



Interoffice Memorandum


APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS


BCC Mtg. Date: July 12, 2016

REAL ESTATE MANAGEMENT ITEM 7

**DATE:** June 24, 2016

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

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

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

**CONTACT PERSON:** Ann Caswell, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7082

**ACTION REQUESTED:** APPROVAL AND EXECUTION OF AMENDMENT TO NON-EXCLUSIVE DRAINAGE EASEMENT BETWEEN ANCORA INTERNATIONAL, LLC AND ORANGE COUNTY, APPROVAL OF SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM WELLS FARGO BANK, N. A. AND AUTHORIZATION TO RECORD INSTRUMENTS

**PROJECT:** Ancora Apartments (Permit #B15902294)  
  
District 1

**PURPOSE:** To provide for relocation of a portion of existing drainage easement area as a requirement of development.

**ITEMS:** Amendment To Non-Exclusive Drainage Easement  
Cost: Donation  
Size of released easement area: 7,415 square feet  
Size of replacement easement area: 20,134 square feet

Subordination of Encumbrances to Property Rights to Orange County

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division

**REMARKS:** On July 11, 2011, the Board of County Commissioners approved the Non-Exclusive Drainage Easement (Easement). The Easement reserved to the Grantor the right, at their sole cost and expense to relocate the drainage easement areas to other portions of the Grantor's property.

Ancora International, LLC, successor in title to the Easement has requested relocation of a portion of the easement area. Orange County is executing the Amendment To Non-Exclusive Drainage Easement to release a portion of the original easement area and accept the relocated easement area. All other terms and conditions of the Easement remain the same.

Grantor to pay 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.**

JUL 12 2016

**Prepared By:**

Gerald J. Biondo, Esq.  
Murai Wald Biondo & Moreno PLLC  
2121 Ponce de Leon Blvd  
Suite 600  
Coral Gables, FL 33134

Ancora Apartments (Permit #B15902294)

**AMENDMENT TO NON-EXCLUSIVE DRAINAGE EASEMENT**

THIS AMENDMENT TO NON-EXCLUSIVE DRAINAGE EASEMENT (ORANGE COUNTY) (the "Amendment") is made on this 18<sup>th</sup> day of April, 2016 by ANCORA INTERNATIONAL, LLC, a Florida limited liability company ("Grantor" ), whose address is c/o Lecess Development Corp., 650 S. Northlake Blvd., Suite 450, Altamonte Springs, FL 32701 and ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Post Office Box 1393, Orlando, Florida 32802-1393 ("County").

**WITNESSETH**

**WHEREAS**, ANCORA INTERNATIONAL is the current fee simple owner of the real property situated in Orange County, Florida, more particularly described in Exhibit "A" attached hereto made a part hereof (hereinafter referred to as the "ANCORA INTERNATIONAL Property") which was formerly owned by Orchid Bay Development, LLC, a Florida limited liability company; and

**WHEREAS**, Orchid Bay Development, LLC and County entered into that certain Non-Exclusive Drainage Easement dated February 24, 2011 and recorded July 14, 2011 in the Official Records Book 10239, Page 4407 of the Public Records of Orange County, Florida (the "Agreement") whereby Orchid Bay Development, LLC granted certain easement areas to the County over the ANCORA INTERNATIONAL, LLC Property (the "Easement"); and

**WHEREAS**, pursuant to the Agreement, ANCORA INTERNATIONAL, LLC has the right to relocate the Easement Areas to other portions of the ANCORA INTERNATIONAL, LLC Property at its sole cost and expense so long as such relocation does not adversely affect or interfere with the stormwater drainage rights granted under the Agreement to County; and

**WHEREAS**, ANCORA INTERNATIONAL, LLC desires to relocate a portion of the Easement Area, to wit: "Drainage Easement 6" so it will not interfere with ANCORA INTERNATIONAL, LLC's proposed project on the ANCORA INTERNATIONAL, LLC Property; and



IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year indicated below.



ORANGE COUNTY, FLORIDA  
BY: Board of County Commissioners

By: *Teresa Jacobs*  
Teresa Jacobs,  
Orange County Mayor

Date: *July 12*, 2016

ATTEST: Martha O. Haynie, County Comptroller  
As Clerk of the Board of County Commissioners

BY: *Katie Smith*  
Deputy Clerk

Print Name: **Katie Smith**

EXHIBIT "A"

**DESCRIPTION:**

**DRAINAGE EASEMENT 6**

A PORTION OF PARCEL 15, ORANGEWOOD NEIGHBORHOOD 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF CANAL C-3, VALENCIA DRAINAGE DISTRICT, AS RECORDED IN OFFICIAL RECORDS 2503, PAGES 1260 THROUGH 1284 OF PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 47°47'52" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 42°12'08" EAST, A DISTANCE OF 75.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 59°15'00" WEST, A DISTANCE OF 259.10 FEET; THENCE SOUTH 85°11'07" WEST, A DISTANCE OF 105.20 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 53.25 FEET, A CENTRAL ANGLE OF 21°50'58" AND A CHORD DISTANCE OF 20.18 FEET WHICH BEARS NORTH 02°55'30" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.31 FEET; THENCE NORTH 85°11'07" EAST, A DISTANCE OF 108.90 FEET; THENCE SOUTH 59°15'00" EAST, A DISTANCE OF 269.57 FEET; THENCE SOUTH 42°12'08" WEST, A DISTANCE OF 20.41 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.17 ACRES (7,415 SQUARE FEET), MORE OR LESS.

