

This Amendment was prepared by:
Christopher Crenshaw
Bureau of Public Land Administration
Division of State Lands
Department of Environmental Protection, MS 130
3900 Commonwealth Boulevard,
Tallahassee, Florida 32399-3000
AID# 43464

ATE2
[2.7 +/- acres]

TAX EXEMPT F.S. 337.27

Please Return To:
Fla. Department of Transportation
719 S. Woodland Blvd.
R/W Records Mgmt., MS 1-551
DeLand, FL 32720-6834
Attn: M. Yeeloy-Sanderson

DOC # 20210510273
08/20/2021 09:24 AM Page 1 of 37
Rec Fee: \$316.00
Deed Doc Tax: \$0.00
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

AMENDMENT 2 TO EASEMENT NUMBER 28221

THIS EASEMENT AMENDMENT is entered into this 12th day of August, 2021 by and between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, hereinafter referred to as "GRANTOR" and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, hereinafter referred to as "GRANTEE";

WITNESSETH

WHEREAS, GRANTOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on January 18, 1989, GRANTOR granted Easement Number **28221** to GRANTEE for the construction and maintenance of State Road 434; and

WHEREAS, on April 19, 1993, GRANTOR and GRANTEE amended Easement Number 28221 to include additional land; and

WHEREAS, GRANTOR and GRANTEE desire to amend Easement Number **28221** to include additional land and extend the term.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. Paragraph 2 is hereby revised, replaced and superseded by the following:
2. **TERM**: GRANTOR does hereby grant to the GRANTEE an easement for as long as the easement is used and maintained for public road right-of-way and related uses, including pedestrian sidewalks and bike lanes. If the easement is ever abandoned for said uses, all right, title, and interest conveyed under this instrument shall automatically revert to GRANTOR, unless sooner terminated pursuant to the provisions of this easement.

2. The legal description of the easement area set forth in Exhibit "A" of Easement Number **28221** is hereby amended to include the real property described in Exhibit "A" attached hereto, and by reference made a part hereof.
3. The terms of this Amendment **2** to Easement Number **28221** shall be binding upon and inure to the benefit of the parties and their respective successors and assigns.
4. It is understood and agreed by GRANTOR and GRANTEE that in each and every respect the terms and conditions of Easement Number **28221**, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by GRANTOR and GRANTEE as of the effective date of this Amendment **2** to Easement Number **28221**.
5. GRANTEE, at its own expense, shall record this fully executed Amendment to Easement in its entirety in the public records of the county within which the easement site is located within fourteen days after receipt, and shall provide to the GRANTOR within ten days following the recordation a copy of the recorded easement in its entirety which contains the O.R. Book and Pages at which the easement is recorded. Failure to comply with this paragraph shall constitute grounds for immediate termination of this easement agreement at the option of the GRANTOR.

[Remainder of page left blank; signature page follows.]

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

WITNESSES:

Kathy C Griffin
Original Signature
Kathy C Griffin
Print/Type Name of Witness
[Signature]
Original Signature
Christopher B. Crenshaw
Print/Type Name of Witness

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA**

(SEAL)

BY:

[Signature]
Brad Richardson, Chief, Bureau of Public Land Administration,
Division of State Lands, State of Florida Department of
Environmental Protection, as agent for and on behalf of the
Board of Trustees of the Internal Improvement Trust Fund
of the State of Florida

3900 Commonwealth Blvd.
Tallahassee, FL 32399-3000

"GRANTOR"

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this day of August, 2021, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

DEP Attorney

07-12-2021

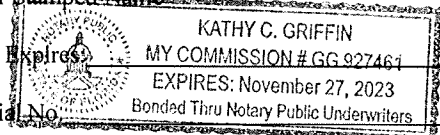
Date

Kathy C Griffin
Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires

Commission/Serial No.



WITNESSES:

Sharon A. Liehr
Original Signature

Sharon A. Liehr
Print/Type Name of Witness

Tracey Grasser
Original Signature

Tracey Grasser
Print/Type Name of Witness

STATE OF Florida
COUNTY OF Volusia

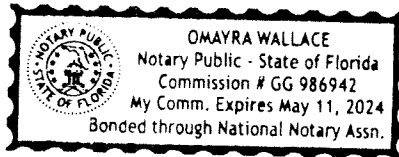
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION (SEAL)

BY: [Signature]
Jared W. Perdue
Secretary
District Five

719 S Woodland Blvd.
Deland, FL 32720

"GRANTEE"

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of August, 2021, by Jared W. Perdue, as District Five Secretary, for and on behalf of the State of Florida Department of Transportation. He is personally known to me or has produced _____, as identification.



Omayra Wallace
Notary Public, State of Florida

Omayra Wallace
Printed, Typed or Stamped Name

My Commission Expires: 5/11/2024

Commission/Serial No. _____

ACQUISITION OF THIS LAND IS
NECESSARY FOR R/W PURPOSES
UNDER THREAT OF CONDEMNATION
PURSUANT TO SEC 337.27 F.S.

MJW
FL D.O.T

[Signature]
JS LEGAL

Exhibit "A"**LEGAL DESCRIPTION**LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA BEING A 2" IRON PIPE AND CAP WITH 3" ALUMINUM DISK STAMPED "SEMINOLE COUNTY"; THENCE RUN SOUTH 89°45'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1237.61 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 3, SOUTH 00°14'28" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH R/W LINE McCULLOCH RD. PER FDOT R/W MAP SECTION 75037-2504, DATED 8/31/92; THENCE SOUTH 41°39'35" WEST, DEPARTING SAID SOUTH R/W LINE McCULLOCH RD, 10.49 FEET ALONG THE EAST R/W EASEMENT LINE OF ALAFAYA TRAIL PER FDOT R/W MAP SECTION 75037-2504, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY EASEMENT LINE, SOUTH 00°04'10" EAST, A DISTANCE OF 1437.75 FEET; THENCE ALONG THE AFORESAID EAST R/W EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; RUN NORTH 40°53'22" WEST, A DISTANCE OF 38.13 FEET; THENCE NORTH 00°37'41" EAST A DISTANCE OF 189.28 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 11,523.00 FEET, A CENTRAL ANGLE OF 00°11'14", A CHORD BEARING OF NORTH 00°32'04" EAST, AND A CHORD DISTANCE OF 37.66 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 37.66 FEET; THENCE NORTH 89°33'33" WEST A DISTANCE OF 2.00 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 11,521.00 FEET, A CENTRAL ANGLE OF 01°16'32", A CHORD BEARING OF NORTH 00°11'49" WEST, AND A CHORD DISTANCE OF 256.51 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 256.52 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 00°50'05" WEST, A DISTANCE OF 412.55 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,397.00 FEET, A CENTRAL ANGLE OF 00°43'38", A CHORD BEARING OF NORTH 00°28'16" WEST, AND A CHORD DISTANCE OF 144.65 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 144.65 FEET; THENCE NORTH 03°38'10" EAST, A DISTANCE OF 186.32 FEET; THENCE SOUTH 89°22'19" EAST A DISTANCE OF 2.28 FEET; THENCE NORTH 00°37'41" EAST A DISTANCE OF 165.60 FEET; THENCE NORTH 41°39'35" EAST, A DISTANCE OF 22.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.808± ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED WITH THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL MATTERS OF PUBLIC RECORD NOT SHOWN IN THIS SKETCH & DESCRIPTION.
3. LANDS SHOWN HEREON RESEARCHED BY THIS FIRM FOR MATTERS SUCH AS OWNERSHIP, EASEMENTS, RIGHT OF WAY OR OTHER MATTERS IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2037-4329425 THAT AFFECTS THESE LANDS.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT.
5. GRAPHIC SYMBOLS SHOWN HEREON MAY NOT BE TO SCALE.
6. THE DELINEATION OF LANDS SHOWN HEREON IS AT THE CLIENT'S REQUEST.
7. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE ONE.

This Legal Description was prepared under my direction and is true and correct to the best of my knowledge and belief. This Legal Description was prepared in accordance with the Standards of Practice as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Florida Statute 472.

BSM: *May 10*

DATE: March 31, 2021

[Signature] 3-12-21
Genel J. Sturgeon, PSM
Florida Surveyor and Mapper LS 5866
Barnes Ferland and Associates LB 7774

Date

NOTE: THIS IS NOT A BOUNDARY SURVEY

BFA Environmental Consultants
Barnes, Ferland and Associates, Inc.
1830 E. Hillcrest Street, Orlando, FL 32803
P.O. Box 1000, Orlando, FL 32803
CERTIFICATE OF AUTHORIZATION LB7774

SKETCH OF DESCRIPTION
RIGHT OF WAY EASEMENT 811-A
SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST

SHEET
1 OF 6

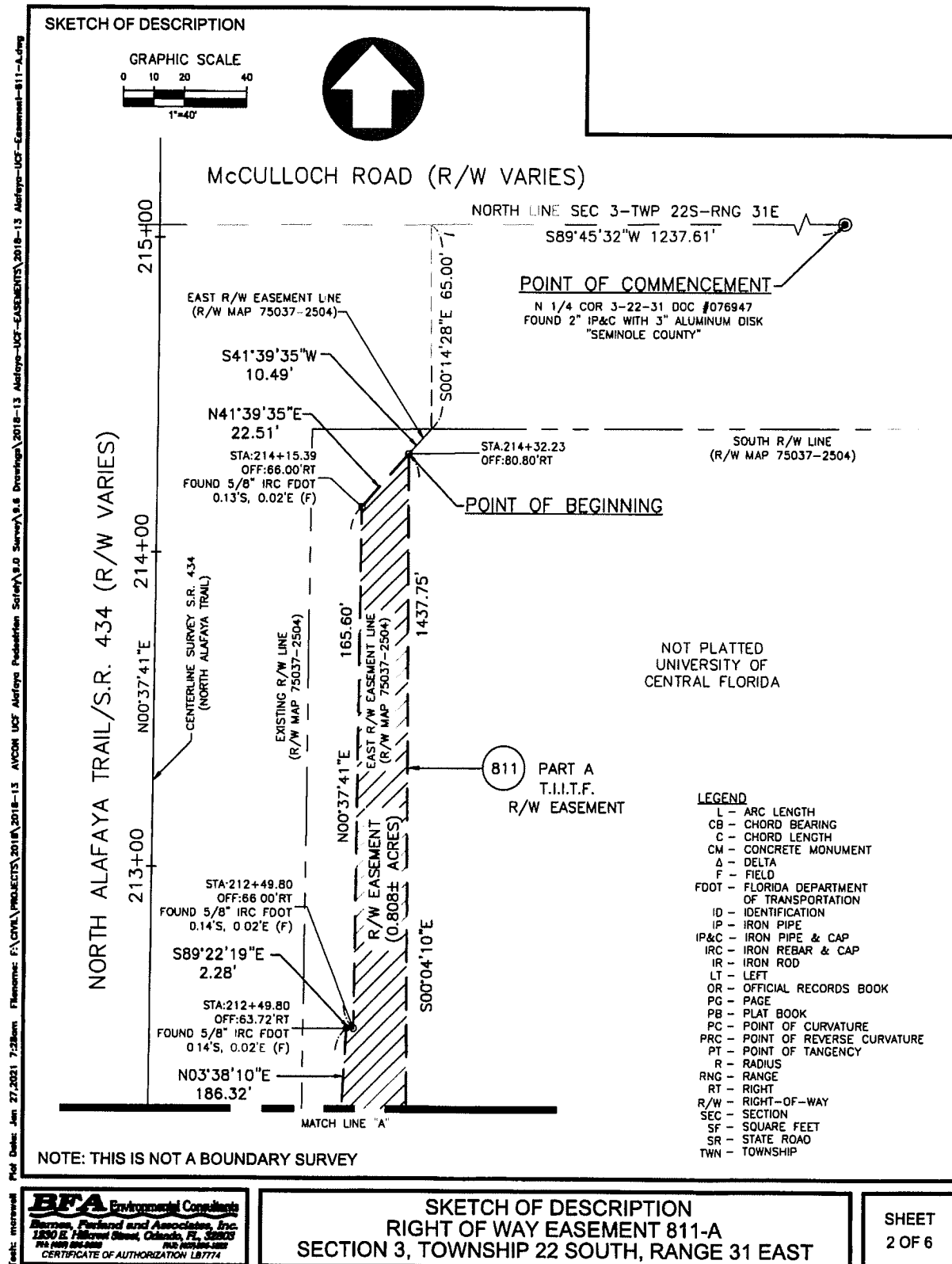
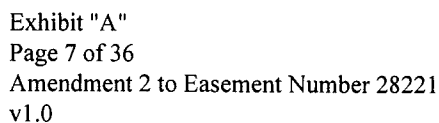


Exhibit "A"

