

Interoffice Memorandum


APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: Jun. 14, 2016

REAL ESTATE MANAGEMENT ITEM 3

DATE: May 26, 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 OF TRANSIT EASEMENT BETWEEN BOCA DEVELOPMENT, LLC, SARAI LAKE BUENA VISTA LLC AND ORANGE COUNTY WITH JOINDER AND CONSENT OF ASSOCIATION TO TRANSIT EASEMENT FROM MIDTOWN MASTER OWNERS' ASSOCIATION, INC., F/K/A MARBELLA MASTER OWNERS' ASSOCIATION, INC., LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, AND UTILITY EASEMENT BETWEEN BOCA DEVELOPMENT, LLC, SARAI LAKE BUENA VISTA LLC AND ORANGE COUNTY WITH JOINDER AND CONSENT OF ASSOCIATION TO LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, AND UTILITY EASEMENT FROM MIDTOWN MASTER OWNERS' ASSOCIATION, INC., F/K/A MARBELLA MASTER OWNERS' ASSOCIATION, INC. AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: I-Drive Transit Easement (Ruby Lake – Holiday Inn)

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road infrastructure improvements as a requirement of development.

ITEMS: Transit Easement with Joinder and Consent of Association to Transit Easement (Instrument 8004A.1)
Cost: Donation
Size: 9,967 square feet

Landscape, Pedestrian, Sidewalk, Drainage, and Utility Easement with Joinder and Consent of Association to Landscape, Pedestrian, Sidewalk, Drainage, and Utility Easement (Instrument 8004B.1)
Cost: Donation
Size: 12,886 square feet

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Transportation Planning Division

REMARKS: These easements are being donated as a condition of development approval in connection with the International Drive Activity Center Element, Goals, Objectives and Policies of the Orange County Comprehensive Plan-Destination 2030.

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

JUN 14 2016

THIS IS A DONATION

Instrument: 8004A.1
Project: I-Drive Transit Easement
(Ruby Lake – Holiday Inn)

TRANSIT EASEMENT

THIS INDENTURE, made and executed the 4th day of May, A.D. 2016, by Boca Development, LLC, a Florida limited liability company, as the owner of 15-24-28-5120-00-020, whose address is 1234 S. Ridgewood Drive, Daytona Beach, Florida 32114, and Sarai Lake Buena Vista LLC, a Florida limited liability company, as the owner of 15-24-28-5120-00-021, who address is 807 Dashwood Court, Winter Garden, Florida 34787, 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, its successors and assigns, a Transit Easement more particularly defined in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Numbers:

a portion of

15-24-28-5120-00-020 and 15-24-28-5120-00-021

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 8004A.1
Project: I-Drive Transit Easement
(Ruby Lake – Holiday Inn)

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

Signed, sealed and delivered
in the presence of:

Boca Development, LLC,
a Florida limited liability company

CBK
Witness

BY: *[Signature]*
Manjula S. Patel,
its Manager

CHIRAG KABRAWALA
Printed Name

[Signature]
Witness

Donald Biny
Printed Name

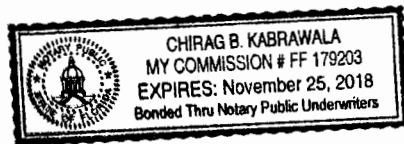
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 4 day of May, 2016
by Manjula S. Patel, as Manager of Boca Development, LLC, a Florida limited liability company, , on behalf
of said limited liability company. She is personally known to me or has produced
- PC DL - as identification.

(Notary Seal)



CBK
Notary Signature

CHIRAG KABRAWALA
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 11-25-18

Instrument: 8004A.1
Project: I-Drive Transit Easement
(Ruby Lake – Holiday Inn)

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

Signed, sealed and delivered
in the presence of:

Sarai Lake Buena Vista LLC,
a Florida limited liability company

CBV
Witness

BY: Nikesh Shah
Nikesh Shah,
its Manager

CHIRAG KABRAWALA
Printed Name

Donald Bury
Witness

Donald Bury
Printed Name

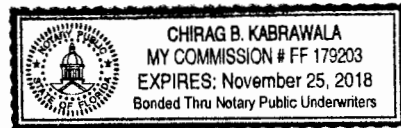
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11 day of May, 20 16
by Nikesh Shah, as Manager of Sarai Lake Buena Vista LLC, a Florida limited liability company, on behalf of
said limited liability company. He is personally known to me or has produced
-FLDL- as identification.

