' UTILITY EASEMENT
 PER ORB 4848, PG 4601, OCR
 25' PRIVATE UTILITY EASEMENT
 PER RECORDED PLAT

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N27° 03' 39" E	27.00'
L2	S62° 56' 21" E	15.00'
L3	S27° 03' 39" W	27.00'
L4	N62° 56' 21" W	15.00'

LOT 1, MEADOW WOODS-
 PARCELS 11 AND 12, PER
 PLAT BOOK 54, PAGES 2 & 3
 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

GRAPHIC SCALE
 1" = 100'



PUBLIC UTILITY EASEMENT
 PER RECORDED PLAT

POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF
 LOT 1, MEADOW WOODS-
 PARCELS 11 AND 12
 PER P.B. 54, PAGES 2 & 3

R=895.00'
 CHORD BEARING=S74° 32' 52" E CHORD DISTANCE=360.19'
 Δ=23° 13' 02" A=362.67'

PINNACLE COVE BOULEVARD
 90' RIGHT OF WAY

SOUTHERLY LINE OF LOT 1 &
 NORTHERLY R/W LINE OF
 PINNACLE COVE BOULEVARD

10' PUBLIC UTILITY
 EASEMENT PER PLAT

PROPOSED 15' X 27'
 UTILITY EASEMENT

POINT OF
 BEGINNING

I HEREBY CERTIFY THAT THIS SKETCH MEETS
 THE MINIMUM TECHNICAL STANDARDS SET
 FORTH IN RULE 5J-17 ADOPTED BY THE
 FLORIDA BOARD OF PROFESSIONAL SURVEYORS
 AND MAPPERS, PURSUANT TO FLORIDA STATUTE
 472.027.

LANDSCAPE INSTALLATION & MAINTENANCE
 10' PRIVATE UTILITY EASEMENT
 BASIS OF BEARINGS, WESTERLY R/W OF
 LANDSTAR BLVD RIGHT OF WAY EXTENSION IV,
 PER PLAT BOOK 26, PGS 88-90, PUBLIC
 RECORDS OF ORANGE COUNTY, FLORIDA.
 LANDSTAR BOULEVARD
 120' RIGHT OF WAY

SHEET 2 OF 2 SHEETS

FOR: CPG CONS' T
 NO.: 1510029
 DATE: 11/02/15 REVISED 1/12/16
 FILENAME: LRA-EASE
 SCALE: 1" = 100'

THIS SKETCH DOES NOT CONSTITUTE
 A FIELD SURVEY

Jeffrey J. Hitt 1/15/16
 JEFFREY J. HITT PROFESSIONAL SURVEYOR & MAPPER NO. 2717 STATE OF FLORIDA



HITT LAND SURVEYORS, INC.

318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-0248 FAX 407-772-0248

LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

MAY 24 2016

Project: Landstar Park Apartments OCU Permit: B15901230 OCU File #: 81053

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; purpose, in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to Mortgage, Assignment of Rents, Security Agreement and Fixture Filing, Financing Statement Form UCC-1, Mortgage, Assignment of Leases and Rents and Security Agreement Affordable Housing Land Use Restriction Agreement, Financing Statement Form UCC-1 held by the undersigned; and,

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

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as 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:

Bank of America, N. A.

FROM: Landstar Park Partners, Ltd.

Mortgage, Assignment of Rents, Security Agreement and
Fixture Filing, filed July 15, 2015

Recorded in Official Records Book 10951, Page 1798,

Re-recorded on October 29, 2015 in Official Records Book 11005, Page 6329

Financing Statement Form UCC-1, filed July 15, 2015

Recorded in Official Records Book 10951, Page 1826

Re-Recorded on October 29, 2015 in Official Records Book 11005, Page 6357

Project: Landstar Park Apartments OCU Permit: B15901230 OCU File #: 81053

Mortgage, Assignment of Leases and Rents and Security Agreement, filed July 15, 2015
Recorded in Official Records Book 10951, Page 1831
Re-Recorded on October 29, 2015 in Official Records Book 11005, Page 6362
Affordable Housing Land Use Restriction Agreement, filed July 15, 2015
Recorded in Official Records Book 10951, Page 1874
Re-Recorded on October 29, 2015 in Official Records Book 11005, Page 6405
Financing Statement Form UCC-1, filed July 15, 2015
Recorded in Official Records Book 10951, Page 1885
Re-Recorded on October 29, 2015 in Official Records Book 11005, Page 6416
All in 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.