Page 6 of 36

Amendment 2 to Easement Number 28221

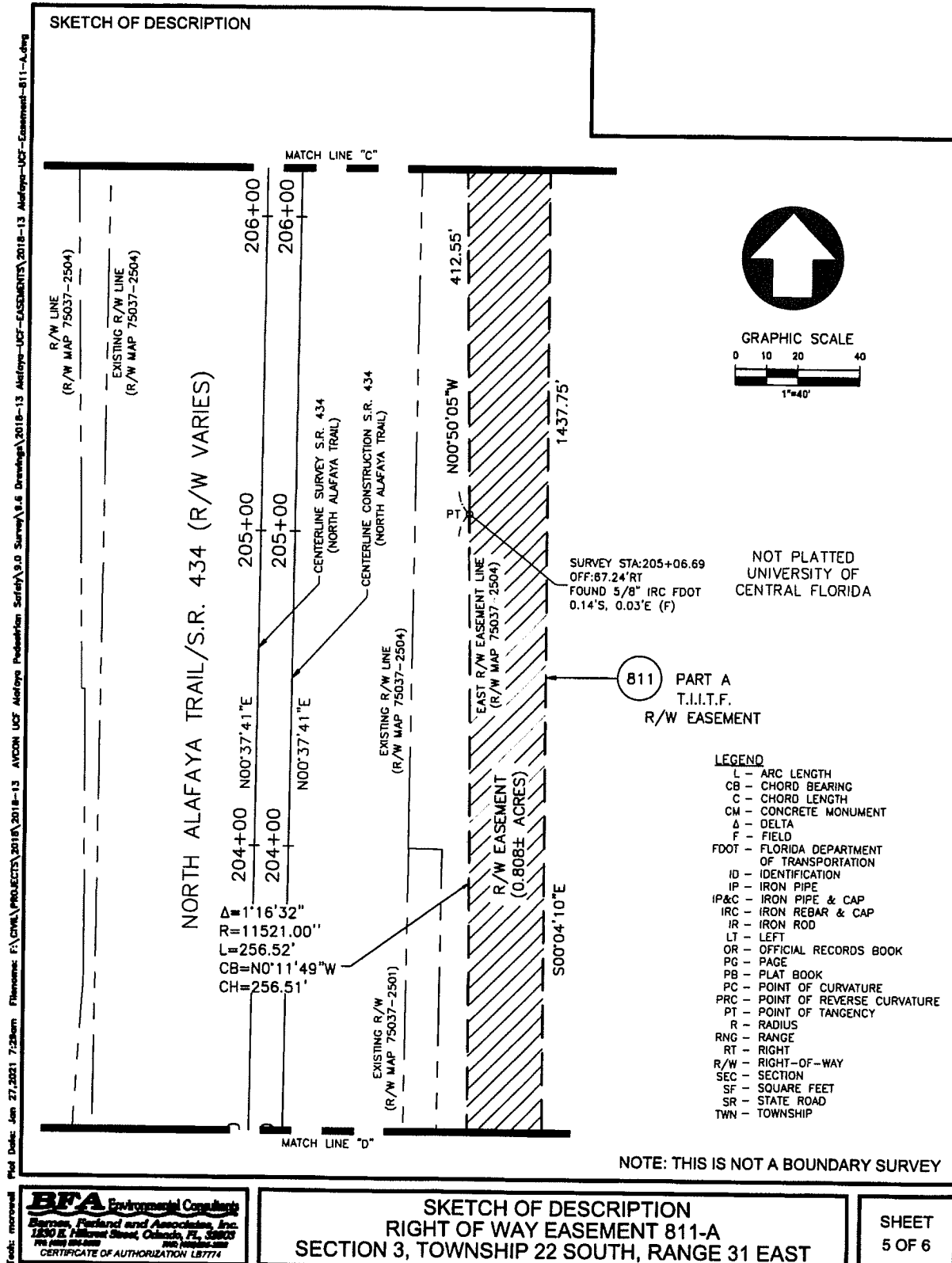
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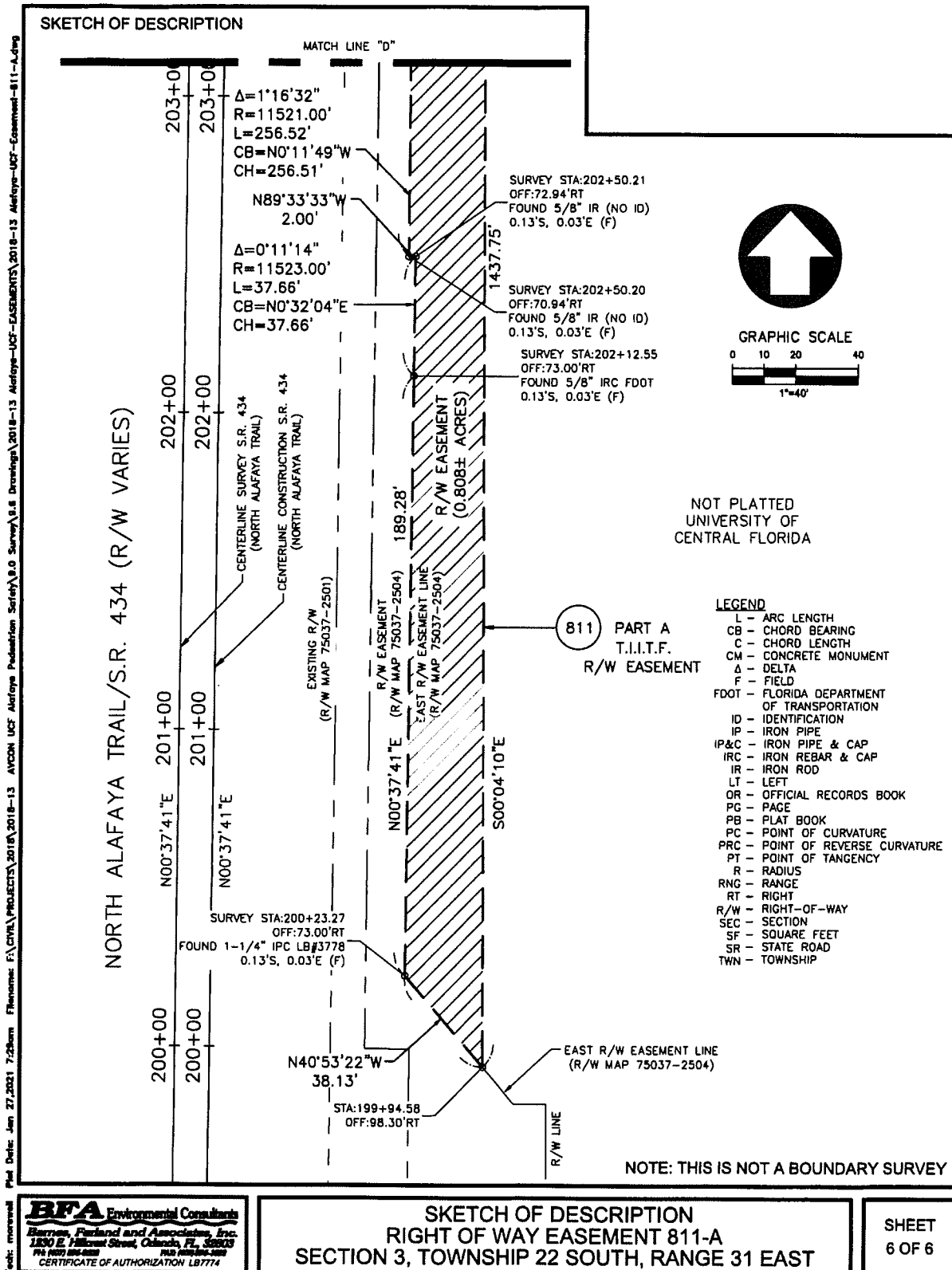




SKETCH OF DESCRIPTION
RIGHT OF WAY EASEMENT 811-A
SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST

SHEET
4 OF 6





LEGAL DESCRIPTIONLEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING A 2" IRON PIPE AND CAP WITH 3" ALUMINUM DISK STAMPED "SEMINOLE COUNTY"; THENCE RUN SOUTH 00°41'44" WEST, ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4, A DISTANCE OF 2452.90 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°19'44" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, DISTANCE OF 1063.77 FEET TO A POINT ON THE EAST R/W EASEMENT LINE OF ALAFAYA TRAIL, PER OFFICIAL RECORDS BOOK 4069, PAGE 2509, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE EAST R/W EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; RUN SOUTH 18°50'03" WEST, A DISTANCE OF 205.56 FEET; THENCE NORTH 88°46'16" WEST, A DISTANCE OF 94.87 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY EASEMENT LINE; RUN SOUTH 00°48'42" WEST A DISTANCE OF 52.91 FEET; THENCE NORTH 89°11'18" WEST A DISTANCE OF 11.00 FEET; THENCE SOUTH 00°48'42" WEST, A DISTANCE OF 728.63 FEET TO A POINT ON THE AFORESAID EAST R/W EASEMENT LINE; THENCE ALONG SAID EAST RIGHT OF WAY EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; RUN NORTH 44°26'14" WEST A DISTANCE OF 32.72 FEET, THENCE NORTH 01°13'44" EAST, A DISTANCE OF 758.73 FEET; THENCE SOUTH 88°46'16" EAST, A DISTANCE OF 28.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.376± ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED WITH THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL MATTERS OF PUBLIC RECORD NOT SHOWN IN THIS SKETCH & DESCRIPTION.
3. LANDS SHOWN HEREON RESEARCHED BY THIS FIRM FOR MATTERS SUCH AS OWNERSHIP, EASEMENTS, RIGHT OF WAY OR OTHER MATTERS IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2037-4329425 THAT AFFECTS THESE LANDS.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT.
5. GRAPHIC SYMBOLS SHOWN HEREON MAY NOT BE TO SCALE.
6. THE DELINEATION OF LANDS SHOWN HEREON IS AT THE CLIENT'S REQUEST.
7. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE ONE.

This Legal Description was prepared under my direction and is true and correct to the best of my knowledge and belief. This Legal Description was prepared in accordance with the Standards of Practice as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Florida Statute 472.

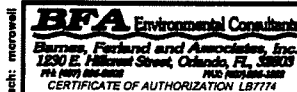
BSM: *Hayden*

DATE: April 1, 2021

Genel J. Sturgeon

 P-12-21
 Genel J. Sturgeon, PSM
 Florida Surveyor and Mapper LS 5866
 Barnes Ferland and Associates LB 7774

Date

NOTE: THIS IS NOT A BOUNDARY SURVEY

**SKETCH OF DESCRIPTION
 RIGHT OF WAY EASEMENT 811-B
 SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST**

**SHEET
 1 OF 4**

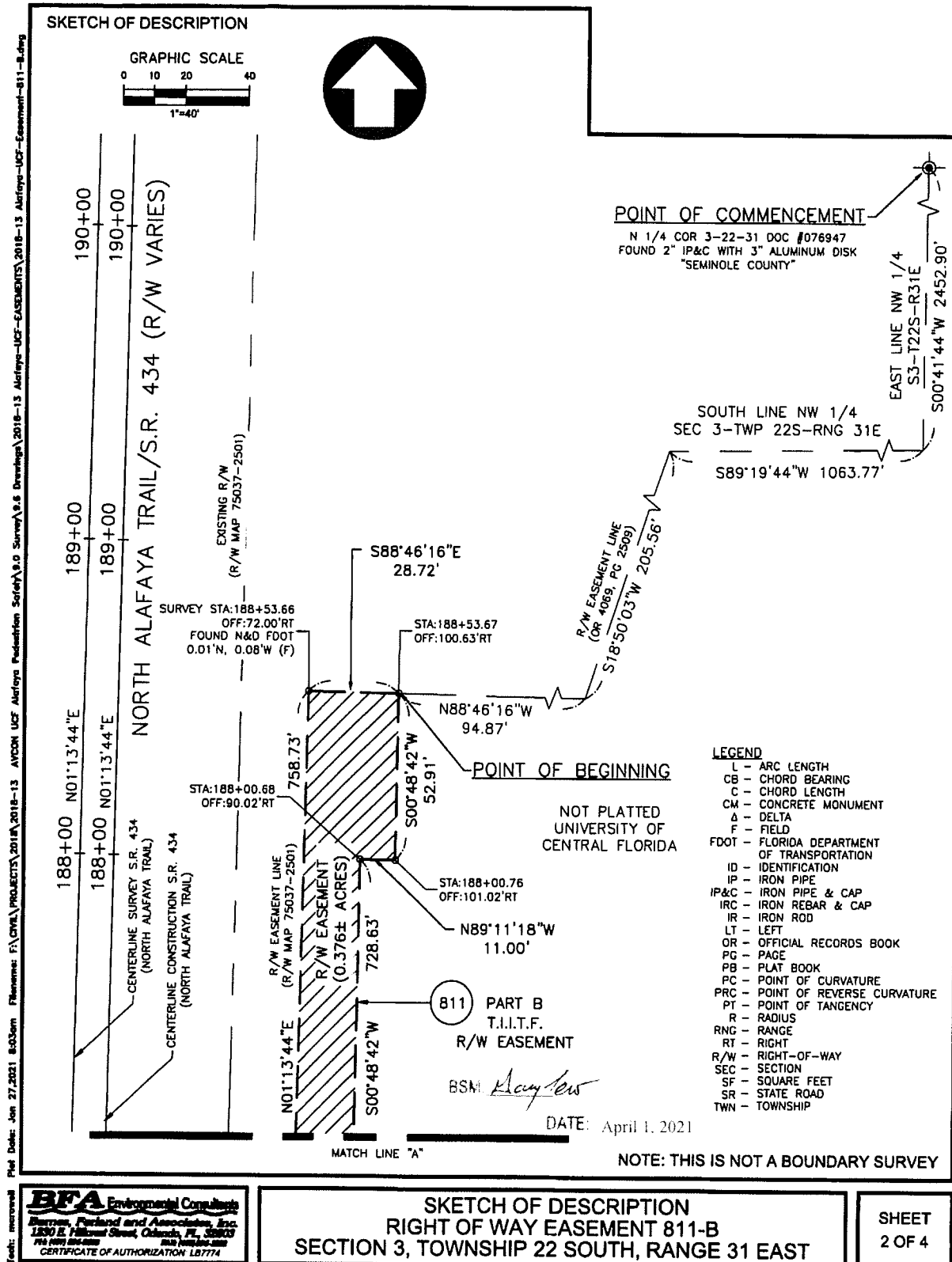


Exhibit "A"