(Notary Seal)



CBV
Notary Signature

CHIRAG KABRAWALA
Printed Notary Name

This instrument prepared by:
E. Price Jackson, 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: 11-25-18

Instrument: 8004A.1
Project: I-Drive Transit Easement
(Ruby Lake – Holiday Inn)

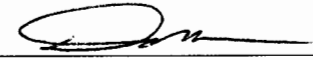
**JOINDER AND CONSENT OF ASSOCIATION
TO
TRANSIT EASEMENT**

Midtown Master Owners' Association, Inc., a Florida not-for-profit corporation, f/k/a Marbella Master Owners' Association, Inc. (the "Association"), being granted certain rights by virtue of that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Marbella (the "Declaration"), as recorded March 2, 2006, in Official Records Book 8508, Page 680 together with the First Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Marbella as recorded January 11, 2007 in Official Records Book 9059, Page 2312, and together with the Second Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Marbella as recorded as recorded February 6, 2009, in Official Records Book 9825, Page 3709, and together with the Third Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Marbella as recorded November 2, 2015 in Official Records Book 22006, Page 6053, all of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and filing of the foregoing Transit Easement.

In Witness Whereof, the Association, has caused these presents to be signed this 16th day of MAY, 2016.

Witnesses:

Print Name: CARLOS GREGORY

Print Name: JONATHAN BERCE

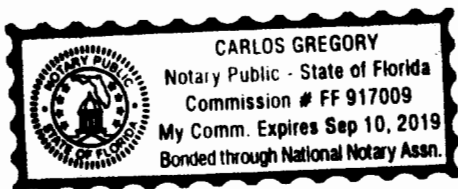
Midtown Master Owners' Association, Inc.,
a Florida not-for-profit corporation, f/k/a
Marbella Master Owners' Association, Inc.


By: 
Print Name: DOUG HOFFMAN
Its: VP

STATE OF FLORIDA)
)ss.
COUNTY OF ORANGE)

I HEREBY CERTIFY that, on this 16th day of MAY, 2016, before me personally appeared DOUG HOFFMAN, the VP, of Midtown Master Owners' Association, Inc., a Florida not-for-profit corporation, f/k/a Marbella Master Owners' Association, Inc., on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(NOTARIAL SEAL)