{SIGNATURES ON THE FOLLOWING PAGE}

Project: Landstar Park Apartments OCU Permit: B15901230 OCU File #: 81053

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 17th day of March, A.D. 20 16.

Signed, sealed and delivered in the presence of:

Bank of America, N. A., a national banking association

[Signature]
Witness

BY: [Signature]

Dannon Seletos
Printed Name

Jennifer Drummond
Print Name **Vice President**

[Signature]
Witness

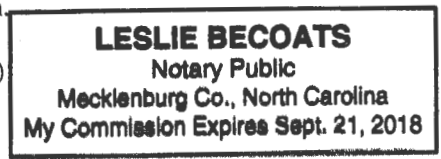
Title

Ryan L. Brooks
Printed Name

STATE OF North Carolina
COUNTY OF Mecklenburg County

The foregoing instrument was acknowledged before me this 17th day of March, 20 16 by Jennifer Drummond as Vice President of Bank of America N.A., a national banking association, on behalf of the National Banking Association. He/she is personally known to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature

Leslie Becoats
Printed Notary Name

This instrument prepared by:
Therese 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: Sept. 21, 2018

DESCRIPTION OF AN UTILITY
EASEMENT AT LANDSTAR APARTMENTS.

OUC PERMIT NUMBER: B15901230
PROJECT NAME: LANDSTAR PARK APARTMENTS
PURPOSE: PERMANENT WATER LINE UTILITY EASEMENT.

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SHEET 1 OF 2 SHEETS

FOR: CPG CONST
NO.: 1510029
DATE: 11/02/15 REVISED 1/12/16
FILENAME: LRA-EASE

THIS DESCRIPTION DOES NOT CONSTITUTE
A FIELD SURVEY



HITT LAND SURVEYORS, INC.

318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-0248 FAX 407-772-0248

LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

SKETCH OF DESCRIPTION OF AN UTILITY EASEMENT AT LANDSTAR PARK APARTMENTS.

OUC PERMIT NUMBER: B15901230
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30' UTILITY EASEMENT
 PER DRB 4848, PG 4601, OCR
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 1" = 100'



PUBLIC UTILITY EASEMENT
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POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF
 LOT 1, MEADOW WOODS-
 PARCELS 11 AND 12
 PER P.B. 54, PAGES 2 & 3

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 $A=362.67'$
 $\text{CHORD BEARING}=S74^{\circ}32'52''E$
 $\text{CHORD DISTANCE}=360.19'$

PINNACLE COVE BOULEVARD
 90' RIGHT OF WAY

SOUTHERLY LINE OF LOT 1 &
 NORTHERLY R/W LINE OF
 PINNACLE COVE BOULEVARD

10' PUBLIC UTILITY
 EASEMENT PER PLAT

PROPOSED 15' X 27'
 UTILITY EASEMENT

POINT OF
 BEGINNING

I HEREBY CERTIFY THAT THIS SKETCH MEETS
 THE MINIMUM TECHNICAL STANDARDS SET
 FORTH IN RULE 5J-17 ADOPTED BY THE
 FLORIDA BOARD OF PROFESSIONAL SURVEYORS
 AND MAPPERS, PURSUANT TO FLORIDA STATUTE
 472.027.

LANDSCAPE INSTALLATION & MAINTENANCE
 10' PRIVATE UTILITY EASEMENT
 20'
 BASIS OF BEARINGS, WESTERLY R/W OF
 LANDSTAR BLVD RIGHT OF WAY EXTENSION IV,
 PER PLAT BOOK 26, PGS 88-90, PUBLIC
 RECORDS OF ORANGE COUNTY, FLORIDA.
 LANDSTAR BOULEVARD
 120' RIGHT OF WAY

SHEET 2 OF 2 SHEETS

FOR: CPG CONST
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 FILENAME: LRA-EASE
 SCALE: 1" = 100'

THIS SKETCH DOES NOT CONSTITUTE
 A FIELD SURVEY

Jeffrey J. Hitt 1/15/16
 JEFFREY J. HITT PROFESSIONAL SURVEYOR & MAPPER NO. 4713 STATE OF FLORIDA



HITT LAND SURVEYORS, INC.

318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-0248 FAX: 407-772-0248

LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

MAY 24 2016

Project: Landstar Park Apartments OCU Permit: B15901230 OCU File #: 81053

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; purpose, in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to First Mortgage, Assignment of Rents, Security Agreement, Financing Statement Form UCC-1, and Assignment of Mortgage and Note held by the undersigned; and,

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

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as 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:

Bank of New York Mellon Trust Company, N.A., as Trustee and
Orange County Housing Finance Authority

FROM: Landstar Park Partners, Ltd.