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Amendment 2 to Easement Number 28221

v1.0

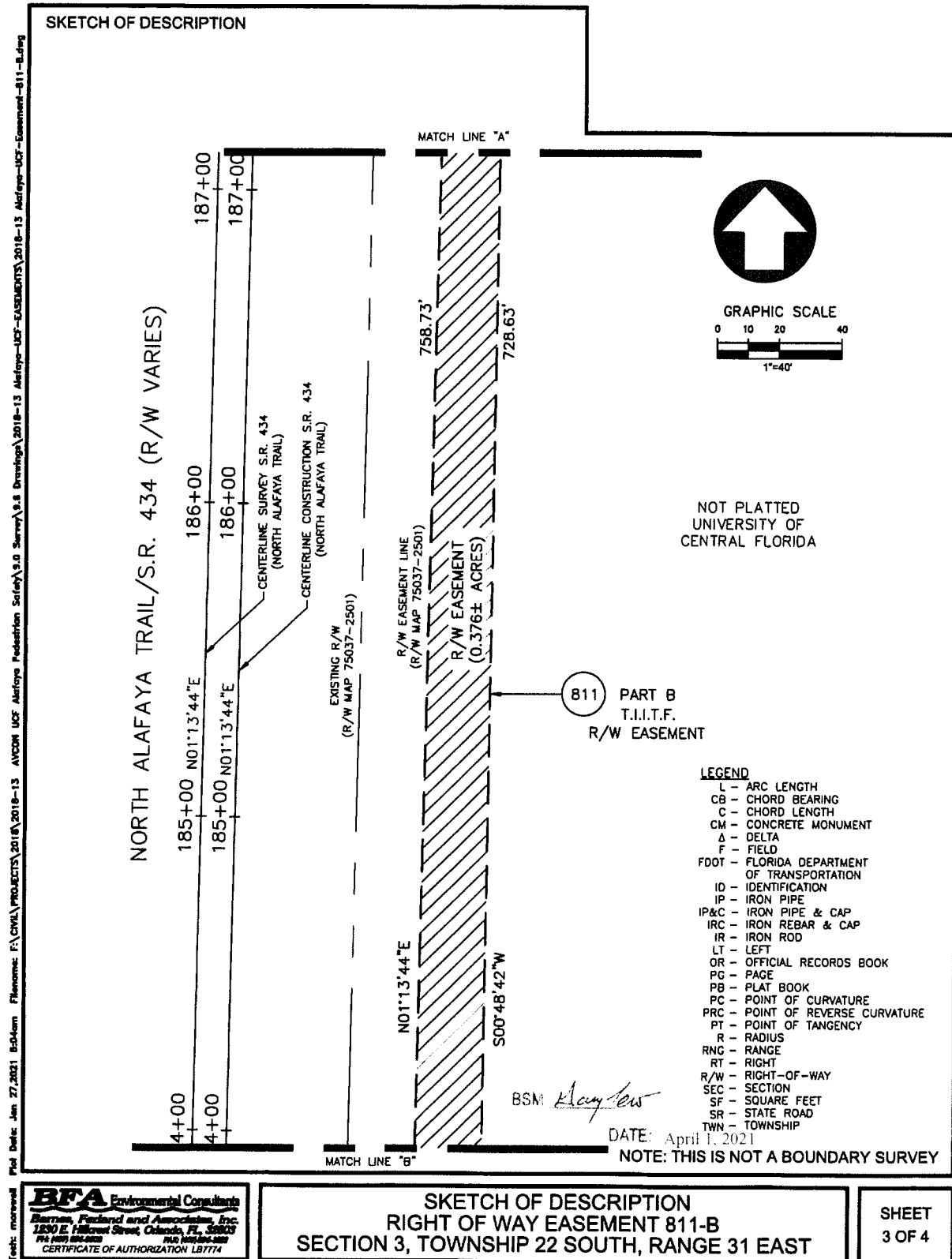
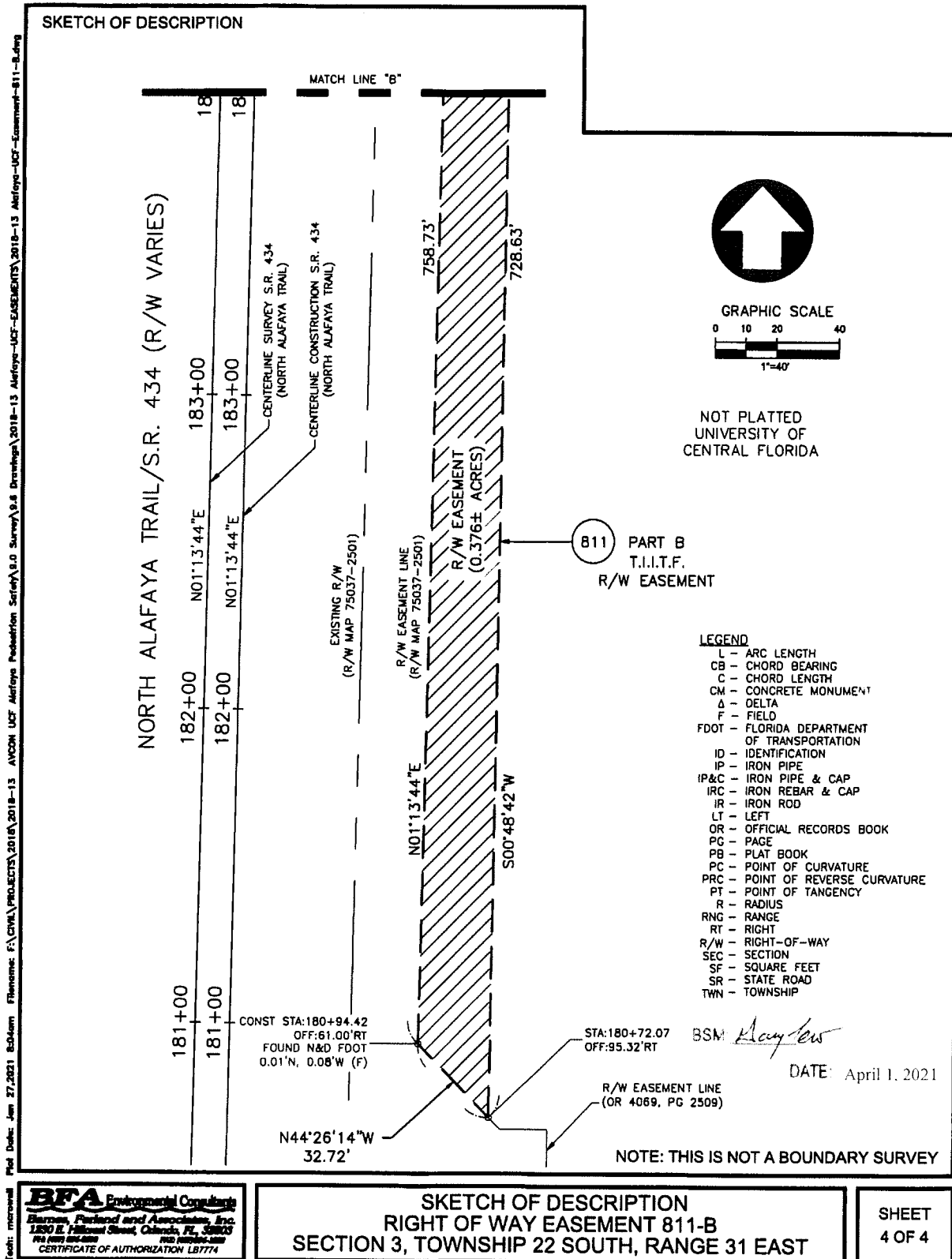


Exhibit "A"

Page 13 of 36

Amendment 2 to Easement Number 28221

v1.0



LEGAL DESCRIPTION**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST, A DISTANCE OF 1,195.64 FEET TO A POINT ON THE EAST RIGHT OF WAY EASEMENT LINE OF ALAFAYA TRAIL, PER OFFICIAL RECORDS BOOK 4069, PAGE 2509, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT OF WAY EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; THENCE RUN NORTH 14°50'21" WEST, A DISTANCE OF 65.86 FEET; THENCE NORTH 59°24'26" WEST, A DISTANCE OF 37.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 59°24'26" WEST, A DISTANCE OF 22.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,394.16 FEET, A CENTRAL ANGLE OF 00°10'37", A CHORD BEARING OF NORTH 01°08'25" EAST, AND A CHORD DISTANCE OF 35.20 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 35.20 FEET; THENCE NORTH 01°13'44" EAST, A DISTANCE OF 133.35 FEET; THENCE NORTH 01°03'42" WEST, A DISTANCE OF 200.16 FEET; THENCE NORTH 01°13'44" EAST, A DISTANCE OF 1,118.78 FEET; THENCE NORTH 45°33'15" EAST, A DISTANCE OF 23.70 FEET; THENCE SOUTH 00°46'46" WEST, DEPARTING SAID EAST RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 770.23 FEET; THENCE NORTH 89°28'07" WEST, A DISTANCE OF 3.67 FEET; THENCE SOUTH 00°31'53" WEST, A DISTANCE OF 745.31 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.690± ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED WITH THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL MATTERS OF PUBLIC RECORD NOT SHOWN IN THIS SKETCH & DESCRIPTION.
3. LANDS SHOWN HEREON RESEARCHED BY THIS FIRM FOR MATTERS SUCH AS OWNERSHIP, EASEMENTS, RIGHT OF WAY OR OTHER MATTERS IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2037-4329425 THAT AFFECTS THESE LANDS.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT.
5. GRAPHIC SYMBOLS SHOWN HEREON MAY NOT BE TO SCALE.
6. THE DELINEATION OF LANDS SHOWN HEREON IS AT THE CLIENT'S REQUEST.
7. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE ONE.

This Legal Description was prepared under my direction and is true and correct to the best of my knowledge and belief. This Legal Description was prepared in accordance with the Standards of Practice as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Florida Statute 472.

BSM: *May 2021*

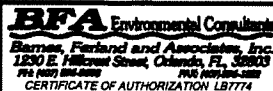
DATE: April 1, 2021

J. Sturgeon 3-12-21

Genel J. Sturgeon, PSM
Florida Surveyor and Mapper LS 5866
Barnes Ferland and Associates LB 7774

Date

NOTE: THIS IS NOT A BOUNDARY SURVEY



**SKETCH OF DESCRIPTION
RIGHT OF WAY EASEMENT 811-C
SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST**

**SHEET
1 OF 6**

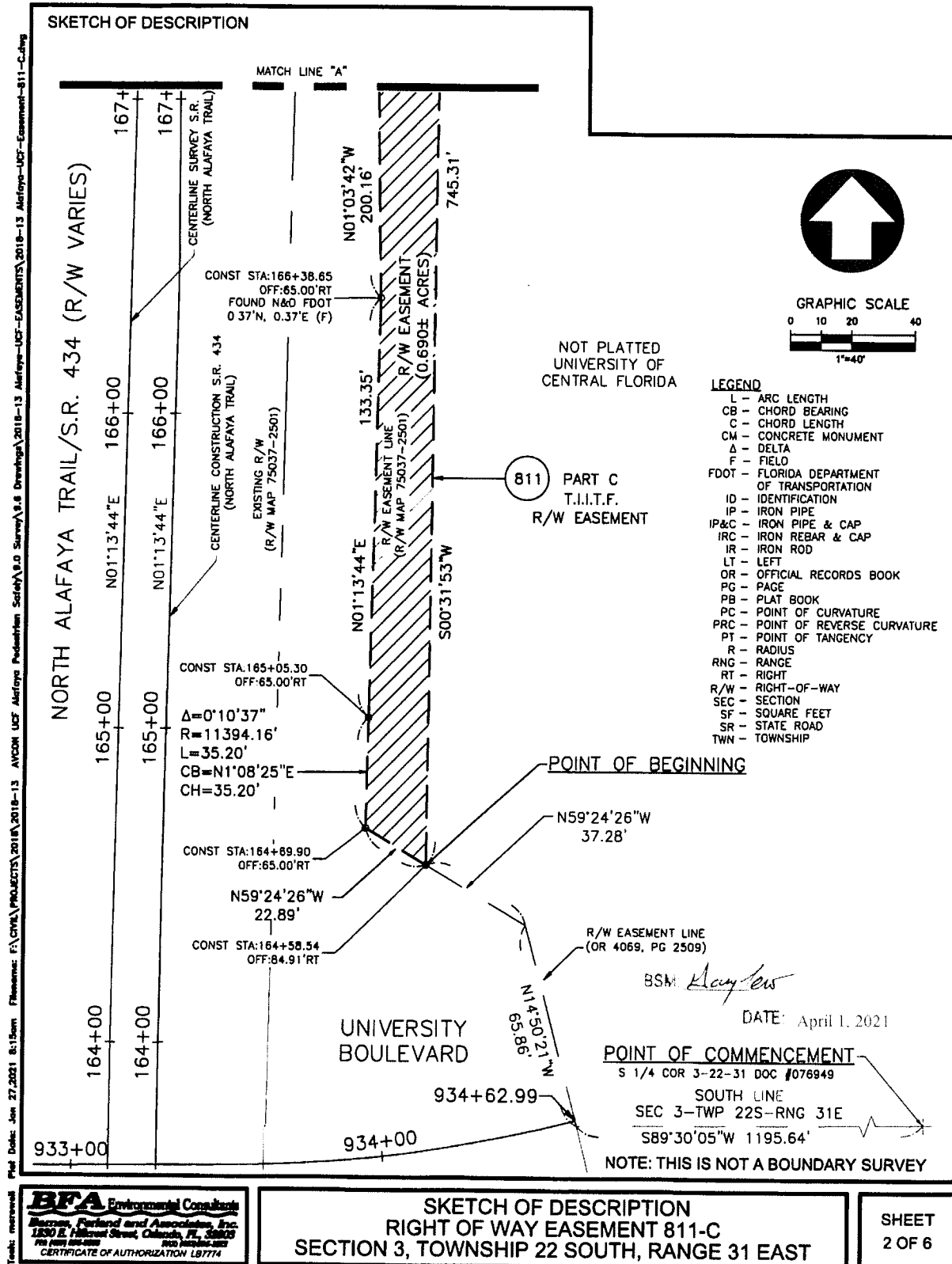


Exhibit "A"

