



Interoffice Memorandum


APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS


BCC Mtg. Date: Aug. 02, 2016

REAL ESTATE MANAGEMENT ITEM 8

**DATE:** July 18, 2016

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

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

**FROM:** Kim Heim, Title Examiner   
Real Estate Management Division

**CONTACT PERSON:** **Ann Caswell, Manager**

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

**ACTION REQUESTED:** APPROVAL OF CONSERVATION AND ACCESS EASEMENT  
BETWEEN COUNTRY RUN DEVELOPMENT, LLC AND ORANGE  
COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Terraces at Country Run Project #CAI-14-06-019  
  
District 2

**PURPOSE:** To provide for conservation of wetlands and uplands as a requirement of  
development.

**ITEM:** Conservation and Access Easement  
Cost: Donation  
Total size: 5.233 acres

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

**REMARKS:**

Conservation Area Impact Permit No. 14-06-019 issued by Orange County Environmental Protection Division requires a Conservation Easement on a portion of the site being developed. This Conservation Easement will protect and preserve the property forever in its existing natural condition and prevent any use that will impair or interfere with the environmental value of the property. Those wetland and upland areas included in the Conservation Easement that are to be preserved pursuant to the Permit shall be retained and maintained in the preserved condition as required by the Permit.

The Grantor is providing access to the Conservation Easement through the Project Site, which lies east of Country Run Subdivision. Upon platting of any portion of the Project Site, all platted lots shown on any such plat shall be deemed released from the Access Easement, provided that Grantee retains access for the purposes stated herein to the Conservation Easement by a platted access easement or public road.

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.**

AUG 02 2016

Instrument prepared by and  
recorded original returned to:  
Real Estate Management Division  
Orange County, Florida  
400 East South Street, 5<sup>th</sup> Floor  
Orlando, Florida 32801

Project: Terraces at Country Run Project #CAI-14-06-019

Parcel ID No.  
a portion of: 03-22-28-1818-00-002

**CONSERVATION AND ACCESS EASEMENT**

This CONSERVATION AND ACCESS EASEMENT is made this 16 day  
of June, 2016 by Country Run Development, LLC, a Florida limited liability company,  
whose address is 11900 Biscayne Blvd., Suite 289, Miami, Florida 33181 ("GRANTOR"), in  
favor of Orange County, a charter county and political subdivision of the State of Florida, whose  
address is Post Office Box 1393, Orlando, Florida 32802-1393 ("GRANTEE").

**WITNESSETH:**

**WHEREAS**, GRANTOR solely owns in fee simple certain real property in Orange  
County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by  
this reference (the "PROPERTY"); and

**WHEREAS**, GRANTOR desires to construct Terraces at Country Run at a site in Orange  
County, more particularly described in Exhibit "B" attached hereto and incorporated by this  
reference, (the "PROJECT SITE"), which is subject to the regulatory jurisdiction of Orange  
County; and

**WHEREAS**, Conservation Area Impact Permit No. CAI-14-06-019 (the "PERMIT")  
authorizes certain activities that affect waters and wetlands of the County and the State of  
Florida; and

Project: Terraces at Country Run Project #CAI-14-06-019

WHEREAS, the PERMIT requires that GRANTOR preserve, enhance, restore or mitigate wetlands or uplands under the jurisdiction of Orange County; and

WHEREAS, GRANTOR desires to preserve the PROPERTY in its natural condition, as that may be altered in accordance with the PERMIT, in perpetuity.

NOW, THEREFORE, in consideration one dollar in hand paid by GRANTEE to GRANTOR, and of the above and the mutual covenants, terms, conditions and restrictions contained herein, the receipt and sufficiency of which is hereby acknowledged, and consistent with the provisions of Section 704.06, Florida Statutes (2015), as it may be amended, GRANTOR hereby voluntarily grants and conveys to GRANTEE a conservation easement in perpetuity over the PROPERTY of the nature and character and to the extent hereinafter set forth (the "CONSERVATION EASEMENT"). In exchange for good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties, GRANTOR hereby voluntarily grants and conveys to GRANTEE an access easement in perpetuity over the PROJECT SITE to the extent hereinafter set forth (the "ACCESS EASEMENT"). GRANTOR fully warrants title to the PROPERTY and to the PROJECT SITE, and will warrant and defend the same against the lawful claims of all persons whomsoever. Collectively, the CONSERVATION EASEMENT and the ACCESS EASEMENT are referred to as the "CONSERVATION AND ACCESS EASEMENT".