*Approved  
was  
6/26/10*

In accordance with CH-5J-17  
of the Florida Administrative Code,  
this Description and Sketch of Description  
bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 2  
SEE SHEET 2 OF 2 FOR SKETCH

BEARINGS SHOWN HEREON ARE BASED ON THE  
SOUTHEAST RIGHT OF WAY LINE OF INTERNATIONAL  
DRIVE AS BEING N29°45'41"E, PER PLAT.

**SKETCH OF DESCRIPTION**

OF  
DRAINAGE EASEMENT 6  
PORTION PARCEL 15  
ORANGEWOOD NEIGHBORHOOD 2  
ORANGE COUNTY, FLORIDA SECTION 13-24-28

DATE: 3-30-10	REVISED:
SCALE: N/A	COMMENTS: 5-9-10
APPROVED BY: DMD	
DRAWN BY: ONF	
JOB NO. ASM55\ASM55732 ORCHID BAY SOD 3-30-10.dwg	



**AMERICAN  
SURVEYING  
& MAPPING INC.**

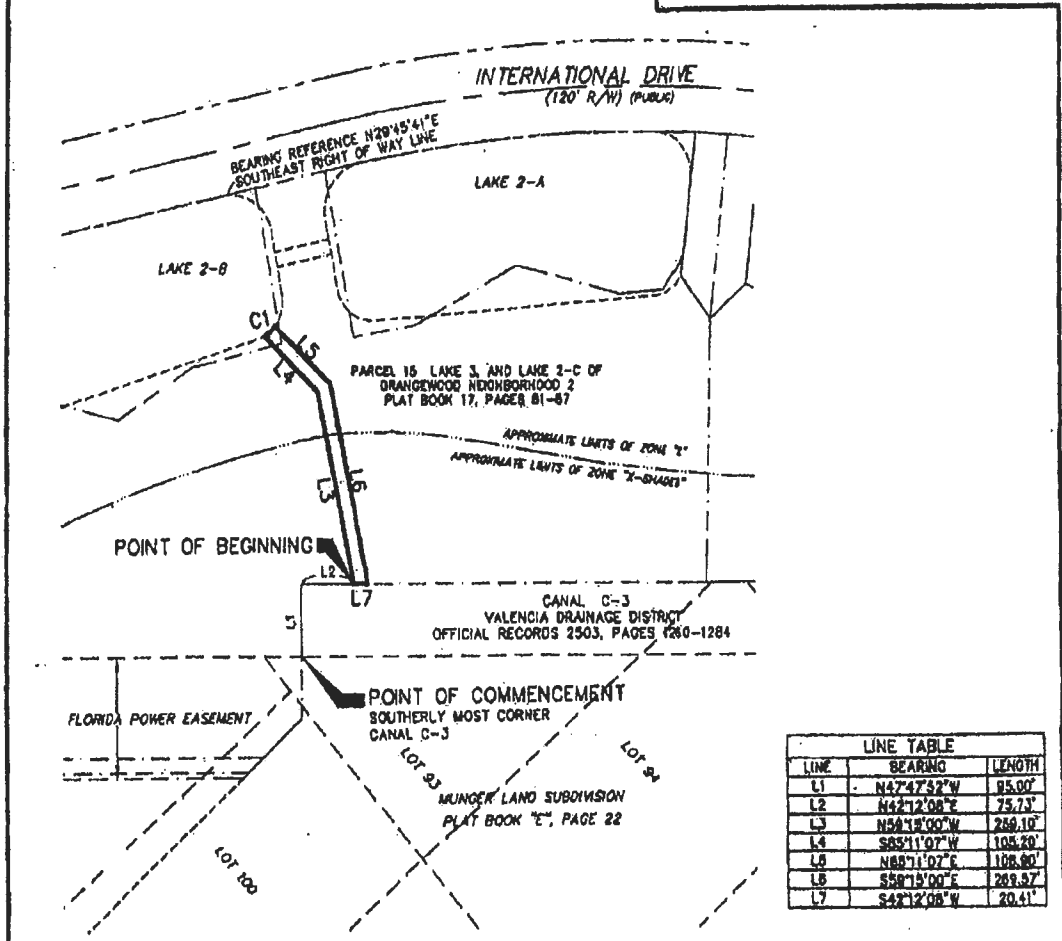
CERTIFICATION OF AUTHORIZATION NUMBER L84130J  
1030 N. ORLANDO AVE. SUITE 1  
WINTER PARK, FLORIDA 32789  
(407) 428-7979  
WWW.AMERICANSURVEYINGANDMAPPING.COM

1. THE SURVEYOR HAS NOT CONTACTED THE  
LAND SHOWN HEREON TO VERIFY THE RIGHT  
OF WAY OR THE EXISTENCE OF ANY EASEMENTS  
OR INTERESTS IN THE LAND SHOWN HEREON.  
THIS IS NOT A SURVEY. THE SURVEYOR'S  
WORK IS LIMITED TO THE PREPARATION OF  
A PLAN OF THE LAND SHOWN HEREON AND  
A TRUSTED PROFESSIONAL ENGINEER DOES NOT  
THESE SERVICES WITHOUT A LICENSE.