Notary Public
Print Name: CARLOS GREGORY
My Commission Expires: _____

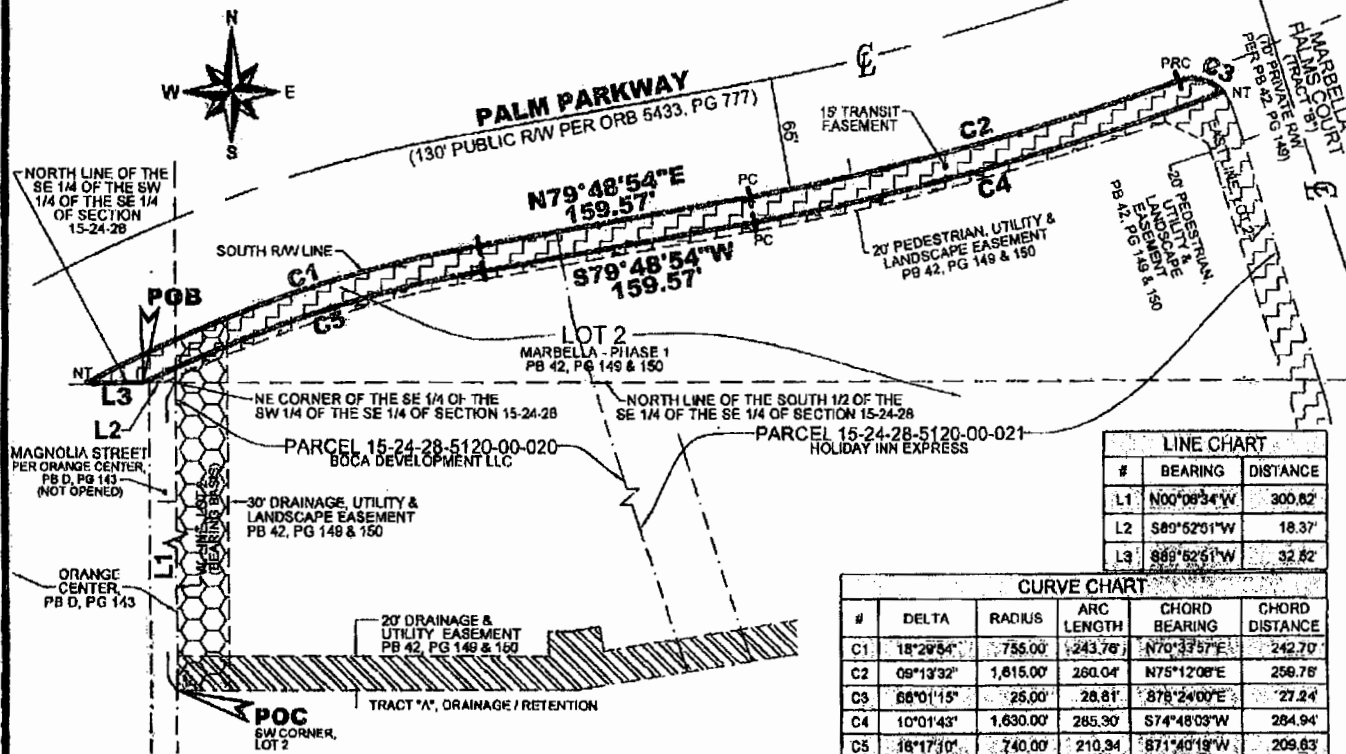
SKETCH OF DESCRIPTION

DESCRIPTION 15' TRANSIT EASEMENT

A PORTION OF LOT 2, MARBELLA - PHASE 1, AS RECORDED IN PLAT BOOK 42, PAGES 149 & 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, MARBELLA - PHASE 1, AS RECORDED IN PLAT BOOK 42, PAGES 149 & 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE N00°06'34"W, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 300.82 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE S89°52'51"W, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, A DISTANCE OF 18.37 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°52'51"W, ALONG SAID NORTH LINE, A DISTANCE OF 32.52 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PALM PARKWAY, ALSO BEING A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 755.00 FEET, A CHORD BEARING OF N70°33'57"E, AND A CHORD DISTANCE OF 242.70 FEET; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID SOUTH RIGHT-OF-WAY LINE: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°29'54", A DISTANCE OF 243.76 FEET; (2) N79°48'54"E A DISTANCE OF 159.57 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,615.00 FEET, A CHORD BEARING OF N75°12'08"E, AND A CHORD DISTANCE OF 259.76 FEET; (3) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°13'32", A DISTANCE OF 260.04 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S76°24'00"E, AND A CHORD DISTANCE OF 27.24 FEET; (4) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°01'15", A DISTANCE OF 28.81 FEET TO THE EAST LINE OF SAID LOT 2, ALSO BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,630.00 FEET, A CHORD BEARING OF S74°48'03"W, AND A CHORD DISTANCE OF 284.94 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°01'43", A DISTANCE OF 285.30 FEET; THENCE S79°48'54"W A DISTANCE OF 159.57 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 740.00 FEET, A CHORD BEARING OF S71°40'19"W, AND A CHORD DISTANCE OF 209.63 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°17'10" DISTANCE OF 210.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 9,967 SQUARE FEET OR 0.228 ACRES, MORE OR LESS.