1: **Purpose.** The purpose of this CONSERVATION EASEMENT is to assure that the PROPERTY will be retained forever in its natural condition, as that may be altered in accordance with the PERMIT, and to prevent any use of the PROPERTY that might impair or interfere with the environmental value of the PROPERTY. Those wetland and upland areas included in the CONSERVATION EASEMENT that are to be enhanced, restored, or created

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pursuant to the PERMIT shall be retained and maintained in the enhanced, restored, or created conditions required by the PERMIT.

2. **Prohibited Uses.** Except for restoration, creation, enhancement, maintenance and monitoring activities, or surface water management improvements, which are specifically authorized or required by the PERMIT, any activity on or use of the PROPERTY inconsistent with this CONSERVATION EASEMENT's purpose is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited in, under, or on the PROPERTY:

- (a) Constructing or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste, or unsightly or offensive materials.
- (c) Removing or destroying trees, shrubs, or other vegetation.
- (d) Excavating, dredging or removing loam, peat, gravel, soil, rock, or other material substances in such a manner as to affect the surface.
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (f) Activities detrimental to drainage, flood controls, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (g) Acts or uses detrimental to such retention of land or water areas.
- (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

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3. **Reserved Rights in the PROPERTY.** GRANTOR reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the PROPERTY, including the right to engage in or permit or invite others to engage in all uses of the PROPERTY, which are not expressly prohibited herein and are not inconsistent with the PERMIT or the purpose of this CONSERVATION EASEMENT.

4. **Public Access.** No right or access by the general public to any portion of the PROPERTY or the PROJECT SITE is conveyed by this CONSERVATION AND ACCESS EASEMENT.

5. **Rights of GRANTEE.** To accomplish the purposes stated herein, GRANTOR conveys the following rights and easements to GRANTEE:

(a) **ACCESS EASEMENT.** To enter on, over and through the PROJECT SITE for the purpose of vehicular and pedestrian ingress and egress over and across the PROJECT SITE as is necessary for GRANTEE to access the PROPERTY in a reasonable manner and at reasonable times for the purposes granted or conveyed by the CONSERVATION EASEMENT. Upon platting of any portion of the PROJECT SITE, all platted lots shown on any such plat shall be deemed released from the ACCESS EASEMENT, provided that GRANTEE retains access for the purposes stated herein to the CONSERVATION EASEMENT by a platted access easement or public road.

(b) **CONSERVATION EASEMENT.** To enter upon and inspect the PROPERTY in a reasonable manner and at reasonable times to determine if activities and uses thereon are in compliance with this CONSERVATION EASEMENT, and/or to perform, or require to be performed, any restoration, creation, enhancement, maintenance and monitoring activities, or surface water improvements which are specifically authorized or required by the PERMIT.

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(c) CONSERVATION AND ACCESS EASEMENT. To proceed at law or in equity to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT and/or to prevent the occurrence of any of the prohibited activities set forth herein, and/or to require the restoration of areas or features of the PROPERTY that may be damaged by any activity inconsistent with this CONSERVATION AND ACCESS EASEMENT.

6. GRANTEE's Discretion. GRANTEE may enforce the terms of this CONSERVATION AND ACCESS EASEMENT at its discretion, but if GRANTOR breaches any term of this CONSERVATION AND ACCESS EASEMENT and GRANTEE does not exercise its rights under this CONSERVATION AND ACCESS EASEMENT, GRANTEE's forbearance shall not be construed to be a waiver by GRANTEE of such term, or of any subsequent breach of the same, or any other term of this CONSERVATION AND ACCESS EASEMENT, or of any of the GRANTEE's rights under this CONSERVATION AND ACCESS EASEMENT. No delay or omission by GRANTEE in the exercise of any right or remedy upon any breach by GRANTOR shall impair such right or remedy or be construed as a waiver. GRANTEE shall not be obligated to GRANTOR, or to any other person or entity, to enforce the provisions of this CONSERVATION AND ACCESS EASEMENT.

7. GRANTEE's Liability. GRANTOR will assume all liability for any injury or damage to the person or property of third parties that may occur on the PROPERTY and PROJECT SITE. Neither GRANTOR, nor any person or entity claiming by or through GRANTOR, shall hold GRANTEE liable for any damage or injury to person or personal property that may occur on the PROPERTY or PROJECT SITE.