STATE OF FLORIDA  
DAVID M. DEFILOPPU, PSM #5038  
DATE: MAY 14, 2010

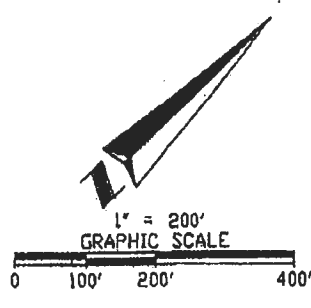
# SKETCH OF DESCRIPTION:

DRAINAGE EASEMENT 8



LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°47'52"W	95.00'
L2	N42°12'08"E	75.73'
L3	N59°13'00"W	289.10'
L4	S65°11'07"W	105.20'
L5	N82°11'07"E	108.80'
L6	S58°15'00"E	289.97'
L7	S42°12'08"W	20.41'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	53.25'	20.31'	21°50'58"	N02°55'30"E	20.18'



SHEET 2 OF 2  
SEE SHEET 1 OF 2 FOR DESCRIPTION

DATE: 3-30-10	REVISED:
SCALE: 1" = 200'	COMMENTS: 5-8-10
APPROVED BY: DWD	
DRAWN BY: GHF	
JOB NO. ASM55/ASM5732	
ORCHID BAY SOD	
J-30-10.dwg	

**ASM**  
**AMERICAN SURVEYING & MAPPING INC.**  
 CERTIFICATION OF AUTHORIZATION NUMBER LB/8383  
 1030 N. ORLANDO AVE. SUITE 6  
 WINTER PARK, FLORIDA 32789  
 (407) 426-7879  
 WWW.AMERICANSURVEYINGANDMAPPING.COM

EXHIBIT "B"

LEGAL DESCRIPTION:

A PORTION OF PARCEL 15, ORANGEWOOD NEIGHBORHOOD 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 15, THENCE ALONG THE NORTHWEST LINE OF PARCEL 15, SAID LINE ALSO BEING THE SOUTHEAST RIGHT OF WAY LINE OF INTERNATIONAL DRIVE, RUN NORTH 41°47'03" EAST A DISTANCE OF 1372.02' TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,969.86 FEET, A CENTRAL ANGLE OF 11°56'22" AND A CHORD DISTANCE OF 409.74 FEET WHICH BEARS NORTH 35°48'53" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 410.48 FEET; THENCE LEAVING SAID NORTHWEST LINE OF PARCEL 15, RUN SOUTH 60°09'18" EAST A DISTANCE OF 222.41 FEET TO THE EASTERLY LINE OF LAKE 2-B, ORANGEWOOD NEIGHBORHOOD 2 AND TO THE POINT OF BEGINNING; THENCE RUN NORTH 24°54'09" EAST ALONG SAID EASTERLY LINE OF LAKE 2-B A DISTANCE OF 30.35 FEET; THENCE RUN SOUTH 34°02'23" EAST A DISTANCE OF 39.24 FEET; THENCE RUN SOUTH 65°05'51" EAST A DISTANCE OF 232.24 FEET; THENCE RUN NORTH 24°54'09" EAST A DISTANCE OF 381.38 FEET; THENCE RUN SOUTH 65°42'18" EAST A DISTANCE OF 92.40 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 15, SAID LINE ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF CANAL C-3 PER OFFICIAL RECORDS BOOK 2593, PAGE 1260 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY LINE OF PARCEL 15 RUN SOUTH 42°13'05" WEST A DISTANCE OF 29.43 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE RUN NORTH 65°42'18" WEST A DISTANCE OF 55.64 FEET; THENCE RUN SOUTH 24°54'09" WEST A DISTANCE OF 379.68 FEET; THENCE RUN NORTH 65°05'51" WEST A DISTANCE OF 267.47 FEET; THENCE RUN NORTH 34°02'23" WEST A DISTANCE OF 30.80' TO THE POINT OF BEGINNING.


SAID PARCEL CONTAINS 20,134 SQUARE FEET, MORE OR LESS.