#	BEARING	DISTANCE
L1	N00°06'34"W	300.82'
L2	S89°52'51"W	18.37'
L3	S89°52'51"W	32.52'

#	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	18°29'54"	755.00'	243.76'	N70°33'57"E	242.70'
C2	09°13'32"	1,615.00'	260.04'	N75°12'08"E	259.76'
C3	86°01'15"	25.00'	28.81'	S76°24'00"E	27.24'
C4	10°01'43"	1,630.00'	285.30'	S74°48'03"W	284.94'
C5	16°17'10"	740.00'	210.34'	S71°40'19"W	209.63'

JOB #44225	THIS SKETCH IS NOT A BOUNDARY SURVEY.	REVISIONS:
CF#OC42-149 LOT 2 (SOD)	PREPARED FOR: Z DEVELOPMENT SERVICES	
DATE: 2/28/2018	BEARING STRUCTURE IS BASED ON THE MONUMENTED WEST LINE OF LOT 2,	
SCALE: 1" = 100'	BEING: N00°06'34"W (PER PLAT).	
DRAWN BY: JDB		

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 6J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

James D. Bray

JAMES D. BRAY PSM 6507

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



ACCURIGHT SURVEYS
OF ORLANDO INC., LB 4475
2012 E. Robinson Street Orlando, Florida 32803
www.AccurightSurveys.net
Admin@AccurightSurveys.net
PHONE: (407) 894-6314

C	- CENTERLINE	MEAS	- MEASURED
CLC	- CALCULATED	MS	- METAL SHED
CSW	- CONCRETE BLOCK WALL	N&D	- NAIL & DISK
CLF	- CHAIN LINK FENCE	NT	- NON-TANGENT
CM	- CONCRETE MONUMENT	ORB	- OFFICIAL RECORDED BOOK
CP	- CONCRETE PAD	P&M	- PLAT BOOK
CONC	- CONCRETE	P&W	- RIGHT OF WAY
COVD	- COVERED	PC	- POINT OF CURVATURE
CW	- CONCRETE WALKWAY	PRC	- POINT OF REVERSE CURVATURE
D	- CENTRAL ANGLE	PG	- PAGE
DB	- DEED BOOK	POB	- POINT OF BEGINNING
DE	- DRAINAGE EASEMENT	POC	- POINT OF COMMENCEMENT
DW	- DRIVEWAY	R/W	- RIGHT OF WAY
E&MT	- EASEMENT	R	- RADIUS
F&E	- FINISHED FLOOR ELEVATION	TYP	- TYPICAL
FND	- FOUND	UE	- UTILITY EASEMENT
L	- ARC LENGTH		

SCHEDULE "B"

I-DRIVE TRANSIT EASEMENT PARCEL 8004A

TRANSIT EASEMENT

Parcel 8004A is being acquired as a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, drainage, and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE 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 roadway, traffic signals, traffic signs, drainage, and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, drainage, and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 14 2016

THIS IS A DONATION

Instrument: 8004B.1
Project: I-Drive Transit Easement
(Ruby Lake -- Holiday Inn)

LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, and UTILITY EASEMENT

THIS INDENTURE, made and executed the 4th day of May, A.D. 20 16, by Boca Development, LLC, a Florida limited liability company, as the owner of 15-24-28-5120-00-020, whose address is 1234 S. Ridgewood Drive, Daytona, Florida 32114, and Sarai Lake Buena Vista LLC, a Florida limited liability company, as the owner of 15-24-28-5120-00-021, who address is 807 Dashwood Court, Winter Garden, Florida 34787, 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, its successors and assigns, a Landscape, Pedestrian, Sidewalk, Drainage, and Utility Easement more particularly defined in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Numbers:

a portion of

15-24-28-5120-00-020 and 15-24-28-5120-00-021

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 8004B.1
Project: I-Drive Transit Easement
(Ruby Lake – Holiday Inn)

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

Signed, sealed and delivered
in the presence of:

Boca Development, LLC,
a Florida limited liability company

CBV
Witness

BY: *[Signature]*
Manjula S. Patel,
its Manager

CHIRAG KABRAWALA
Printed Name

[Signature]
Witness

JANET BERRY
Printed Name

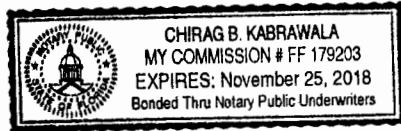
(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4 day of May, 20 16
by Manjula S. Patel, as Manager of Boca Development, LLC, a Florida limited liability company, , on behalf
of said limited liability company. She is personally known to me or has produced
FL DL as identification.