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8. Acts Beyond GRANTOR's Control. Nothing contained in this CONSERVATION AND ACCESS EASEMENT shall be construed to entitle GRANTEE to bring any action against GRANTOR for any injury to or change in the PROPERTY resulting from natural causes beyond GRANTOR's control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by GRANTOR under emergency conditions to prevent, abate or mitigate significant injury to the PROPERTY resulting from such causes.

9. Recordation. GRANTOR shall record this CONSERVATION AND ACCESS EASEMENT in timely fashion in the Official Records of Orange County, Florida, and shall rerecord it at any time GRANTEE may require to preserve its rights. GRANTOR shall pay all recording costs and taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records. GRANTOR will hold GRANTEE harmless from any recording costs or taxes necessary to record this CONSERVATION AND ACCESS EASEMENT in the public records.

10. Successors. The covenants, terms, conditions and restrictions of this CONSERVATION AND ACCESS EASEMENT shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the PROPERTY and PROJECT SITE.

[SIGNATURES ON FOLLOWING PAGE]



Project: Terraces at Country Run Project #CAI-14-06-019

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

Signed, sealed, and delivered in the presence of:

Country Run Development, LLC, a Florida limited liability company

[Signature]  
Witness

BY: [Signature]

Yuleisy Follo  
Printed Name

Mark Rousso  
Printed Name

[Signature]  
Witness

Manager  
Title

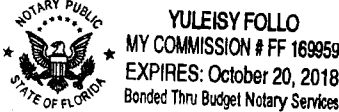
Stefania Napolitano  
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 16 day of June, 2016 by Mark Rousso as manager of Country Run Development, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced as identification.

(Notary Seal)



[Signature]  
Notary Signature

Yuleisy Follo  
Printed Notary Name

This instrument prepared by: Kim Heim, 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: 10/20/18

Exhibit "A"

SKETCH OF DESCRIPTION

DESCRIPTION

A PORTION OF TRACT "B", COUNTRY RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 89 THROUGH 91, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "B", COUNTRY RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 89 THROUGH 91, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S00°25'25"W, ALONG THE EAST LINE OF SAID TRACT "B", A DISTANCE OF 383.45 FEET; THENCE S79°39'55"W A DISTANCE OF 138.02 FEET; THENCE S81°17'16"W A DISTANCE OF 69.09 FEET; THENCE S84°15'40"W A DISTANCE OF 23.76 FEET; THENCE N89°36'39"W A DISTANCE OF 44.32 FEET; THENCE N80°29'50"W A DISTANCE OF 37.18 FEET; THENCE N80°29'50"W A DISTANCE OF 14.67 FEET; THENCE N89°49'50"W A DISTANCE OF 61.52 FEET; THENCE N00°20'08"W A DISTANCE OF 14.19 FEET; THENCE N44°42'00"W A DISTANCE OF 117.36 FEET; THENCE S74°15'10"W A DISTANCE OF 48.91 FEET; THENCE N72°55'35"W A DISTANCE OF 1.63 FEET; THENCE N39°10'58"W A DISTANCE OF 6.39 FEET; THENCE N15°33'41"E A DISTANCE OF 89.30 FEET; THENCE N10°20'39"E A DISTANCE OF 36.63 FEET; THENCE N14°03'51"E A DISTANCE OF 78.59 FEET; THENCE N19°45'55"E A DISTANCE OF 53.35 FEET; THENCE S51°49'48"E A DISTANCE OF 52.72 FEET; THENCE S87°00'00"E A DISTANCE OF 16.25 FEET; THENCE N00°15'15"E A DISTANCE OF 13.49 FEET; THENCE N51°49'48"W A DISTANCE OF 64.37 FEET; THENCE N19°45'55"E A DISTANCE OF 56.90 FEET TO THE NORTH LINE OF SAID TRACT "B"; THENCE N89°57'13"E, ALONG SAID NORTH LINE, A DISTANCE OF 11.76 FEET TO THE WEST LINE OF THE DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6641, PAGE 156, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°14'15"W, ALONG SAID WEST LINE, A DISTANCE OF 66.00 FEET TO THE SOUTHWEST CORNER OF SAID DRAINAGE EASEMENT; THENCE S89°45'15"E, ALONG THE SOUTH LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID DRAINAGE EASEMENT; THENCE N00°14'45"E, ALONG THE EAST LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 66.10 FEET TO SAID NORTH LINE OF TRACT "B"; THENCE N89°57'13"E, ALONG SAID NORTH LINE, A DISTANCE OF 397.01 FEET TO THE POINT OF BEGINNING.