P.B. = PLAT BOOK  
PG(S). = PAGE(S)  
O.R. = OFFICIAL RECORDS  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

SHEET 1 OF 2

PREPARED FOR:  
ANCORA INTERNATIONAL, LLC  
DATE: NOV. 18, 2015 SCALE: 1"=120'  
PROJECT #: 15-0491.000  
DESIGN: CIU CHECKED: BWP

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

  
BARRY W. PREWITT 11/18/15  
PROFESSIONAL SURVEYOR AND MAPPER #5267  
STATE OF FLORIDA



Phone: (407) 896-0594

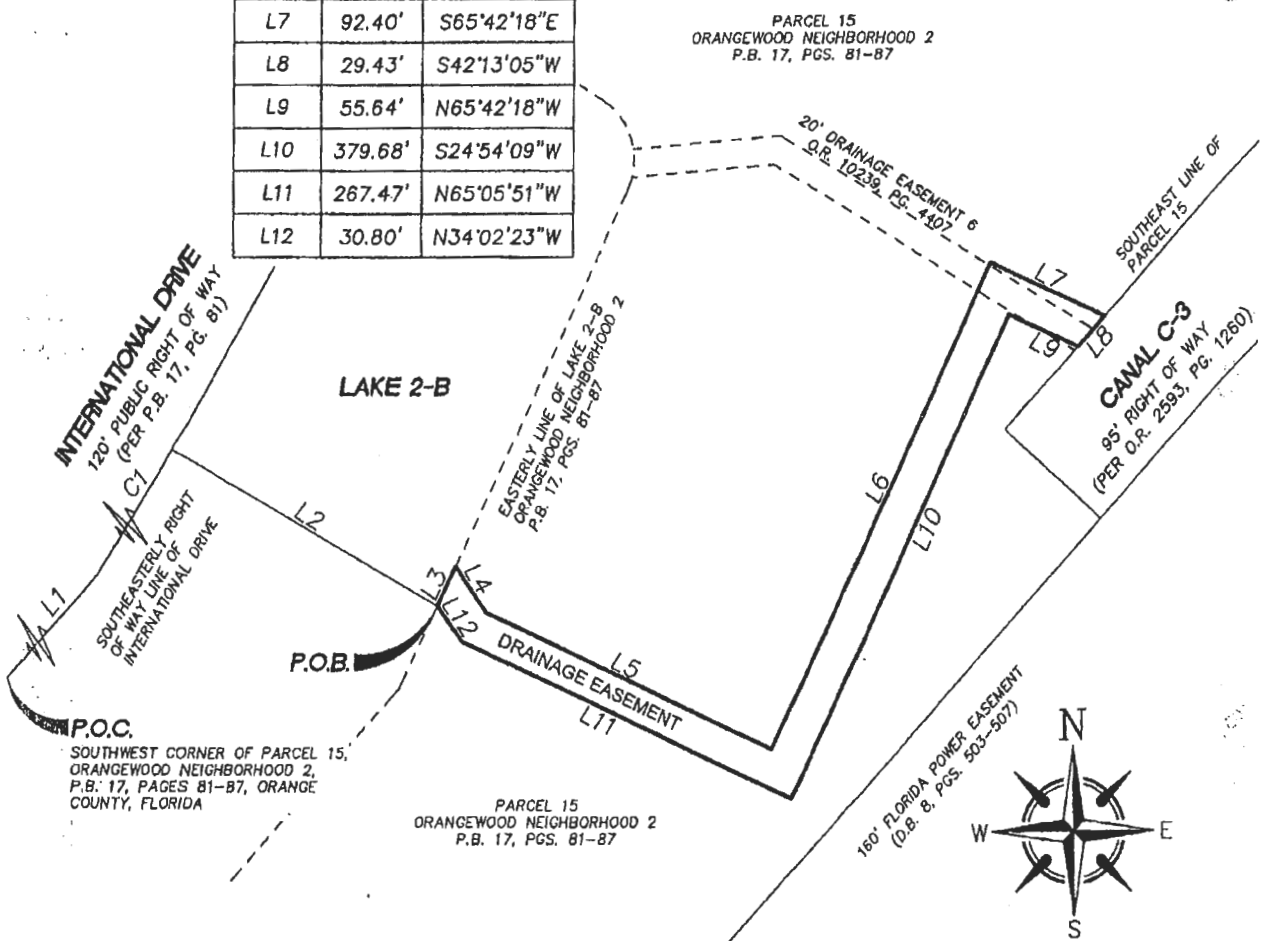
CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

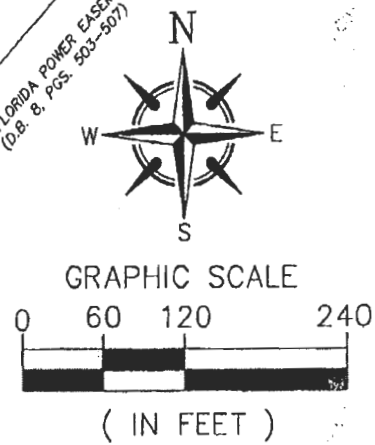
OK  
12/17/15



Line Table		
Line #	Length	Direction
L1	1372.02'	N41°47'03"E
L2	222.41'	S60°09'18"E
L3	30.35'	N24°54'09"E
L4	39.24'	S34°02'23"E
L5	232.24'	S65°05'51"E
L6	381.38'	N24°54'09"E
L7	92.40'	S65°42'18"E
L8	29.43'	S42°13'05"W
L9	55.64'	N65°42'18"W
L10	379.68'	S24°54'09"W
L11	267.47'	N65°05'51"W
L12	30.80'	N34°02'23"W