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Amendment 2 to Easement Number 28221

v1.0

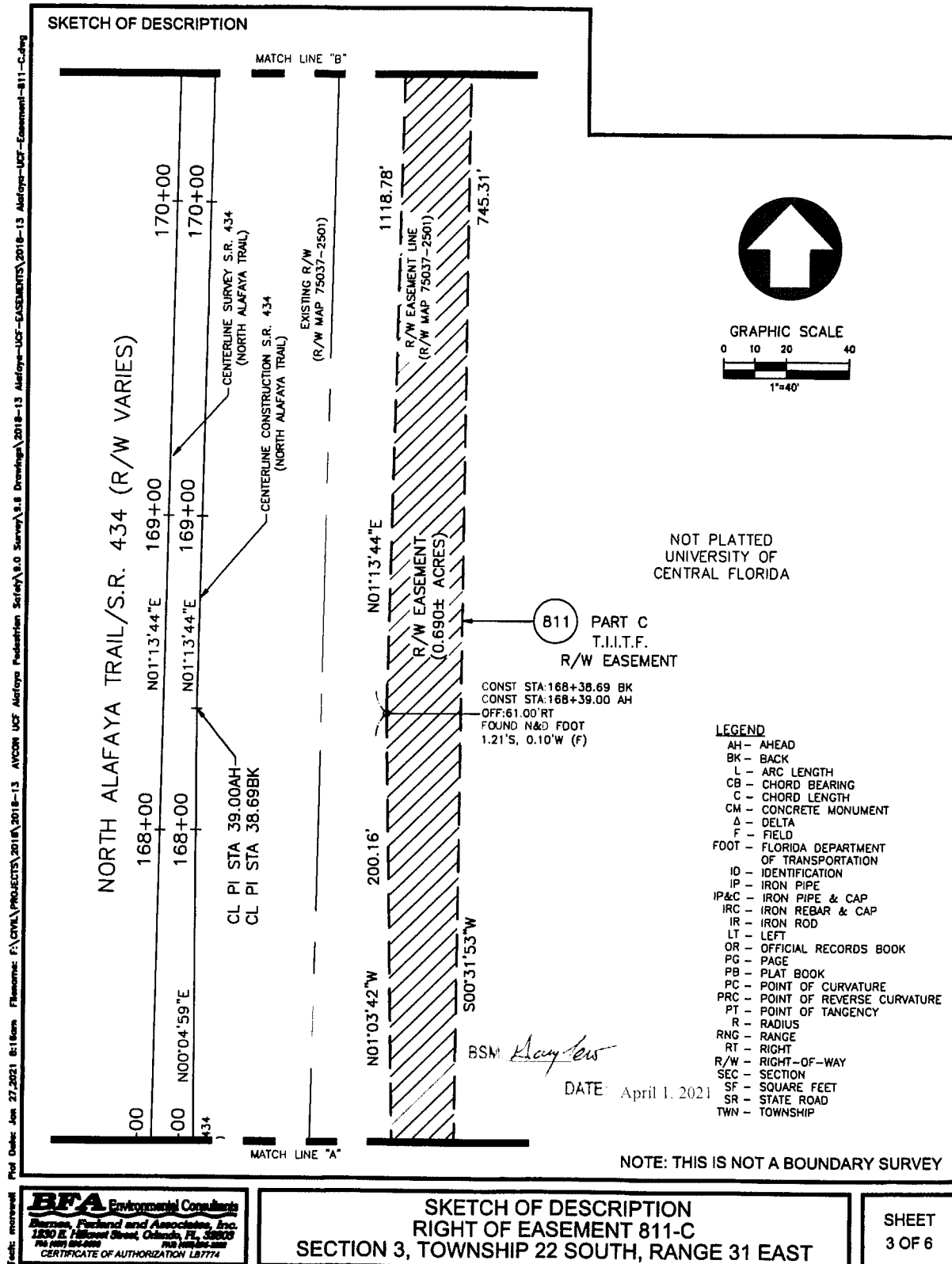


Exhibit "A"

Page 17 of 36

Amendment 2 to Easement Number 28221

v1.0

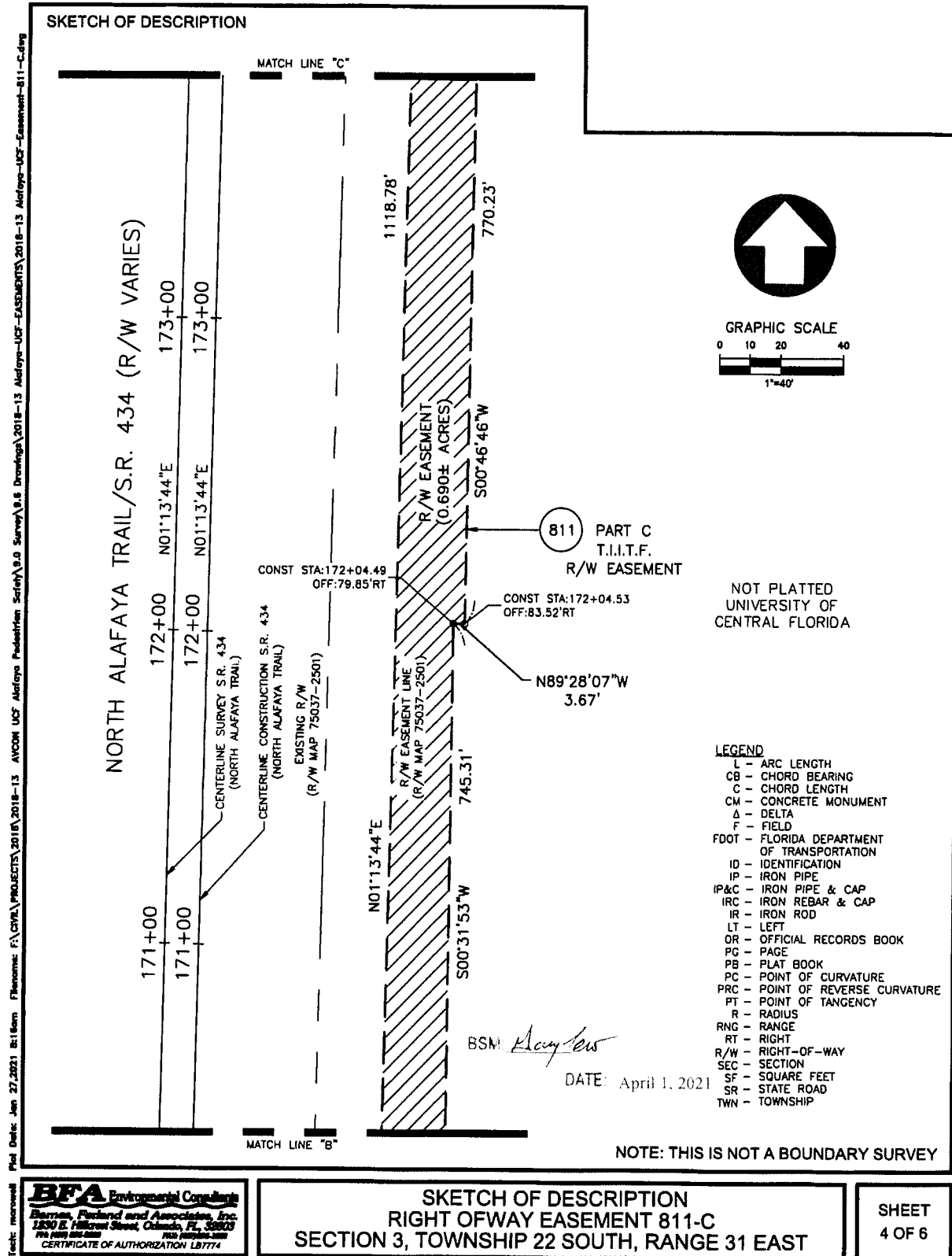


Exhibit "A"

Page 18 of 36

Amendment 2 to Easement Number 28221

v1.0

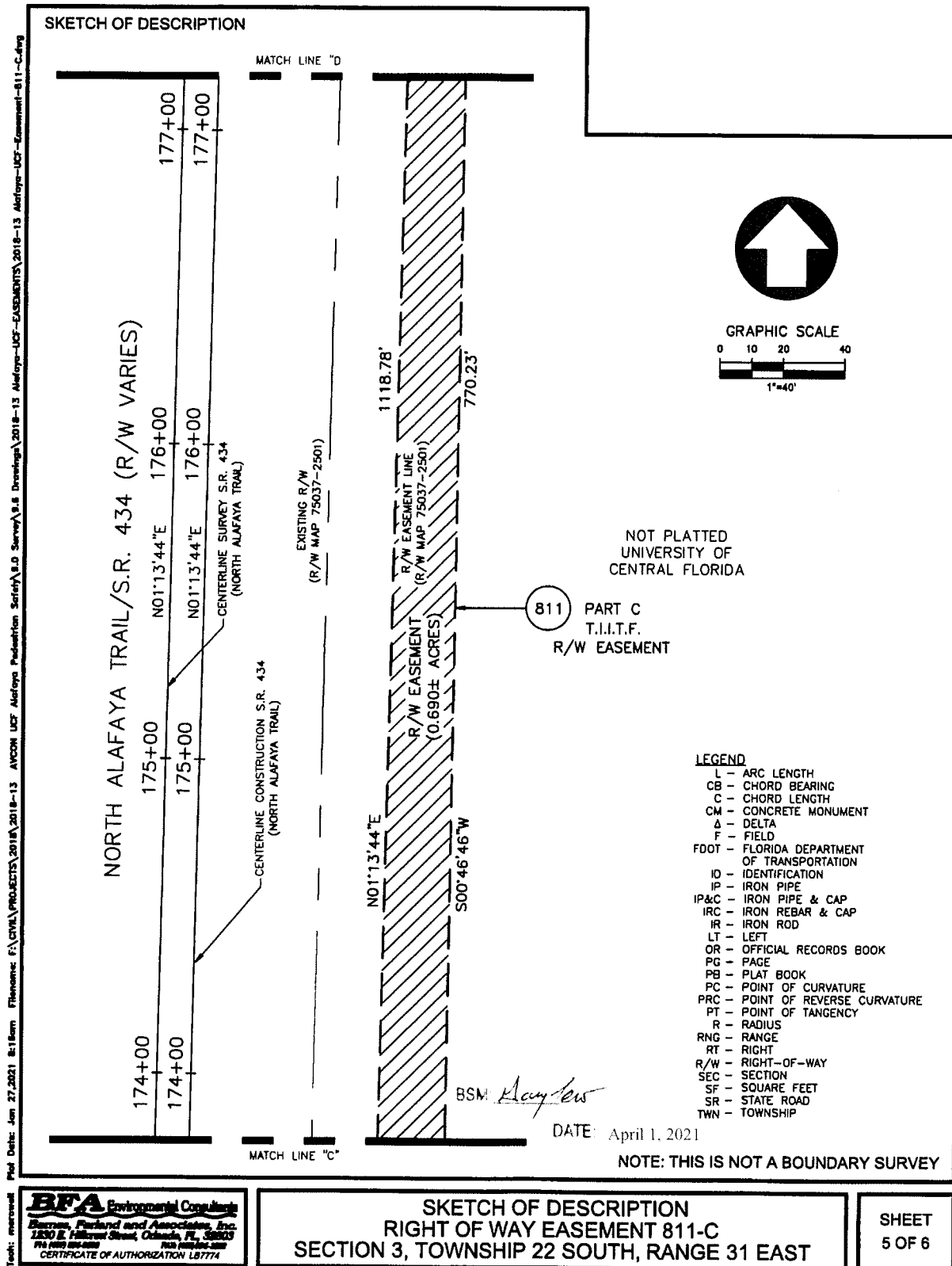


Exhibit "A"

Page 19 of 36

Amendment 2 to Easement Number 28221

v1.0

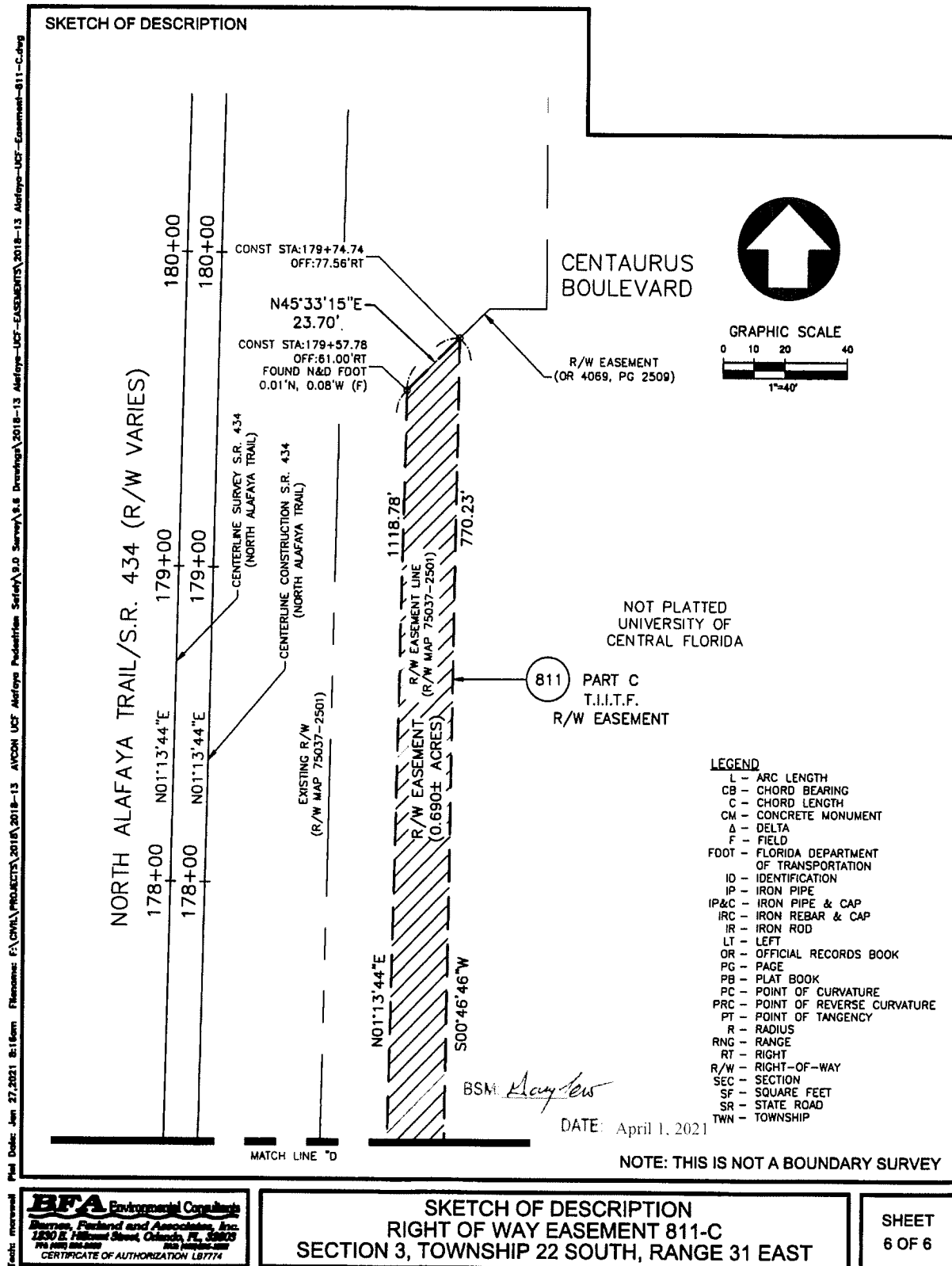


Exhibit "A"

Page 20 of 36

Amendment 2 to Easement Number 28221

v1.0

LEGAL DESCRIPTIONLEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST, A DISTANCE OF 1,195.64 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY EASEMENT LINE OF ALAFAYA TRAIL, PER OFFICIAL RECORDS BOOK 4069, PAGE 2509, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT OF WAY EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; THENCE RUN SOUTH 14°50'21" EAST, A DISTANCE OF 44.14 FEET; THENCE SOUTH 50°49'01" WEST, A DISTANCE OF 65.17 FEET TO THE POINT OF BEGINNING AND TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 4,765.00 FEET, A CENTRAL ANGLE OF 07°57'10", A CHORD BEARING OF SOUTH 01°25'46" WEST, AND A CHORD DISTANCE OF 660.87 FEET; THENCE ALONG SAID CURVE AND DEPARTING SAID EASTERLY RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 661.40 FEET; THENCE ALONG SAID EAST RIGHT OF WAY EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 49°43'12" WEST, A DISTANCE OF 28.60 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,886.08 FEET, A CENTRAL ANGLE OF 02°37'58", A CHORD BEARING OF NORTH 03°52'07" EAST, AND A CHORD DISTANCE OF 86.66 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 86.67 FEET; THENCE SOUTH 87°26'52" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 02°14'55" EAST, A DISTANCE OF 20.21 FEET; THENCE NORTH 88°03'19" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,974.81 FEET, A CENTRAL ANGLE OF 01°57'43", A CHORD BEARING OF NORTH 03°57'46" EAST, AND A CHORD DISTANCE OF 67.62 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 67.62 FEET; THENCE NORTH 03°02'51" EAST, A DISTANCE OF 152.95 FEET; THENCE NORTH 00°06'17" WEST, A DISTANCE OF 263.72 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,382.16 FEET, A CENTRAL ANGLE OF 00°10'53", A CHORD BEARING OF NORTH 00°00'51" WEST, AND A CHORD DISTANCE OF 36.04 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 36.04 FEET; THENCE NORTH 50°49'01" EAST, A DISTANCE OF 24.98 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.338± ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED WITH THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL MATTERS OF PUBLIC RECORD NOT SHOWN IN THIS SKETCH & DESCRIPTION.
3. LANDS SHOWN HEREON RESEARCHED BY THIS FIRM FOR MATTERS SUCH AS OWNERSHIP, EASEMENTS, RIGHT OF WAY OR OTHER MATTERS IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2037-4329425 THAT AFFECTS THESE LANDS.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT.
5. GRAPHIC SYMBOLS SHOWN HEREON MAY NOT BE TO SCALE.
6. THE DELINEATION OF LANDS SHOWN HEREON IS AT THE CLIENT'S REQUEST.
7. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE ONE.