CONTAINS 187,455 SQUARE FEET OR 4.303 ACRES MORE OR LESS.

THIS SKETCH IS NOT A BOUNDARY SURVEY.

JOB #44373  
 CP# OC21-89 TRACT B CONSERVATION  
 DATE: 3/18/16  
 SCALE: 1" = 100'  
 DRAWN BY: JB

PREPARED FOR: COUNTRY RUN, LLC  
 BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH LINE OF TRACT "B" BEING: N89°57'13"E PER PLAT.

SHEET 1 OF 2	
REVISIONS:	

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 THIS FLORIDA LICENSED SURVEYOR AND MAPPER.\*



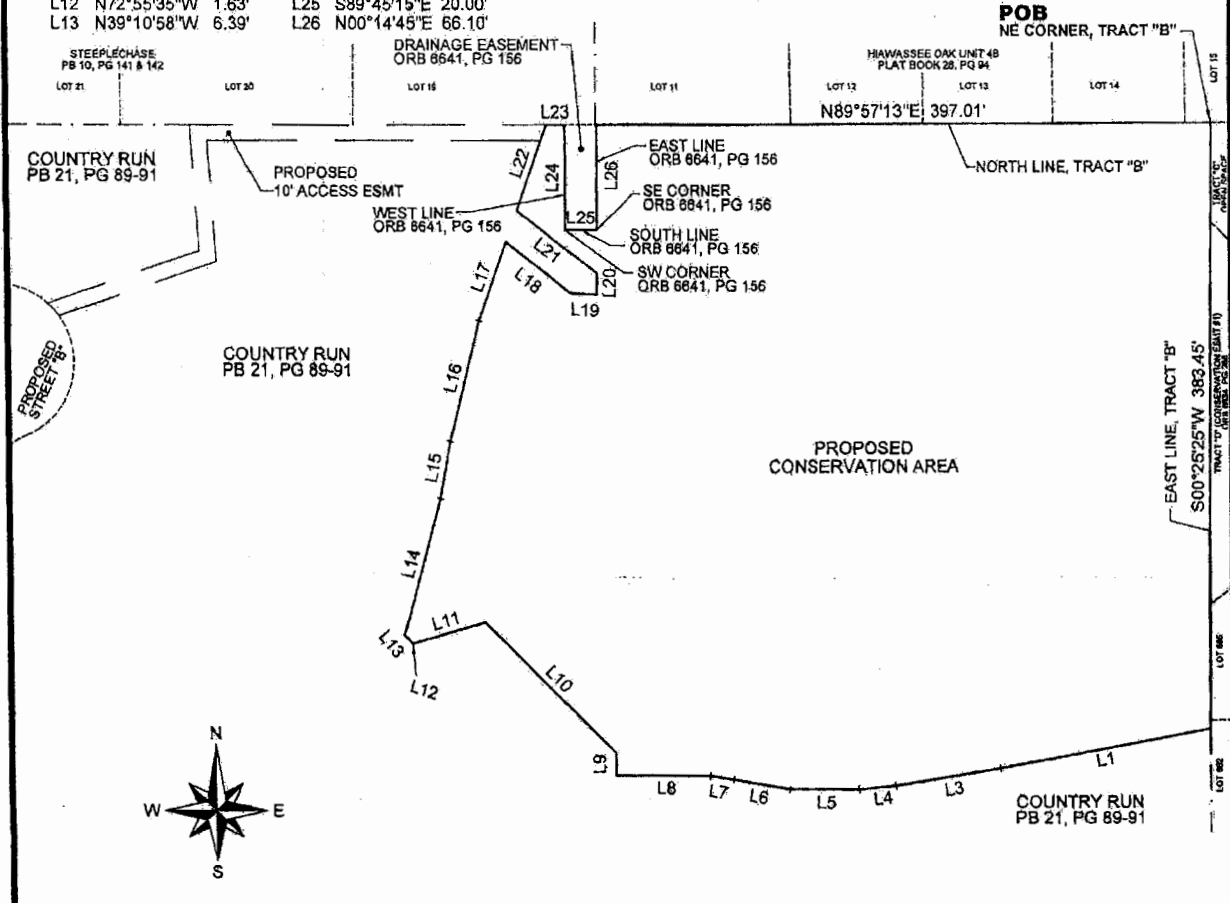
ACCURIGHT SURVEYS  
 OF ORLANDO INC., LB 4475  
 2012 E. Robinson Street Orlando, Florida 32803  
 www.AccurightSurveys.net  
 Admin@AccurightSurveys.net  
 PHONE: (407) 894-6314