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	410.48'	1969.86'	11°56'22"	N35°48'53"E	409.74'



DESCRIPTION ON SHEET 1

SHEET 2 OF 2

PREPARED FOR:  
 ANCORA INTERNATIONAL, LLC  
 DATE: NOV. 18, 2015 SCALE: 1"=120'  
 PROJECT #: 15-0491.000  
 DESIGN: CIU CHECKED: BWP

DATE	REVISIONS

Phone: (407) 896-0594  
 CERTIFICATE OF AUTHORIZATION #2648  
 941 Lake Baldwin Lane - Orlando, Florida 32814

Project: Ancora Apartments (Permit #B15902294)

**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 Construction Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing; Collateral Assignment of Development Rights, Licenses, Contracts, Permits and Warranties; and UCC Financing Statement Form 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 they have 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:

Wells Fargo Bank, N.A.  
FROM: Ancora International, LLC  
Construction Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing filed December 10, 2015  
Recorded in Official Records Book 11026, Page 1709  
Collateral Assignment of Development Rights, Licenses, Contracts, Permits and Warranties filed December 10, 2015  
Recorded in Official Records Book 11026, Page 1730  
UCC Financing Statement Form filed December 10, 2015  
Recorded in Official Records Book 11026, Page 1740  
All in the Public Records of Orange County, Florida

Project: Ancora Apartments (Permit #B15902294)

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 22 day of April, A.D. 20 16.

Wells Fargo Bank, N.A.

Signed, sealed, and delivered in the presence of:

Valerie A. Girrens  
Witness

Valerie A. Girrens  
Printed Name

Sandra Garcia  
Witness

Sandra Garcia  
Printed Name

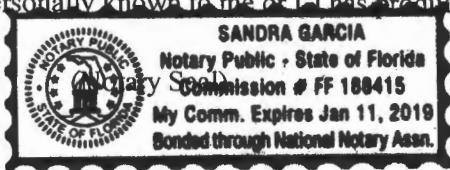
BY: William T. Starkey

WILLIAM T. STARKEY  
Printed Name

SVP  
Title

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> of April, 2016, by William T. Starkey, as SVP of Wells Fargo Bank, N.A., a \_\_\_\_\_ corporation, on behalf of the corporation. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.



Sandra Garcia  
Notary Signature  
Sandra Garcia  
Printed Notary Name

This instrument prepared by:  
Theresa 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:

EXHIBIT "A"

**DESCRIPTION:**

**DRAINAGE EASEMENT 6**

A PORTION OF PARCEL 15, ORANGEWOOD NEIGHBORHOOD 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST CORNER OF CANAL C-3, VALENCIA DRAINAGE DISTRICT, AS RECORDED IN OFFICIAL RECORDS 2503, PAGES 1260 THROUGH 1284 OF PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 47°47'52" WEST, A DISTANCE OF 95.00 FEET; THENCE NORTH 42°12'08" EAST, A DISTANCE OF 75.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 59°15'00" WEST, A DISTANCE OF 259.10 FEET; THENCE SOUTH 85°11'07" WEST, A DISTANCE OF 105.20 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 53.25 FEET, A CENTRAL ANGLE OF 21°50'58" AND A CHORD DISTANCE OF 20.18 FEET WHICH BEARS NORTH 02°55'30" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.31 FEET; THENCE NORTH 85°11'07" EAST, A DISTANCE OF 108.90 FEET; THENCE SOUTH 59°15'00" EAST, A DISTANCE OF 269.57 FEET; THENCE SOUTH 42°12'08" WEST, A DISTANCE OF 20.41 FEET TO THE POINT OF BEGINNING. CONTAINING 0.17 ACRES (7,415 SQUARE FEET), MORE OR LESS.

*Approved  
MAY 11 2010  
6/2/10*

In accordance with CH-5J-17  
of the Florida Administrative Code,  
this Description and Sketch of Description  
bears the notation:

THIS IS NOT A SURVEY.

SHEET 1 OF 2  
SEE SHEET 2 OF 2 FOR SKETCH

BEARINGS SHOWN HEREON ARE BASED ON THE  
SOUTHEAST RIGHT OF WAY LINE OF INTERNATIONAL  
DRIVE AS BEING N28°45'41"E, PER PLAT.