First Mortgage, Assignment of Rents and Security Agreement, filed July 15, 2015

Recorded in Official Records Book 10951, Page 1719

Assignment of Mortgage and Note, filed July 15, 2015

Recorded in Official Records Book 10951, Page 1759

Land Use Restriction Agreement filed July 15, 2015

Recorded in Official Records Book, 10951, Page 1764

Financing Statement Form UCC-1, filed July 15, 2015

Recorded in Official Records Book 10951, Page 1753

All in Public Records of Orange County, Florida

Landstar Park Apartments OCU Permit: B15901230 OCU File #: 81053

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 encumbrances has duly executed this instrument this 8th day of April, A.D. 2016.

Signed, sealed and delivered
in the presence of:

Janalee R. Scott
Witness
Janalee R. Scott
Printed Name

Michele Noel
Witness
Michele Noel
Printed Name

Bank of New York Mellon Trust Company, N.A.,
a national banking association, as trustee

BY: Cynthia M. Moore

Cynthia M. Moore
Print Name

Vice President
Title

STATE OF FLORIDA

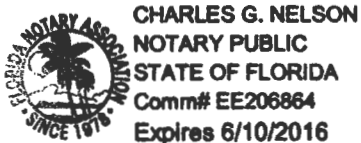
COUNTY OF DUVAL

I HEREBY CERTIFY, that on this 8th day of April, A.D. 2016 before me personally appeared Cynthia M. Moore as Vice President of Bank of New York Mellon Trust Company, N.A., a national banking association, as trustee on behalf of association, to me known to be, or who has produced n/a as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and conveyance is the act and deed of said banking association.

Witness my hand and official seal this 8th day of April, 2016.

(Notary Seal)

Charles G. Nelson
Notary Signature



Charles G. Nelson
Printed Notary Name

Notary Public in and for
the county and state aforesaid

My commission expires: June 10, 2016

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 19th day of April, A.D. 2016.

Signed, sealed and delivered in the presence of:

Orange County Housing Finance Authority, a public body corporation and politic duly created, organized and existing under the laws of the State of Florida

Rosalind Hatal
Witness

Rosalind HATAL
Printed Name

[Signature]
Witness

B. J. A. PALM
Printed Name

BY: [Signature]
W.D. Morris

Print Name
Executive Director
Title

Approved as to Legal Sufficiency:

STATE OF FLORIDA

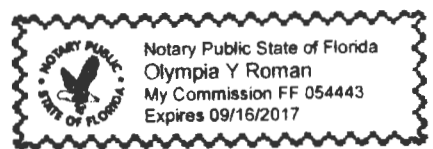
COUNTY OF ORANGE

By: [Signature]
Greenberg Traurig, P.A.
General Counsel

I HEREBY CERTIFY, that on this 19th day of April, A.D. 2016 before me personally appeared W.D. Morris as Executive Director of Orange County Housing Finance Authority, a public body corporate and politic duly created, organized and existing under the laws of the State of Florida, to me known to be or who has produced (K-1001) as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed of such officer thereunto duly authorized, and the said conveyance is the act and deed of said authority.

Witness my hand and official seal this 19th day of April, 2016.

(Notary Seal)



[Signature]
Notary Signature

Olympia Y Roman
Printed Notary Name

This instrument prepared by:
Therese 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: 9/16/17

DESCRIPTION OF AN UTILITY
EASEMENT AT LANDSTAR APARTMENTS.

OUC PERMIT NUMBER: B15901230
PROJECT NAME: LANDSTAR PARK APARTMENTS
PURPOSE: PERMANENT WATER LINE UTILITY EASEMENT.