C - CENTERLINE CLC - CALCULATED CBW - CONCRETE BLOCK WALL CLF - CHAIN LINK FENCE CM - CONCRETE MONUMENT CP - CONCRETE PAD CONC - CONCRETE COVD - COVERED CW - CONCRETE WALKWAY D - CENTRAL ANGLE DS - DEED BOOK DE - DRAINAGE EASEMENT DW - DRIVEWAY EP - EDGE OF PAVEMENT EBMT - EASEMENT FFE - FINISHED FLOOR ELEVATION FND - FOUND IP - IRON PIPE	<b>LEGEND</b> IR - IRON ROD L - ARC LENGTH MEAS - MEASURED MS - METAL SHED N&D - NAIL & DIGG ORB - OFFICIAL RECORDS BOOK P&M - PLAT & MEASURED PB - PLAT BOOK PC - POINT OF CURVATURE PD - PAGE POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT RW - RIGHT OF WAY R - RADIUS TYP - TYPICAL UB - UTILITY BOX UE - UTILITY EASEMENT WF - WOOD FENCE
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Exhibit "A"

# SKETCH OF DESCRIPTION

LINE CHART	
L1	S79°39'55"W 138.02'
L2	DELETED
L3	S81°17'18"W 69.09'
L4	S84°15'40"W 23.76'
L5	N89°36'39"W 44.32'
L6	N80°29'50"W 37.18'
L7	N80°29'50"W 14.67'
L8	N89°49'50"W 61.52'
L9	N00°20'08"W 14.19'
L10	N44°42'00"W 117.36'
L11	S74°15'10"W 48.91'
L12	N72°55'35"W 1.63'
L13	N39°10'58"W 6.39'
L14	N15°33'41"E 89.30'
L15	N10°20'39"E 36.63'
L16	N14°03'51"E 78.59'
L17	N19°45'55"E 63.35'
L18	S51°49'48"E 52.72'
L19	S87°00'00"E 16.25'
L20	N00°15'15"E 13.49'
L21	N51°49'48"W 64.37'
L22	N19°45'55"E 56.90'
L23	N89°57'13"E 11.76'
L24	S00°14'15"W 66.00'
L25	S89°45'15"E 20.00'
L26	N00°14'45"E 66.10'



JOB #44373  
**CF# OC21-89 TRACT B CONSERVATION**  
 DATE: 3/18/2016  
 SCALE: 1" = 100'  
 DRAWN BY: YEB

**THIS SKETCH IS NOT A BOUNDARY SURVEY.**

PREPARED FOR: COUNTRY RUN, LLC  
 BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH LINE OF TRACT "B", BEING: N89°57'13"E (PER PLAT).

SHEET 2 OF 2  
 REVISIONS:

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

*[Signature]*  
**JAMES D. BRAY PSM 6507**  
 \*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS 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

LEGEND	
CL	- CENTERLINE
CALC	- CALCULATED
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CP	- CONCRETE PAD
CONC	- CONCRETE
COVD	- COVERED
OW	- CONCRETE WALKWAY
D	- CENTRAL ANGLE
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FPE	- FINISHED FLOOR ELEVATION
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
MEAS	- MEASURED
MS	- METAL SHED
N&D	- NAIL & DISK
ORB	- OFFICIAL RECORDS BOOK
P&M	- PLAT & MEASURED
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT-OF-WAY
R	- RADIUS
TYP	- TYPICAL
UB	- UTILITY BOX
UE	- UTILITY EASEMENT
WF	- WOOD FENCE

Exhibit "A"