**SKETCH OF DESCRIPTION**

OF  
DRAINAGE EASEMENT 6  
PORTION PARCEL 15  
ORANGEWOOD NEIGHBORHOOD 2  
ORANGE COUNTY, FLORIDA SECTION 13-25-29

DATE: 3-30-10

SCALE: N/A

APPROVED BY: DMD

DRAWN BY: ONF

JOB NO. ASMS5\ASM55732  
ORCHID BAY SOD  
3-30-10.dwg

REVISED:  
COMMENTS 5-8-10



**AMERICAN  
SURVEYING  
& MAPPING INC.**

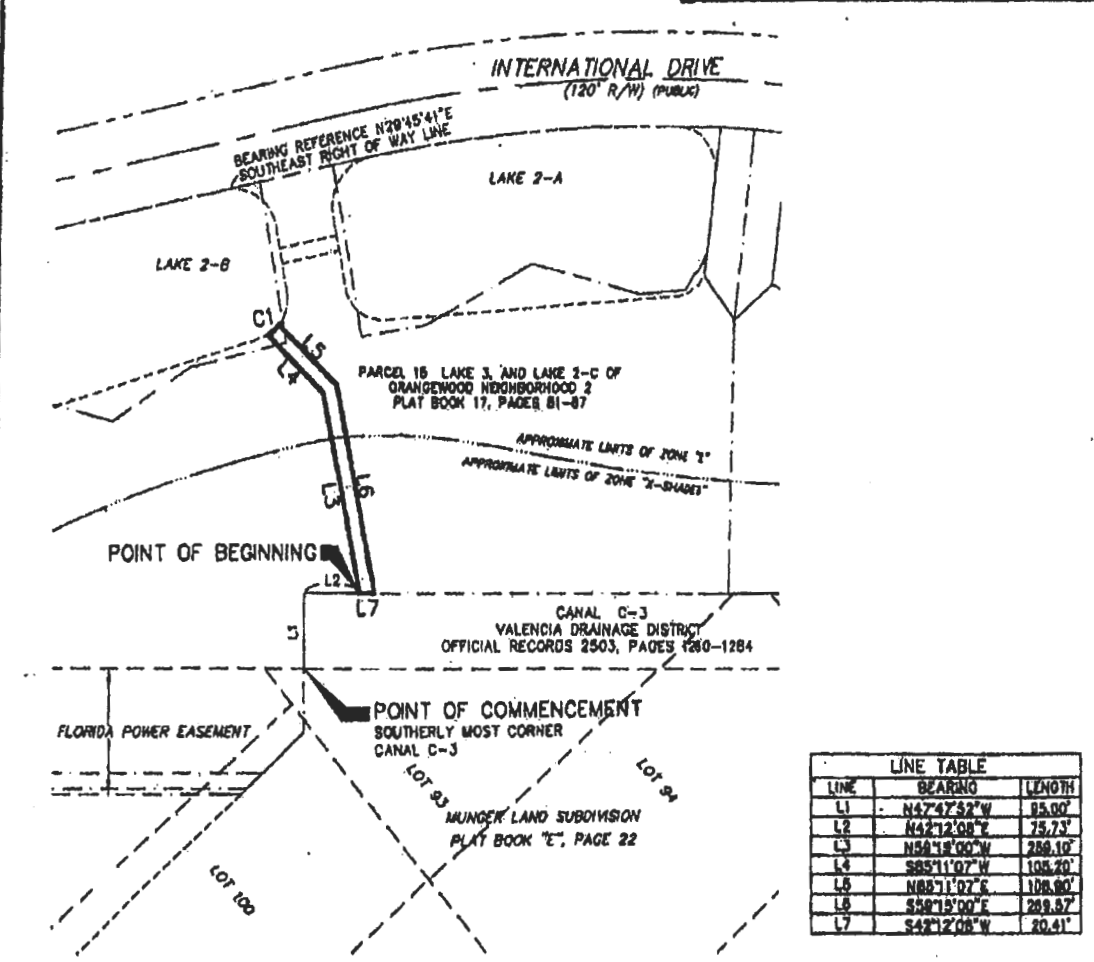
CERTIFICATION OF AUTHORIZATION NUMBER L247363  
1030 N. ORANGE AVE. SUITE 1  
WINTER PARK, FLORIDA 32789  
(407) 426-7878  
WWW.AMERICANSURVEYINGANDMAPPING.COM

1. THE SURVEYOR HAS NOT ABSTRACTED THE  
LAND SHOWN HEREON. THE EASEMENTS, RIGHT  
OF WAY, AND OTHER INTERESTS WHICH MAY  
EXIST IN THE LAND SHOWN HEREON ARE NOT  
GUARANTEED BY THIS SURVEY. THE SURVEYOR  
IS NOT A PARTY TO ANY EASEMENTS AND  
OTHER INTERESTS IN THE LAND SHOWN  
HEREON. THE SURVEYOR HAS NOT ABSTRACTED  
THE LAND SHOWN HEREON. THE EASEMENTS,  
RIGHT OF WAY, AND OTHER INTERESTS WHICH  
MAY EXIST IN THE LAND SHOWN HEREON ARE  
NOT GUARANTEED BY THIS SURVEY. THE  
SURVEYOR IS NOT A PARTY TO ANY  
EASEMENTS AND OTHER INTERESTS IN THE  
LAND SHOWN HEREON.