This Legal Description was prepared under my direction and is true and correct to the best of my knowledge and belief. This Legal Description was prepared in accordance with the Standards of Practice as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Florida Statute 472.

BSM *Hayden**[Signature]*

3-12-21

DATE: April 1, 2021

Genel J. Sturgeon, PSM
Florida Surveyor and Mapper LS 5866
Barnes Ferland and Associates LB 7774

Date

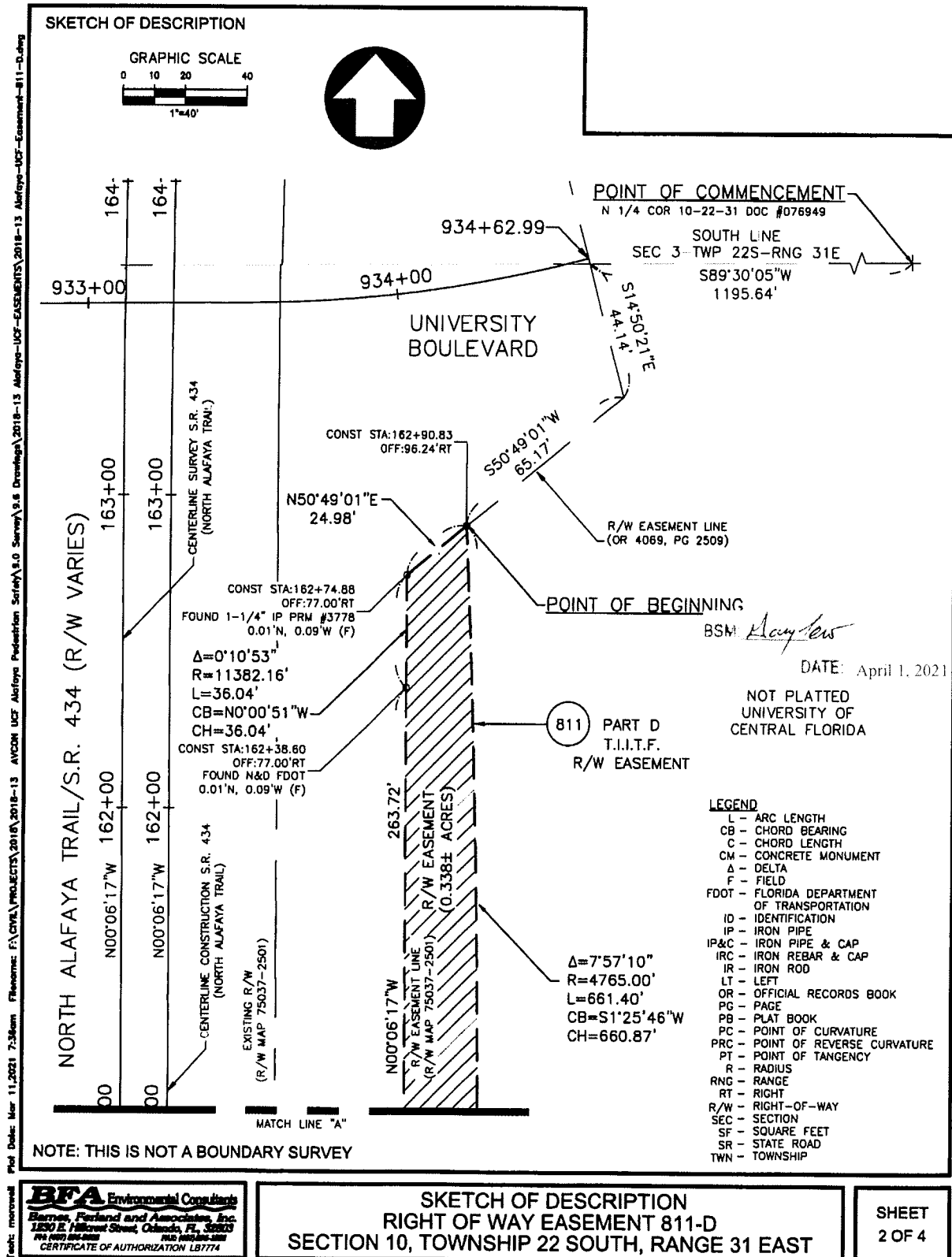
NOTE: THIS IS NOT A BOUNDARY SURVEY

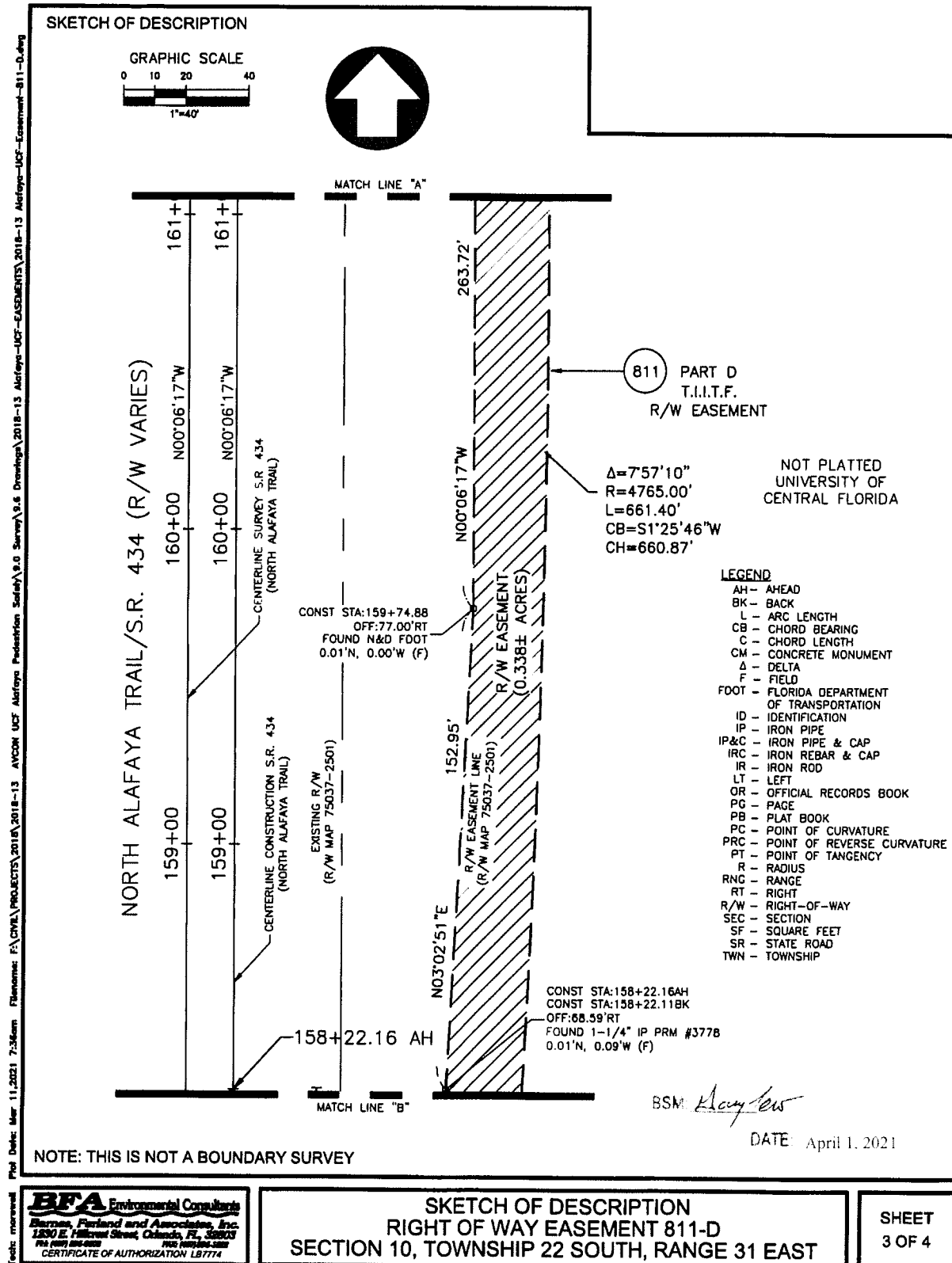
BFA Environmental Consultants
Barnes, Ferland and Associates, Inc.
1230 E. Hillcrest Street, Orlando, FL 32803
P.O. Box 1000, Orlando, FL 32803
CERTIFICATE OF AUTHORIZATION LB7774

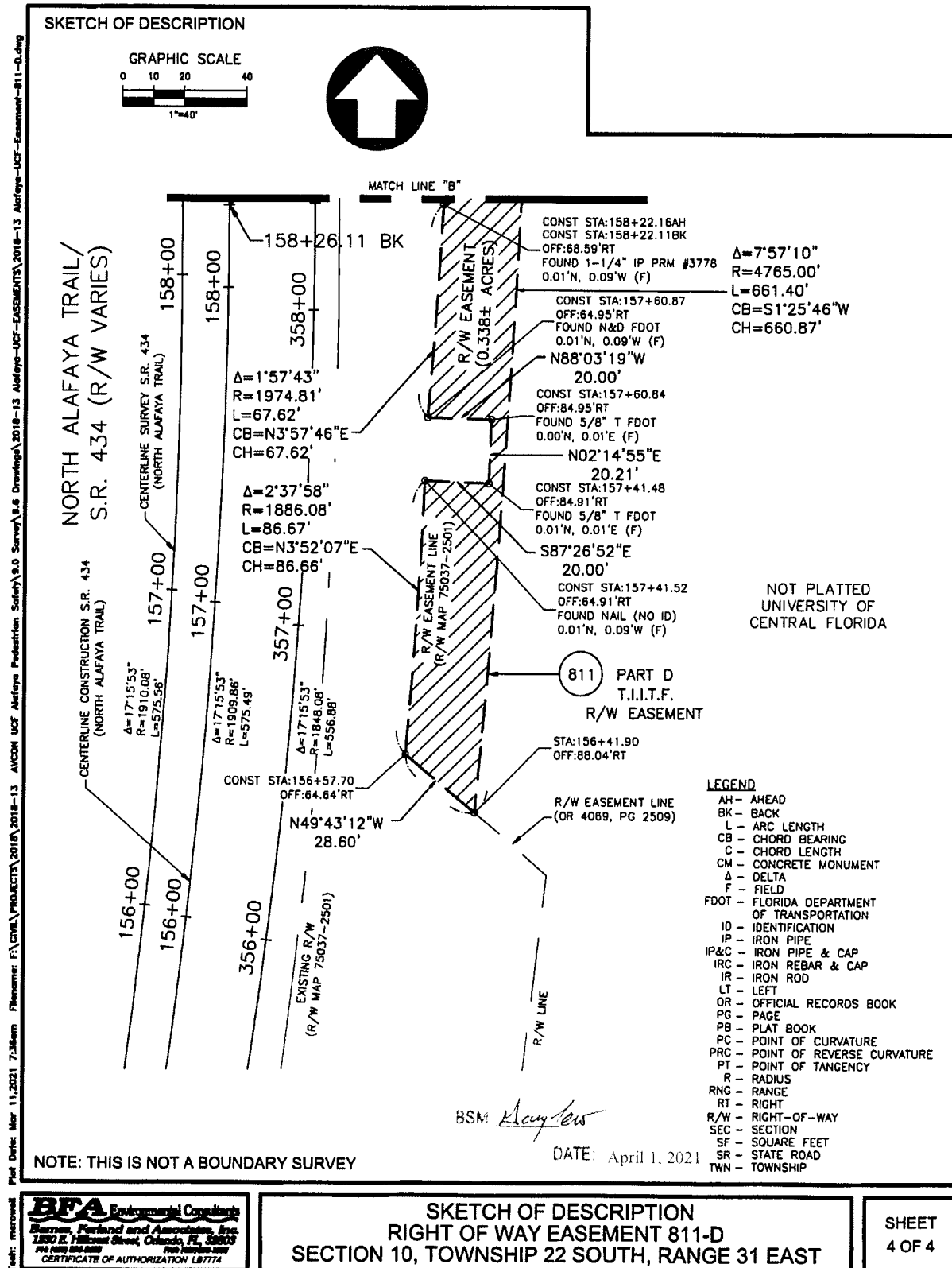
SKETCH OF DESCRIPTION
RIGHT OF WAY EASEMENT 811-D
SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST

SHEET
1 OF 4

Plot Date: Mar 11, 2021 7:36am Filename: F:\CIVIL\PROJECTS\2018\2018-13 AVON UCF Alafaya Pedestrian Safety\9.0 Surveys\9.0 Drawings\2018-13 Alafaya-UCF-Easement-811-D.dwg