(Notary Seal)



CBV
Notary Signature

CHIRAG KABRAWALA
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 11-25-18

Instrument: 8004B.1
Project: I-Drive Transit Easement
(Ruby Lake – Holiday Inn)

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

Signed, sealed and delivered
in the presence of:

Sarai Lake Buena Vista LLC,
a Florida limited liability company

CBV
Witness

BY: Nikesh Shah
Nikesh Shah,
its Manager

CHIRAG KABRAWALA
Printed Name

[Signature]
Witness

Daniel B...
Printed Name

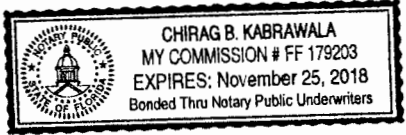
(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4 day of May, 20 16
by Nikesh Shah, as Manager of Sarai Lake Buena Vista LLC, a Florida limited liability company, on behalf of
said limited liability company. He is personally known to me or has produced
- FLCL - as identification.

(Notary Seal)



CBV
Notary Signature

CHIRAG KABRAWALA
Printed Notary Name

This instrument prepared by:
E. Price Jackson, 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


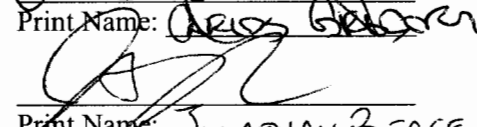
My commission expires: 11-25-18

Instrument: 8004B.1
Project: I-Drive Transit Easement
(Ruby Lake – Holiday Inn)


**JOINDER AND CONSENT OF ASSOCIATION
TO
LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, and UTILITY EASEMENT**

Midtown Master Owners' Association, Inc., a Florida not-for-profit corporation, f/k/a Marbella Master Owners' Association, Inc. (the "Association"), being granted certain rights by virtue of that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Marbella (the "Declaration"), as recorded March 2, 2006, in Official Records Book 8508, Page 680 together with the First Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Marbella as recorded January 11, 2007 in Official Records Book 9059, Page 2312, and together with the Second Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Marbella as recorded as recorded February 6, 2009, in Official Records Book 9825, Page 3709, and together with the Third Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Marbella as recorded November 2, 2015 in Official Records Book 22006, Page 6053, all of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and filing of the foregoing Landscape, Pedestrian, Sidewalk, Drainage, and Utility Easement.

In witness whereof, the Association has caused these presents to be signed this 16th day of MAY, 2016.

Witnesses:

Print Name: CARLOS GREGORY

Print Name: JUANMAN BERCE

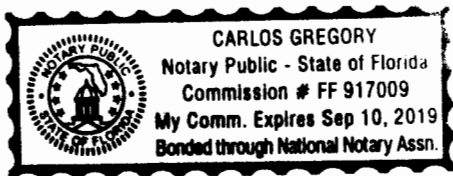
Midtown Master Owners' Association, Inc.,
a Florida not-for-profit corporation, f/k/a
Marbella Master Owners' Association, Inc.

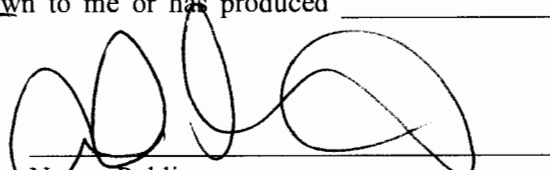
By: 
Print Name: DOUG HOFFMAN
Its: VP

STATE OF FLORIDA)
)ss.
COUNTY OF ORANGE)

I HEREBY CERTIFY that, on this 16th day of MAY, 2016, before me personally appeared DOUG HOFFMAN, the VP, of Midtown Master Owners' Association, Inc., a Florida not-for-profit corporation, f/k/a Marbella Master Owners' Association, Inc., on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(NOTARIAL SEAL)