STATE OF FLORIDA  
COUNTY OF ORANGE  
DAVID M. DEFILIPPO, P.S.M. 15038  
DATE: MAY 11 2010

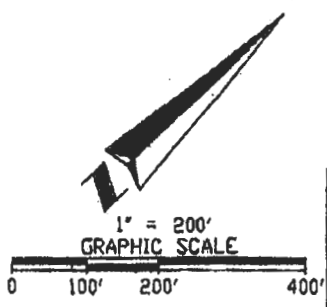
# SKETCH OF DESCRIPTION:

DRAINAGE EASEMENT 8



LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°47'52"W	85.00'
L2	N42°12'08"W	75.73'
L3	N50°19'00"W	288.10'
L4	S85°11'07"W	108.20'
L5	N82°11'07"E	108.80'
L6	S58°19'00"E	269.87'
L7	S42°12'08"W	20.41'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	53.25'	20.31'	21°50'58"	N02°55'30"E	20.16'



SHEET 2 OF 2  
SEE SHEET 1 OF 2 FOR DESCRIPTION

DATE: 3-30-10  
SCALE: 1" = 200'  
APPROVED BY: DMD  
DRAWN BY: GHF  
JOB NO. ASMS5\ASMS5732  
ORCHARD BAY SUD  
3-30-10.dwg

REVISED:  
COMMENTS: 8-8-10

**ASM**  
AMERICAN  
SURVEYING  
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER 1870393  
1030 N. ORLANDO AVE. SUITE 8  
WINTER PARK, FLORIDA 32789  
(407) 426-7878  
WWW.AMERICANSURVEYINGANDMAPPING.COM

EXHIBIT "B"

LEGAL DESCRIPTION:

A PORTION OF PARCEL 15, ORANGEWOOD NEIGHBORHOOD 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGES 81 THROUGH 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 15, THENCE ALONG THE NORTHWEST LINE OF PARCEL 15, SAID LINE ALSO BEING THE SOUTHEAST RIGHT OF WAY LINE OF INTERNATIONAL DRIVE, RUN NORTH 41°47'03" EAST A DISTANCE OF 1372.02' TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,969.86 FEET, A CENTRAL ANGLE OF 11°56'22" AND A CHORD DISTANCE OF 409.74 FEET WHICH BEARS NORTH 35°48'53" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 410.48 FEET; THENCE LEAVING SAID NORTHWEST LINE OF PARCEL 15, RUN SOUTH 60°09'18" EAST A DISTANCE OF 222.41 FEET TO THE EASTERLY LINE OF LAKE 2-B, ORANGEWOOD NEIGHBORHOOD 2 AND TO THE POINT OF BEGINNING; THENCE RUN NORTH 24°54'09" EAST ALONG SAID EASTERLY LINE OF LAKE 2-B A DISTANCE OF 30.35 FEET; THENCE RUN SOUTH 34°02'23" EAST A DISTANCE OF 39.24 FEET; THENCE RUN SOUTH 65°05'51" EAST A DISTANCE OF 232.24 FEET; THENCE RUN NORTH 24°54'09" EAST A DISTANCE OF 381.38 FEET; THENCE RUN SOUTH 65°42'18" EAST A DISTANCE OF 92.40 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 15, SAID LINE ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF CANAL C-3 PER OFFICIAL RECORDS BOOK 2593, PAGE 1260 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHEASTERLY LINE OF PARCEL 15 RUN SOUTH 42°13'05" WEST A DISTANCE OF 29.43 FEET; THENCE LEAVING SAID SOUTHEASTERLY LINE RUN NORTH 65°42'18" WEST A DISTANCE OF 55.64 FEET; THENCE RUN SOUTH 24°54'09" WEST A DISTANCE OF 379.68 FEET; THENCE RUN NORTH 65°05'51" WEST A DISTANCE OF 267.47 FEET; THENCE RUN NORTH 34°02'23" WEST A DISTANCE OF 30.80' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20,134 SQUARE FEET, MORE OR LESS.

- P.B. = PLAT BOOK
- PG(S). = PAGE(S)
- O.R. = OFFICIAL RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

OK  
12/17/15

SHEET 1 OF 2

PREPARED FOR:  
ANCORA INTERNATIONAL, LLC

DATE: NOV. 18, 2015 SCALE: 1"=120'

PROJECT #: 15-0491.000

DESIGN: CIU CHECKED: BWP

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE & RAISED SEAL.