A portion of Lot 1, MEADOW WOODS-PARCELS 11 and 12, according to the plat there of as recorded in Plat Book 54, Pages 2 and 3 of the Public Records of Orange County, Florida, said lands being more particularly described as follows:

COMMENCE at the Southwest corner of said Lot 1; said point being on the the Southerly line of said Lot 1 and the Northerly right of way line of Pinnacle Cove Boulevard, said point also being a point on the arc of a curve, concave Southwesterly, said curve having a radius of 895.00 feet, a central angle of $23^{\circ}13'02''$, a chord bearing of South $74^{\circ}32'52''$ East and a chord distance of 360.19 feet; thence along the arc of said curve and the Southerly line of said Lot 1 to the right for an arc distance of 362.67 feet to a point of tangency; thence South $62^{\circ}56'21''$ East, along the Southerly line of said Lot 1 and the said Northerly right of way line of Pinnacle Cove Boulevard for a distance of 182.37 feet to the POINT OF BEGINNING; thence leaving Southerly line of said Lot 1 and said Northerly right of way line run North $27^{\circ}03'39''$ East for a distance of 27.00 feet; thence run South $62^{\circ}56'21''$ East for a distance of 15.00 feet; thence run South $27^{\circ}03'39''$ West for a distance of 27.00 feet to a point on the Southerly line of said Lot 1 and the said Northerly right of way line; thence run North $62^{\circ}56'21''$ West, along the Southerly line of said Lot 1 and the said Northerly right of way line for a distance of 15.00 feet to the POINT OF BEGINNING. Said lands containing 405 square feet or 0.0093 acres, more or less.

Said lands situate, lying and being in Orange County, Florida.

SHEET 1 OF 2 SHEETS

FOR: CPG CONST
NO.: 1510029
DATE: 11/02/15 REVISED 1/12/16
FILENAME: LRA-EASE

THIS DESCRIPTION DOES NOT CONSTITUTE
A FIELD SURVEY



HITT LAND SURVEYORS, INC.

318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-0248 FAX 407-772-0248

LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

SKETCH OF DESCRIPTION OF AN UTILITY EASEMENT AT LANDSTAR PARK APARTMENTS.

OUC PERMIT NUMBER: B15901230
 PROJECT NAME: LANDSTAR PARK APARTMENTS
 PURPOSE: PERMANENT WATER LINE UTILITY EASEMENT.

30' UTILITY EASEMENT
 PER DRB 4848, PG 4601, OCR
 25' PRIVATE UTILITY EASEMENT
 PER RECORDED PLAT

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N27° 03' 39" E	27.00'
L2	S62° 56' 21" E	15.00'
L3	S27° 03' 39" W	27.00'
L4	N62° 56' 21" W	15.00'

LOT 1, MEADOW WOODS-
 PARCELS 11 AND 12, PER
 PLAT BOOK 54, PAGES 2 & 3
 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

GRAPHIC SCALE
 1" = 100'



PUBLIC UTILITY EASEMENT
 PER RECORDED PLAT

POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF
 LOT 1, MEADOW WOODS-
 PARCELS 11 AND 12
 PER P.B. 54, PAGES 2 & 3

R=895.00' Δ=23° 13' 02" A=362.67'
 CHORD BEARING=S74° 32' 52" E CHORD DISTANCE=360.19'

PINNACLE COVE BOULEVARD
 90' RIGHT OF WAY

SOUTHERLY LINE OF LOT 1 &
 NORTHERLY R/W LINE OF
 PINNACLE COVE BOULEVARD

10' PUBLIC UTILITY
 EASEMENT PER PLAT

PROPOSED 15' X 27'
 UTILITY EASEMENT

POINT OF
 BEGINNING

I HEREBY CERTIFY THAT THIS SKETCH MEETS
 THE MINIMUM TECHNICAL STANDARDS SET
 FORTH IN RULE 5J-17 ADOPTED BY THE
 FLORIDA BOARD OF PROFESSIONAL SURVEYORS
 AND MAPPERS, PURSUANT TO FLORIDA STATUTE
 472.027.

LANDSCAPE INSTALLATION & MAINTENANCE
 10' PRIVATE UTILITY EASEMENT
 BASIS OF BEARINGS, WESTERLY R/W OF
 LANDSTAR BLVD RIGHT OF WAY EXTENSION IV,
 PER PLAT BOOK 26, PGS 88-90, PUBLIC
 RECORDS OF ORANGE COUNTY, FLORIDA.
 LANDSTAR BOULEVARD
 120' RIGHT OF WAY

SHEET 2 OF 2 SHEETS

FOR: CPG CONST
 NO.: 1510029
 DATE: 11/02/15 REVISED 1/12/16
 FILENAME: LRA-EASE
 SCALE: 1" = 100'

THIS SKETCH DOES NOT CONSTITUTE
 A FIELD SURVEY

JEFFREY J. HITT PROFESSIONAL SURVEYOR & MAPPER NO. 4717 STATE OF FLORIDA

Jeffrey J. Hitt 1/15/16



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