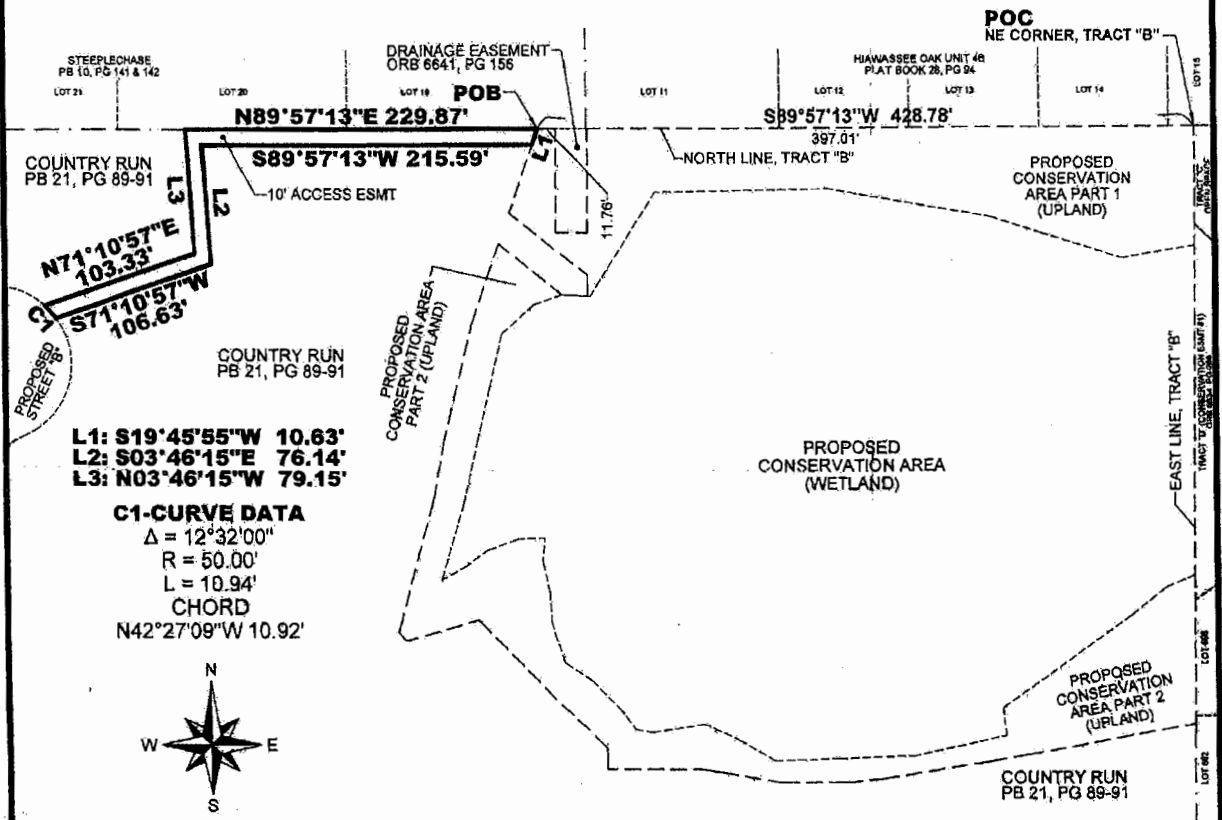
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COMMENCE AT THE NORTHEAST CORNER OF TRACT "B", COUNTRY RUN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 89 THROUGH 91, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S89°57'13"W, ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 428.78 FEET FOR A POINT OF BEGINNING; THENCE S19°45'55"W A DISTANCE OF 10.63 FEET; THENCE S89°57'13"W A DISTANCE OF 215.59 FEET; THENCE S03°46'15"E A DISTANCE OF 76.14 FEET; THENCE S71°10'57"W A DISTANCE OF 106.63 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N42°27'09"W, A CHORD DISTANCE OF 10.92 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°32'00", A DISTANCE OF 10.94 FEET; THENCE N71°10'57"E A DISTANCE OF 103.33 FEET; THENCE N03°46'15"W A DISTANCE OF 79.15 FEET TO SAID NORTH LINE OF TRACT "B"; THENCE N89°57'13"E A DISTANCE OF 229.87 FEET TO THE POINT OF BEGINNING.

CONTAINS 4,051 SQUARE FEET OR 0.930 ACRES, MORE OR LESS.