Notary Public
Print Name: CARLOS GREGORY
My Commission Expires: _____

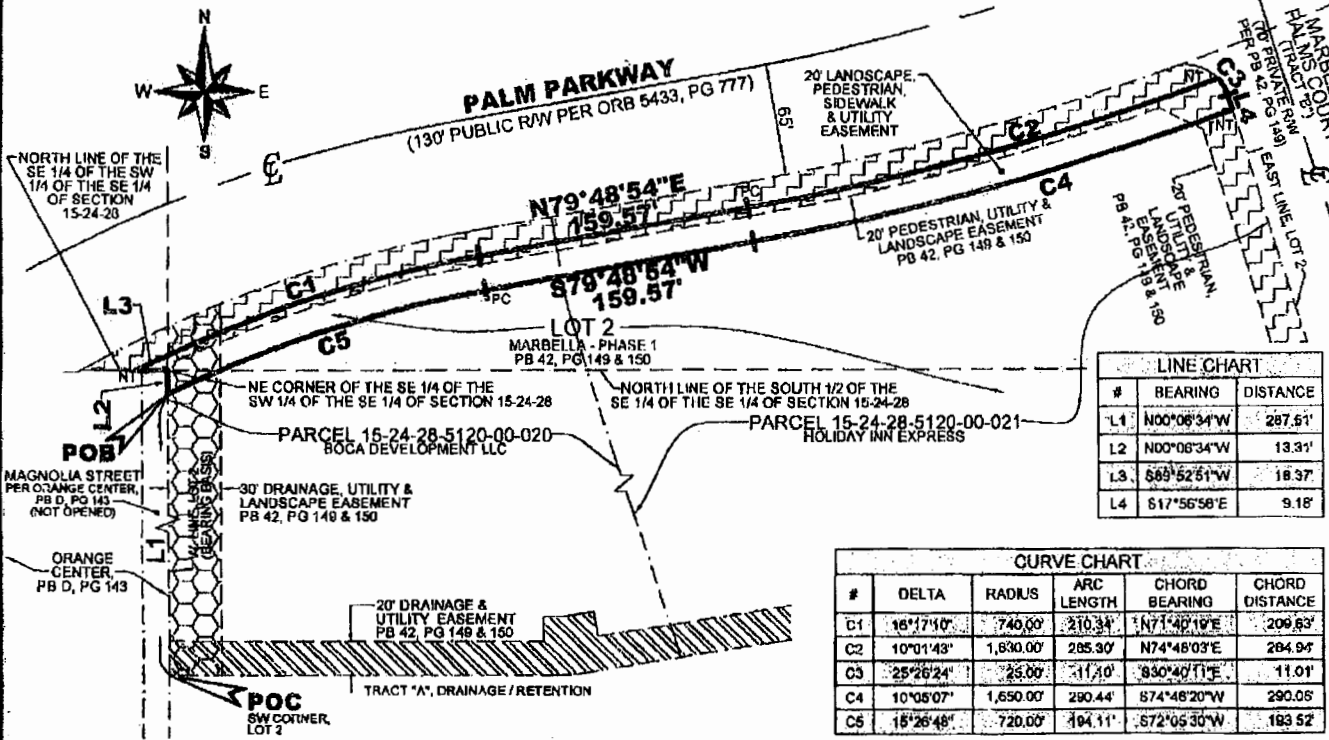
SKETCH OF DESCRIPTION

DESCRIPTION

20' LANDSCAPE, PEDESTRIAN, SIDEWALK, AND UTILITY EASEMENT
 A PORTION OF LOT 2, MARBELLA - PHASE 1, AS RECORDED IN PLAT BOOK 42, PAGES 149 & 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, MARBELLA - PHASE 1, AS RECORDED IN PLAT BOOK 42, PAGES 149 & 150, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE N00°06'34"W, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 287.51 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°08'34"W, ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 13.31 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE S89°52'51"W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 18.37 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 740.00 FEET, A CHORD BEARING OF N71°40'19"E, AND A CHORD DISTANCE OF 209.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°17'10", DISTANCE OF 210.34 FEET; THENCE N79°48'54"E A DISTANCE OF 159.57 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,630.00 FEET, A CHORD BEARING OF N74°48'03"E, AND A CHORD DISTANCE OF 284.94 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°01'43", A DISTANCE OF 285.30 FEET TO THE EAST LINE OF SAID LOT 2, ALSO BEING A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S30°40'11"E, AND A CHORD DISTANCE OF 11.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE OF LOT 2, THROUGH A CENTRAL ANGLE OF 25°26'24", A DISTANCE OF 11.10 FEET; THENCE S17°56'58"E, ALONG SAID EAST LINE OF LOT 2, A DISTANCE OF 9.18 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,650.00 FEET, A CHORD BEARING OF S74°48'20"W, AND A CHORD DISTANCE 290.06 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°05'07", A DISTANCE OF 290.44 FEET; THENCE S79°48'54"W A DISTANCE OF 159.57 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 720.00 FEET, A CHORD BEARING OF S72°05'30"W, AND A CHORD DISTANCE OF 193.52 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°26'48" A DISTANCE OF 194.11 FEET TO THE POINT OF BEGINNING.