LEGAL DESCRIPTION**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST, A DISTANCE OF 1,195.64 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY EASEMENT LINE OF ALAFAYA TRAIL, PER OFFICIAL RECORDS BOOK 4069, PAGE 2509, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; THENCE RUN SOUTH 14°50'21" EAST, A DISTANCE OF 44.14 FEET; THENCE SOUTH 50°49'01" WEST, A DISTANCE OF 90.15 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,382.16 FEET, A CENTRAL ANGLE OF 01°10'53", A CHORD BEARING OF SOUTH 00°00'51" EAST, AND A CHORD DISTANCE OF 36.04 FEET; THENCE ALONG SAID CURVE, A DISTANCE OF 36.04 FEET; THENCE SOUTH 00°06'17" EAST, A DISTANCE OF 263.72 FEET; THENCE SOUTH 03°02'51" WEST, A DISTANCE OF 152.95 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,974.81 FEET, A CENTRAL ANGLE OF 01°57'43", A CHORD BEARING OF SOUTH 03°57'46" WEST, AND A CHORD DISTANCE OF 67.62 FEET; THENCE ALONG SAID CURVE, A DISTANCE OF 67.62 FEET; THENCE SOUTH 88°03'19" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 02°14'55" WEST, A DISTANCE OF 20.21 FEET; THENCE NORTH 87°26'52" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,886.08 FEET, A CENTRAL ANGLE OF 02°37'58", A CHORD BEARING OF SOUTH 03°52'07" WEST, AND A CHORD DISTANCE OF 86.66 FEET; THENCE ALONG SAID CURVE, A DISTANCE OF 86.67 FEET; THENCE SOUTH 49°43'12" EAST, A DISTANCE OF 59.25 FEET; THENCE SOUTH 06°54'03" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 64°47'36" WEST, A DISTANCE OF 28.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06°16'12" WEST, DEPARTING SAID EASTERLY RIGHT OF WAY EASEMENT LINE, A DISTANCE OF 51.02 FEET; THENCE SOUTH 16°35'53" WEST, A DISTANCE OF 593.84 FEET TO A POINT ON THE NORTHERLY LINE OF AN EXISTING RIGHT OF WAY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6638, PAGE 3748, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 72°54'22" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 23.79 FEET; TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; NORTH 17°09'36" EAST, A DISTANCE OF 383.73 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,886.08 FEET, A CENTRAL ANGLE OF 07°16'23", A CHORD BEARING OF NORTH 13°31'24" EAST, AND A CHORD DISTANCE OF 239.26 FEET; THENCE ALONG SAID CURVE, A DISTANCE OF 239.42 FEET; THENCE NORTH 64°47'36" EAST, A DISTANCE OF 31.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.329± ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED WITH THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL MATTERS OF PUBLIC RECORD NOT SHOWN IN THIS SKETCH & DESCRIPTION.
3. LANDS SHOWN HEREON RESEARCHED BY THIS FIRM FOR MATTERS SUCH AS OWNERSHIP, EASEMENTS, RIGHT OF WAY OR OTHER MATTERS IN THE OWNERSHIP AND ENCUMBRANCE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2037-4329425 THAT AFFECTS THESE LANDS.
4. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT.
5. GRAPHIC SYMBOLS SHOWN HEREON MAY NOT BE TO SCALE.
6. THE DELINEATION OF LANDS SHOWN HEREON IS AT THE CLIENT'S REQUEST.
7. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE ONE.

This Legal Description was prepared under my direction and is true and correct to the best of my knowledge and belief. This Legal Description was prepared in accordance with the Standards of Practice as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Florida Statute 472.

BSM *Handwritten Signature*

DATE: April 1, 2021

Handwritten Signature

3-12-21

Genel J. Sturgeon, PSM
Florida Surveyor and Mapper LS 5866
Barnes Ferland and Associates LB 7774

Date

NOTE: THIS IS NOT A BOUNDARY SURVEY



SKETCH OF DESCRIPTION
RIGHT OF WAY EASEMENT 811-E
SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST

SHEET
1 OF 5

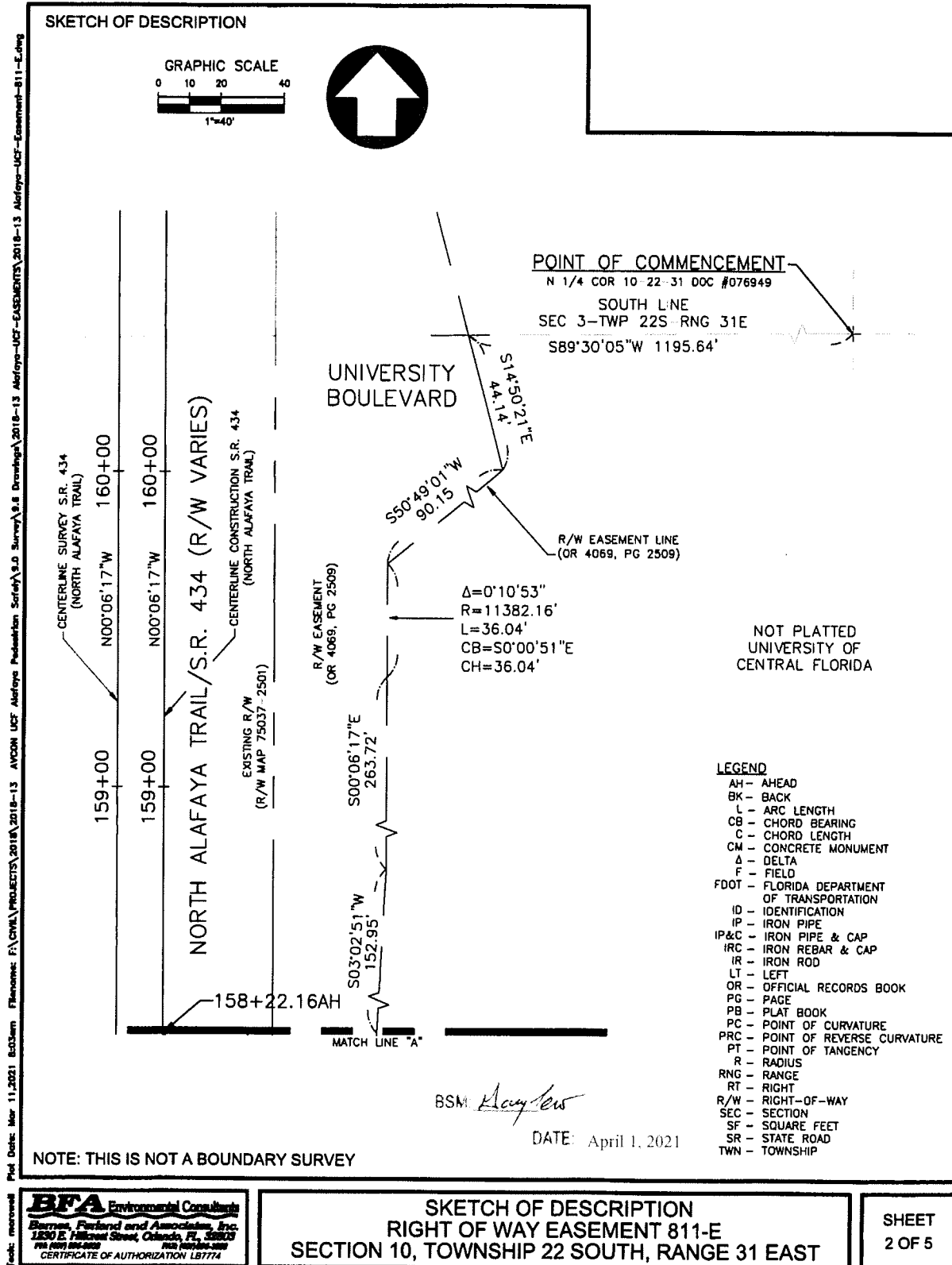
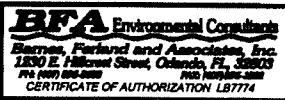


Exhibit "A"