JOB #44373		THIS SKETCH IS NOT A BOUNDARY SURVEY.		REVISIONS:																																																																									
CF#OC21-89 TRACT B ACCESS		PREPARED FOR: COUNTRY RUN, LLC																																																																											
DATE: 3/10/2016		BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH LINE OF TRACT "B", BEING: S89°57'13"W (PER PLAT).																																																																											
SCALE: 1" = 100'		DRAWN BY: YEB																																																																											
<p>THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.</p> <p><i>James D. Bray</i>  <b>JAMES D. BRAY PSM 6507</b></p> <p>*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.*</p>		<p>ACCURIGHT SURVEYS          OF ORLANDO INC., LB 4475          2012 E. Robinson Street Orlando, Florida 32803          www.AccurightSurveys.net          Admin@AccurightSurveys.net          PHONE: (407) 894-6314</p>		<p><b>LEGEND</b></p> <table border="0"> <tr> <td>C</td><td>- CENTERLINE</td> <td>IR</td><td>- IRON ROD</td> </tr> <tr> <td>CLC</td><td>- CALCULATED</td> <td>L</td><td>- ARC LENGTH</td> </tr> <tr> <td>CBW</td><td>- CONCRETE BLOCK WALL</td> <td>MEAS</td><td>- MEASURED</td> </tr> <tr> <td>CLF</td><td>- CHAIN LINK FENCE</td> <td>MS</td><td>- METAL SHED</td> </tr> <tr> <td>CM</td><td>- CONCRETE MONUMENT</td> <td>N&amp;D</td><td>- NAIL &amp; DISK</td> </tr> <tr> <td>CP</td><td>- CONCRETE PAD</td> <td>ORB</td><td>- OFFICIAL RECORDS BOOK</td> </tr> <tr> <td>COND</td><td>- CONCRETE</td> <td>P&amp;M</td><td>- PLAT &amp; MEASURED</td> </tr> <tr> <td>COVD</td><td>- COVERED</td> <td>PB</td><td>- PLAT BOOK</td> </tr> <tr> <td>CW</td><td>- CONCRETE WALKWAY</td> <td>PC</td><td>- POINT OF CURVATURE</td> </tr> <tr> <td>D</td><td>- CENTRAL ANGLE</td> <td>PG</td><td>- PAGE</td> </tr> <tr> <td>DB</td><td>- DEED BOOK</td> <td>POB</td><td>- POINT OF BEGINNING</td> </tr> <tr> <td>DE</td><td>- DRAINAGE EASEMENT</td> <td>POC</td><td>- POINT OF COMMENCEMENT</td> </tr> <tr> <td>DW</td><td>- DRIVEWAY</td> <td>R/W</td><td>- RIGHT OF WAY</td> </tr> <tr> <td>EP</td><td>- EDGE OF PAVEMENT</td> <td>R</td><td>- RADIUS</td> </tr> <tr> <td>ESMT</td><td>- EASEMENT</td> <td>TYP</td><td>- TYPICAL</td> </tr> <tr> <td>FPE</td><td>- FINISHED FLOOR ELEVATION</td> <td>UB</td><td>- UTILITY BOX</td> </tr> <tr> <td>FND</td><td>- FOUND</td> <td>UE</td><td>- UTILITY EASEMENT</td> </tr> <tr> <td>IP</td><td>- IRON PIPE</td> <td>WF</td><td>- WOOD FENCE</td> </tr> </table>		C	- CENTERLINE	IR	- IRON ROD	CLC	- CALCULATED	L	- ARC LENGTH	CBW	- CONCRETE BLOCK WALL	MEAS	- MEASURED	CLF	- CHAIN LINK FENCE	MS	- METAL SHED	CM	- CONCRETE MONUMENT	N&D	- NAIL & DISK	CP	- CONCRETE PAD	ORB	- OFFICIAL RECORDS BOOK	COND	- CONCRETE	P&M	- PLAT & MEASURED	COVD	- COVERED	PB	- PLAT BOOK	CW	- CONCRETE WALKWAY	PC	- POINT OF 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	EP	- EDGE OF PAVEMENT	R	- RADIUS	ESMT	- EASEMENT	TYP	- TYPICAL	FPE	- FINISHED FLOOR ELEVATION	UB	- UTILITY BOX	FND	- FOUND	UE	- UTILITY EASEMENT	IP	- IRON PIPE	WF	- WOOD FENCE
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**Exhibit "B"**

**Tract B, Country Run, according to the plat thereof, as recorded in the Plat Book 21, Page 89 through 91, inclusive, of the Public Records of Orange County, Florida.**