*Barry W. Prewitt*  
BARRY W. PREWITT 11/18/15  
PROFESSIONAL SURVEYOR AND MAPPER #5267  
STATE OF FLORIDA

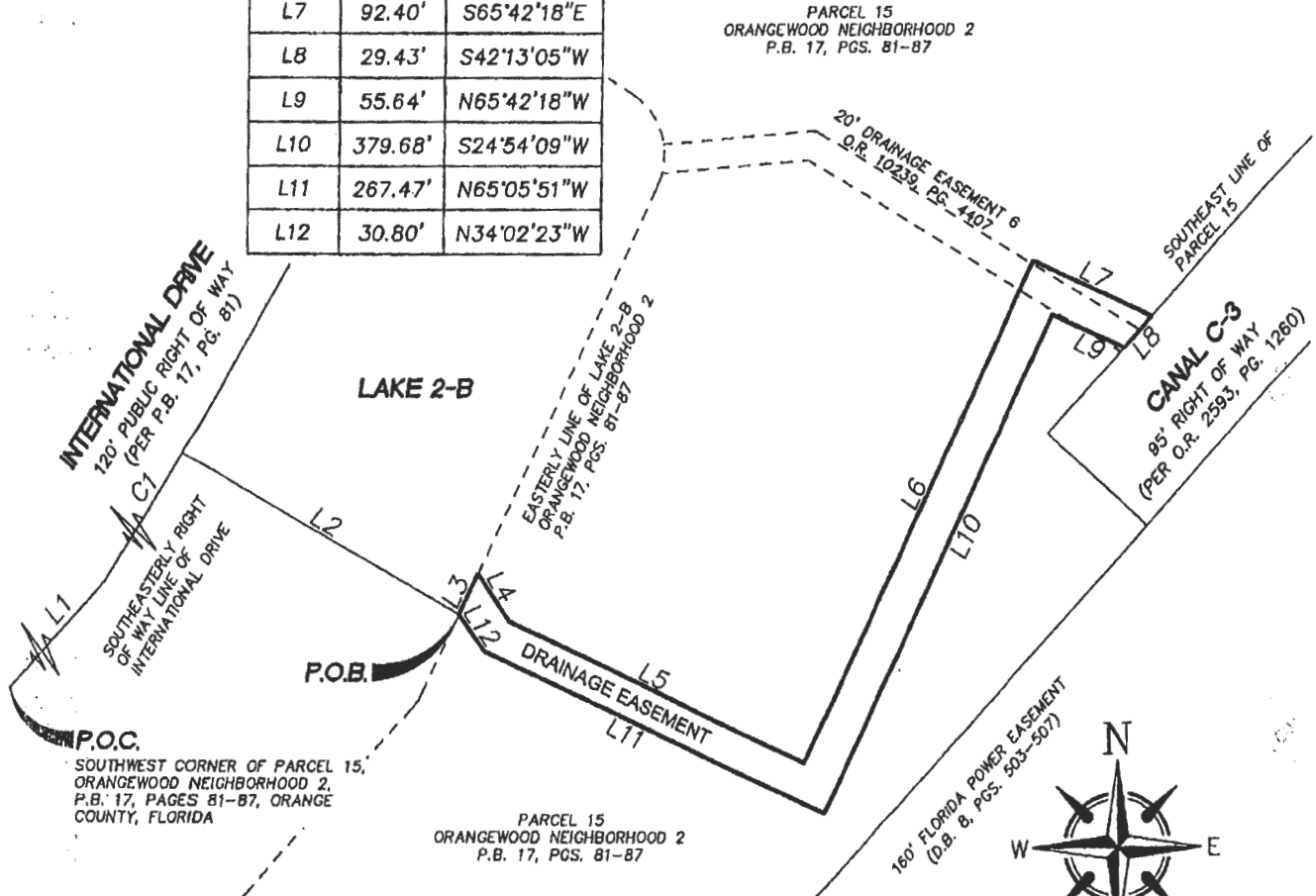


Phone: (407) 896-0594

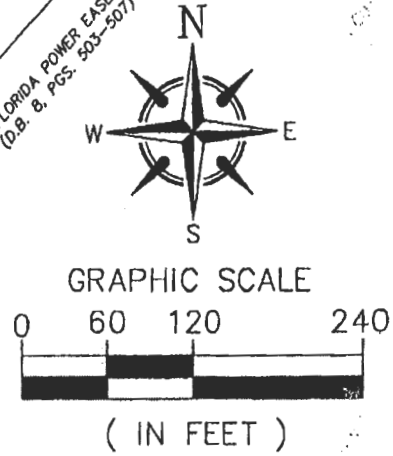
CERTIFICATE OF AUTHORIZATION #2648

941 Lake Baldwin Lane - Orlando, Florida 32814

Line Table		
Line #	Length	Direction
L1	1372.02'	N41°47'03"E
L2	222.41'	S60°09'18"E
L3	30.35'	N24°54'09"E
L4	39.24'	S34°02'23"E
L5	232.24'	S65°05'51"E
L6	381.38'	N24°54'09"E
L7	92.40'	S65°42'18"E
L8	29.43'	S42°13'05"W
L9	55.64'	N65°42'18"W
L10	379.68'	S24°54'09"W
L11	267.47'	N65°05'51"W
L12	30.80'	N34°02'23"W



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	410.48'	1969.86'	11°56'22"	N35°48'53"E	409.74'



DESCRIPTION ON SHEET 1

SHEET 2 OF 2

PREPARED FOR:  
 ANCORA INTERNATIONAL, LLC  
 DATE: NOV. 18, 2015 SCALE: 1"=120'  
 PROJECT #: 15-0491.000  
 DESIGN: CIU CHECKED: BWP

DATE	REVISIONS



ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS  
 Phone: (407) 896-0594

CERTIFICATE OF AUTHORIZATION #2648

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