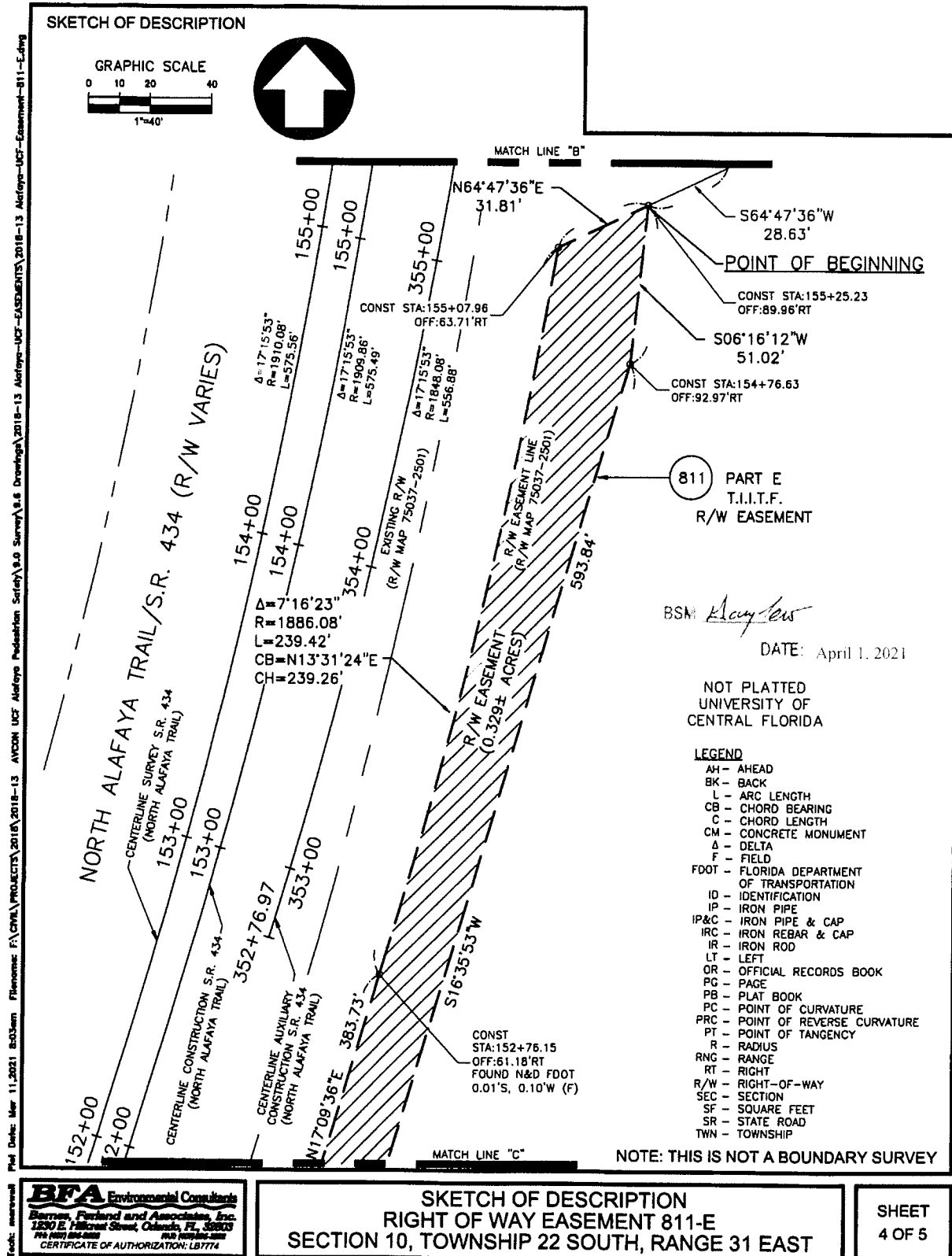
Page 26 of 36

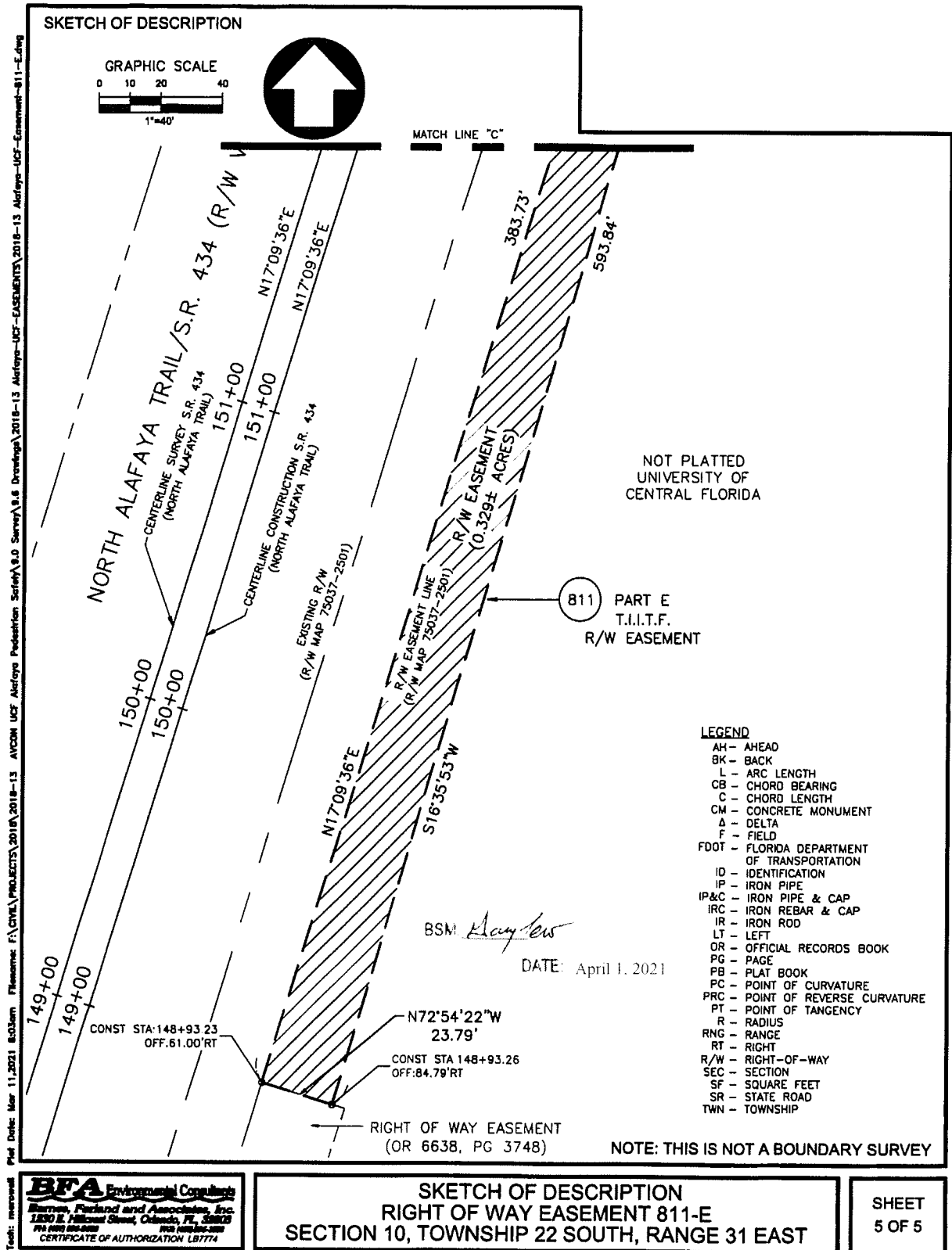
Amendment 2 to Easement Number 28221

v1.0



SHEET
3 OF 5





LEGAL DESCRIPTION**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 31 EAST, A DISTANCE OF 1,195.64 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY EASEMENT LINE OF ALAFAYA TRAIL, PER OFFICIAL RECORDS BOOK 4069, PAGE 2509, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; THENCE RUN SOUTH 14°50'21" EAST, A DISTANCE OF 44.14 FEET; THENCE SOUTH 50°49'01" WEST, A DISTANCE OF 90.15 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,382.16 FEET, A CENTRAL ANGLE OF 01°10'53", A CHORD BEARING OF SOUTH 00°00'51" EAST, AND A CHORD DISTANCE OF 36.04 FEET; THENCE ALONG SAID CURVE, A DISTANCE OF 36.04 FEET; THENCE SOUTH 00°06'17" EAST, A DISTANCE OF 263.72 FEET; THENCE SOUTH 03°02'51" WEST, A DISTANCE OF 152.95 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,974.81 FEET, A CENTRAL ANGLE OF 01°57'43", A CHORD BEARING OF SOUTH 03°57'46" WEST, AND A CHORD DISTANCE OF 67.62 FEET; THENCE ALONG SAID CURVE, A DISTANCE OF 67.62 FEET; THENCE SOUTH 88°03'19" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 02°14'55" WEST, A DISTANCE OF 20.21 FEET; THENCE NORTH 87°26'52" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,886.08 FEET, A CENTRAL ANGLE OF 02°37'58", A CHORD BEARING OF SOUTH 03°52'07" WEST, AND A CHORD DISTANCE OF 86.66 FEET; THENCE ALONG SAID CURVE, A DISTANCE OF 86.67 FEET; THENCE SOUTH 49°43'12" EAST, A DISTANCE OF 59.25 FEET; THENCE SOUTH 06°54'03" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 64°47'36" WEST, A DISTANCE OF 60.44 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,886.08 FEET, A CENTRAL ANGLE OF 07°16'23", A CHORD BEARING OF SOUTH 13°31'24" WEST, AND A CHORD DISTANCE OF 239.26 FEET; THENCE ALONG SAID CURVE, A DISTANCE OF 239.42 FEET; THENCE SOUTH 17°09'36" WEST, A DISTANCE OF 901.74 FEET; TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,838.08 FEET, A CENTRAL ANGLE OF 00°45'15", A CHORD BEARING OF SOUTH 15°29'07" WEST, AND A CHORD DISTANCE OF 24.19 FEET; THENCE ALONG SAID CURVE, A DISTANCE OF 24.19 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT ON THE WESTERLY LINE OF AN EXISTING RIGHT OF WAY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6638, PAGE 3748, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE BOUNDARY OF SAID LANDS PER OFFICIAL RECORDS BOOK 6638, PAGE 3748 THE FOLLOWING COURSES AND DISTANCES, RUN NORTH 27°43'20" EAST A DISTANCE OF 56.77 FEET; THENCE NORTH 17°05'38" EAST, A DISTANCE OF 311.39 FEET; THENCE SOUTH 72°54'22" EAST, A DISTANCE OF 13.35 FEET; THENCE DEPARTING SAID BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6638, PAGE 3748; THENCE RUN SOUTH 17°11'01" WEST, A DISTANCE OF 408.01 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY EASEMENT LINE PER OFFICIAL RECORDS BOOK 4069, PAGE 2509, THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY EASEMENT LINE THE FOLLOWING COURSES AND DISTANCES; THENCE RUN NORTH 74°53'30" WEST, A DISTANCE OF 22.77 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,838.08 FEET, A CENTRAL ANGLE OF 01°17'52", A CHORD BEARING OF NORTH 16°30'40" EAST, AND A CHORD DISTANCE OF 41.63 FEET; THENCE ALONG SAID CURVE, A DISTANCE OF 41.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.138± ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED WITH THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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This Legal Description was prepared under my direction and is true and correct to the best of my knowledge and belief. This Legal Description was prepared in accordance with the Standards of Practice as contained in Chapter 5J-17, Florida Administrative Code, pursuant to Florida Statute 472.

BSM: *Alay Lewis*

DATE: April 1, 2021

Genel J. Sturgeon 3-12-21

Genel J. Sturgeon, PSM
Florida Surveyor and Mapper LS 5866
Barnes Ferland and Associates LB 7774

Date

NOTE: THIS IS NOT A BOUNDARY SURVEY



**SKETCH OF DESCRIPTION
RIGHT OF WAY EASEMENT 811-F
SECTION 10, TOWNSHIP 22 SOUTH, RANGE 31 EAST**

**SHEET
1 OF 7**

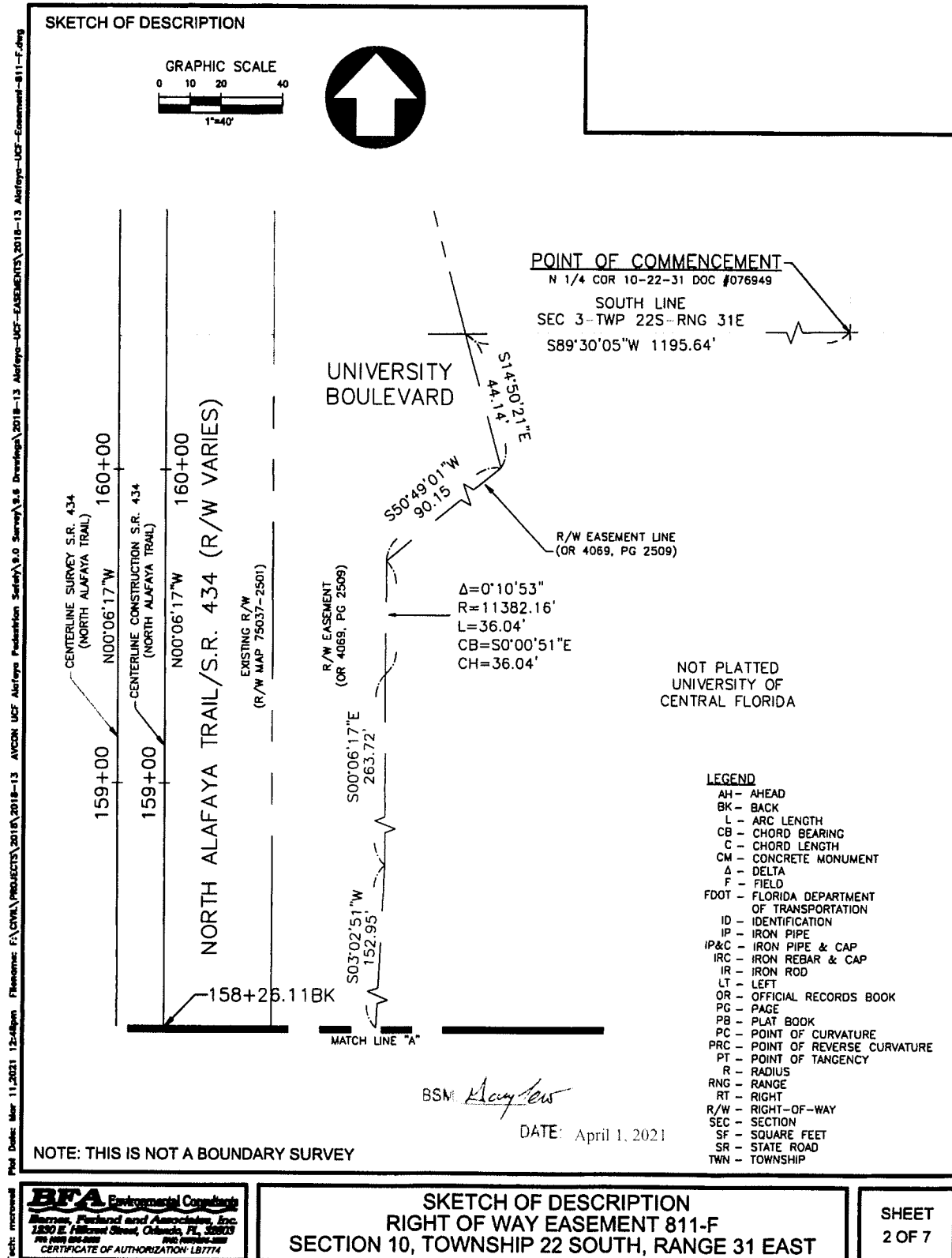
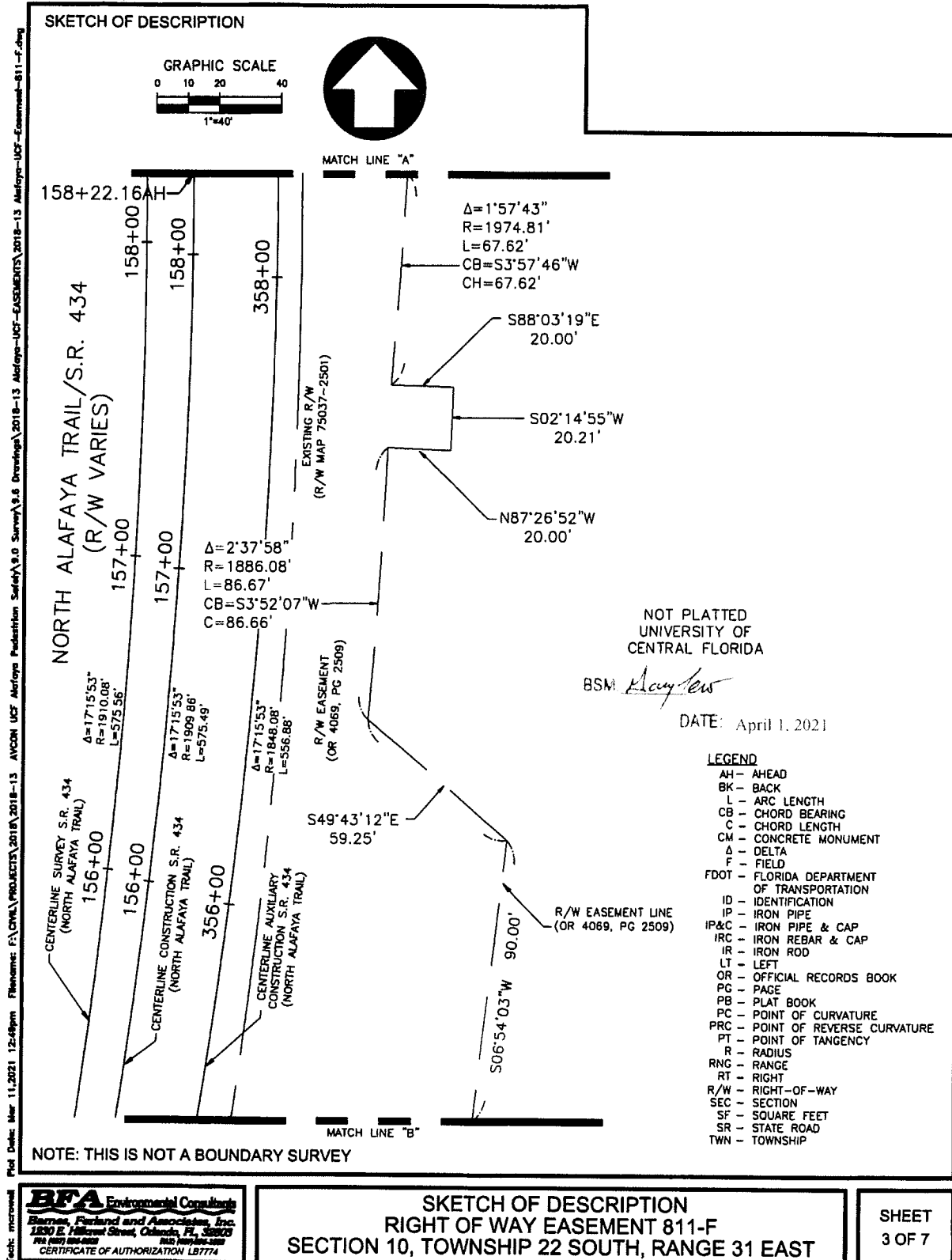