CONTAINS 12,886 SQUARE FEET OR 0.296 ACRES, MORE OR LESS.



#	BEARING	DISTANCE
L1	N00°06'34"W	287.51'
L2	N00°08'34"W	13.31'
L3	S89°52'51"W	18.37'
L4	S17°56'58"E	9.18'

#	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	16°17'10"	740.00'	210.34'	N71°40'19"E	209.63'
C2	10°01'43"	1,630.00'	285.30'	N74°48'03"E	284.94'
C3	25°26'24"	25.00'	11.01'	S30°40'11"E	11.01'
C4	10°05'07"	1,650.00'	290.44'	S74°48'20"W	290.06'
C5	15°26'48"	720.00'	194.11'	S72°05'30"W	193.52'

JOB #44225	THIS SKETCH IS NOT A BOUNDARY SURVEY.	REVISIONS:
CF#OC42-149 LOT 2 (SOD)	PREPARED FOR: Z DEVELOPMENT SERVICES	
DATE: 2/26/2016	BEARING STRUCTURE IS BASED ON THE MONUMENTED WEST LINE OF LOT 2,	
SCALE: 1" = 100'	BEING: N00°08'34"W (PER PLAT).	
DRAWN BY: YEB		

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 6J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

JAMES D. BRAY PSM 6507
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.



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B	CENTERLINE	MEAS	MEASURED
CALLC	CALCULATED	MS	METAL SHED
CBW	CONCRETE BLOCK WALL	ND	NAIL & DISK
CLF	CHAIN LINK FENCE	NT	NON-TANGENT
CM	CONCRETE MONUMENT	ORB	OFFICIAL RECORDS BOOK
CP	CONCRETE PAD	P&M	PLAT & MEASURED
CONC	CONCRETE	PB	PLAT BOOK
COVD	COVERED	PC	POINT OF CURVATURE
OW	CONCRETE WALKWAY	PRG	POINT OF REVERSE CURVATURE
D	CENTRAL ANGLE		
DB	DEED BOOK	PR	PAGE
DE	DRAINAGE EASEMENT	POB	POINT OF BEGINNING
DW	DRIVEWAY	POC	POINT OF COMMENCEMENT
E8MT	EASEMENT	RAW	RIGHT OF WAY
FPE	FINISHED FLOOR ELEVATION	R	RADIUS
FND	FOUND	TP	TYPICAL
L	ARC LENGTH	UE	UTILITY EASEMENT

SCHEDULE "B"

I-DRIVE TRANSIT EASEMENT PARCEL 8004B

LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, and UTILITY EASEMENT

Parcel 8004B is being acquired as a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, drainage, utilities, and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

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 easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, drainage, utilities, and appurtenant facilities,

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.