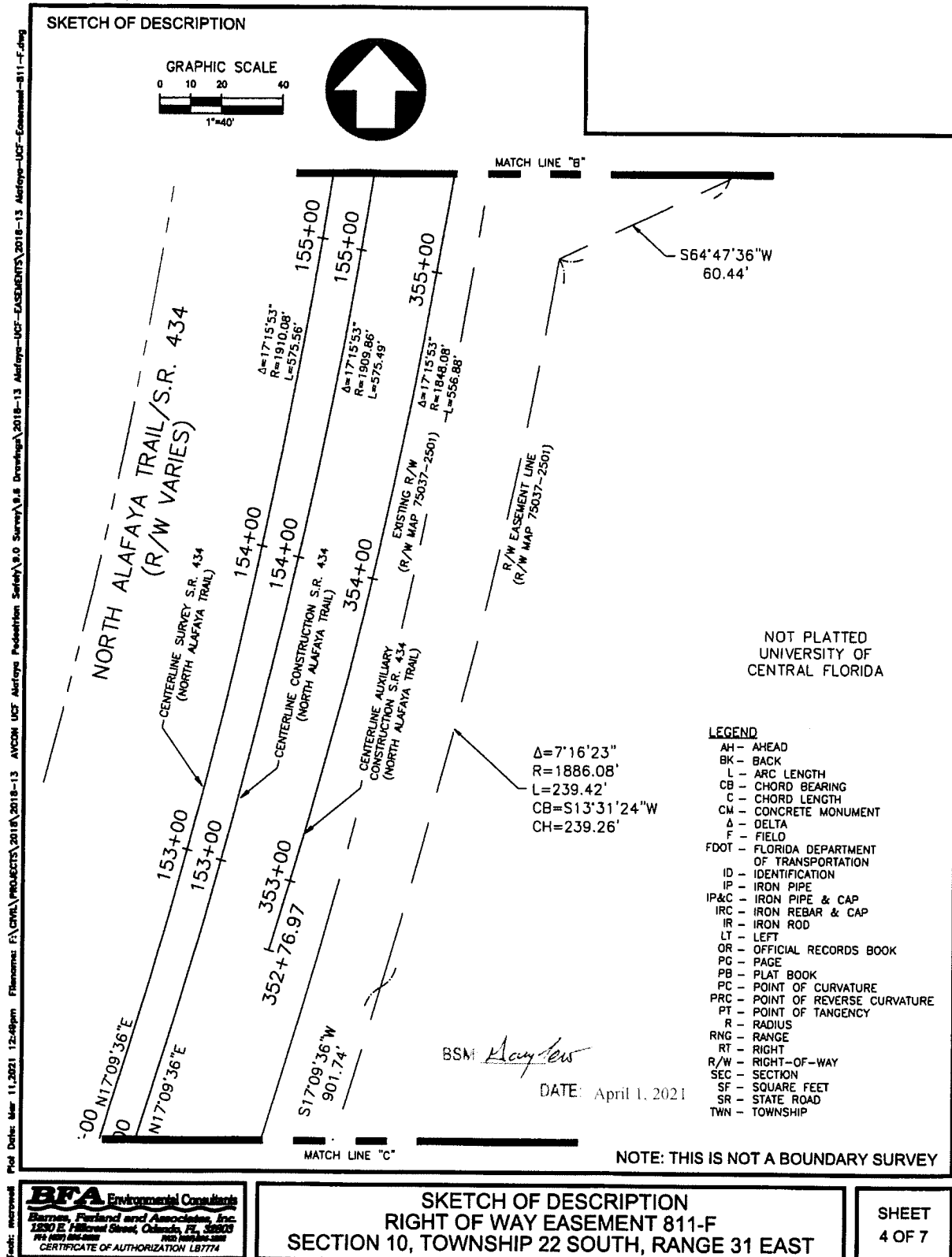
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Page 31 of 36

Amendment 2 to Easement Number 28221

v1.0





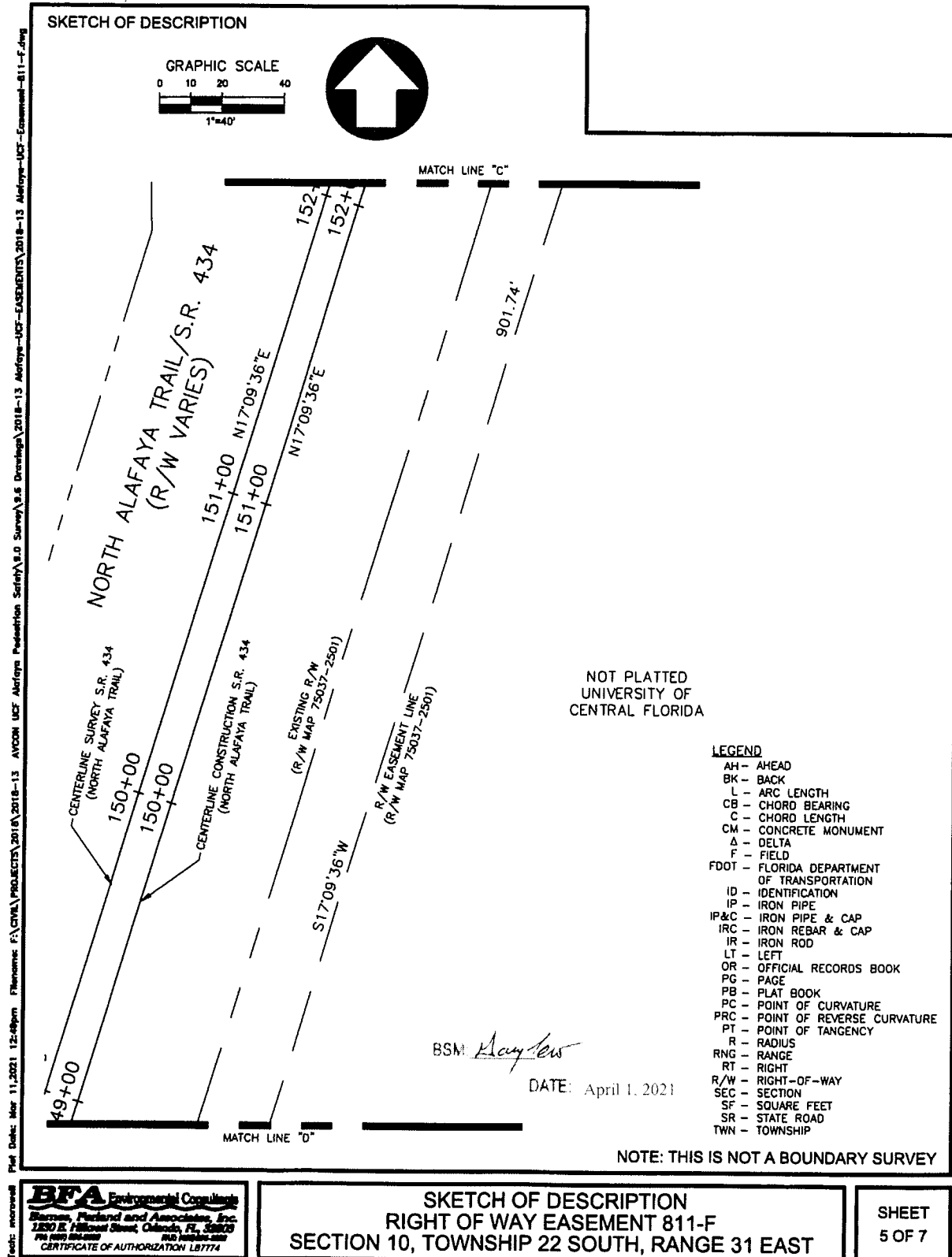


Exhibit "A"

Page 34 of 36

Amendment 2 to Easement Number 28221

v1.0

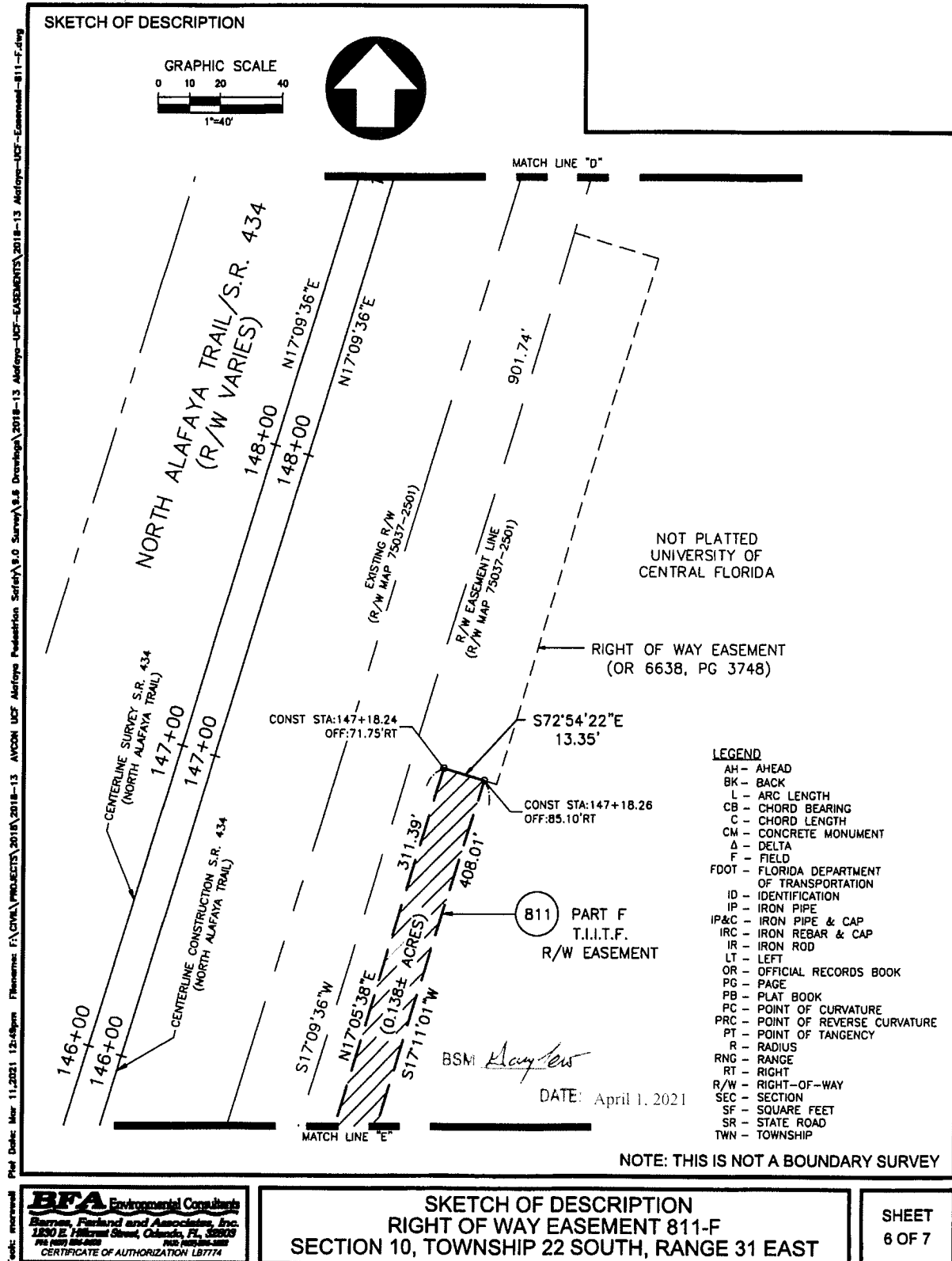
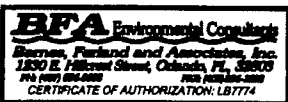


Exhibit "A"

Page 35 of 36

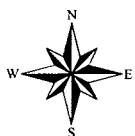
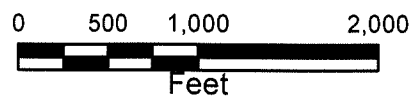
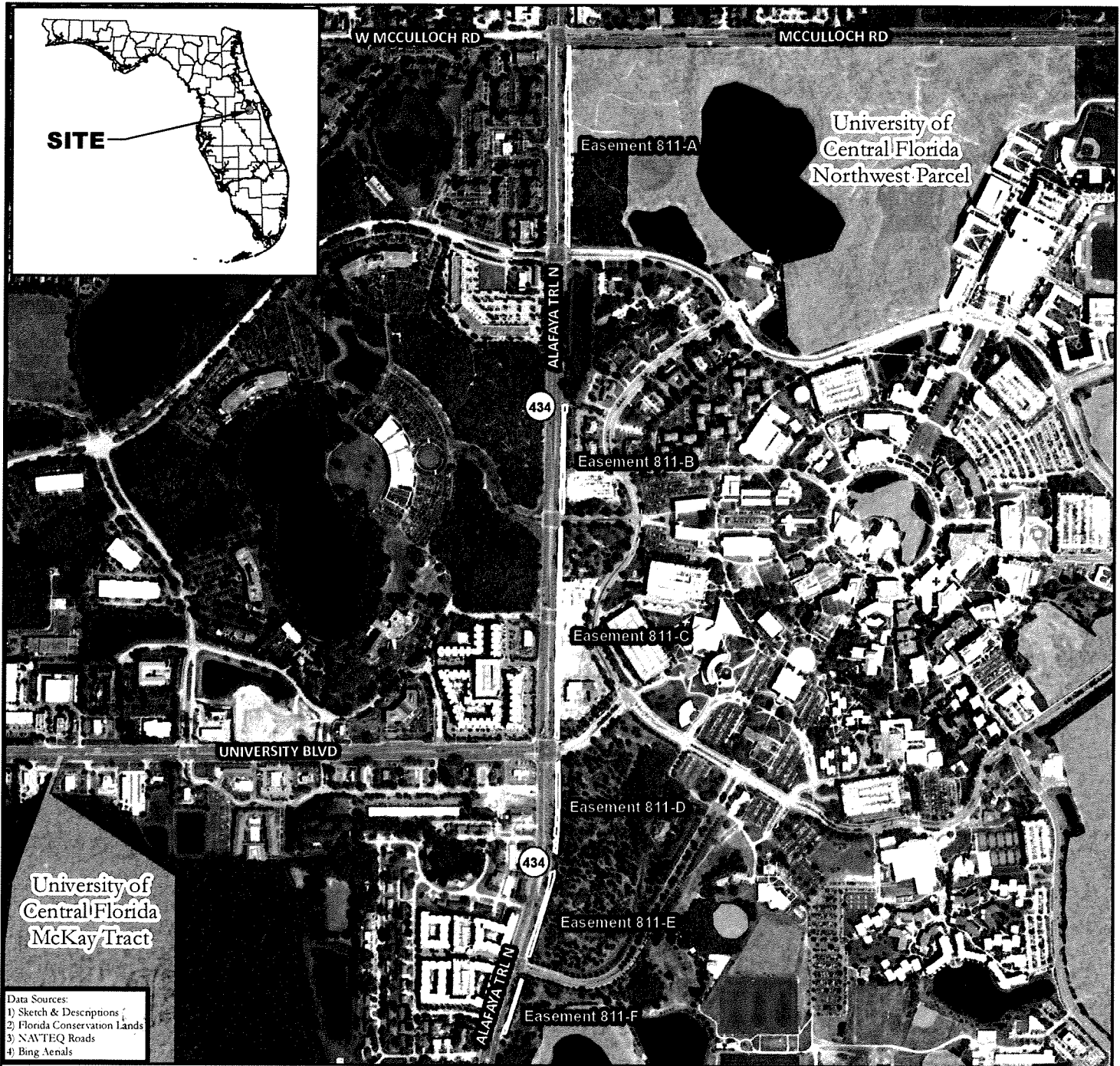
Amendment 2 to Easement Number 28221

v1.0



SHEET
7 OF 7

THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



Easement No. 28221 – Amendment

Orange County, Florida