

DOCUMENT PREPARED BY
AND RETURN TO:
Alison C. Brackins, Esquire
Assistant City Attorney
City of Orlando
400 South Orange Avenue
Orlando, Florida 32802
(407) 246-2295

CITY SERVICES/SIDEWALK EASEMENT

THIS EASEMENT, made this ____ day of _____, 2014, by and between **D.R. HORTON, INC.**, whose mailing address is 5850 T.G. Lee Boulevard, Suite 600, Orlando, Florida 32822, hereinafter referred to as "Grantor," and **CITY OF ORLANDO, FLORIDA**, a municipal corporation created and existing under and by virtue of the laws of the State of Florida, situated in Orange County, Florida, whose address is 400 South Orange Avenue, Orlando, Florida 32801, hereinafter referred to as "Grantee."

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10) and other valuable consideration given to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby grant and convey to the Grantee, its successors and assigns, a permanent, perpetual non-exclusive easement for the provision of City Services/Sidewalk, such right to include, but not be limited to, the perpetual right to enter upon said easement at all times and construct, lay, reconstruct, operate, maintain, inspect or repair all lines, mains, pipes, fixtures, vehicular and pedestrian pathways, ditches, accessories, and all appurtenances thereto for the purpose of providing City Services/Sidewalk through, under, and upon the following property situated in the County of Orange, State of Florida, more particularly described as follows:

Lots 1 through 69, RAVINIA AT EAST PARK, according to the plat thereof, as recorded in Plat Book 79, Page 28, Public Records of Orange County, Florida.

City Services/Sidewalk Easement Area description:

[SEE EXHIBIT "A" ATTACHED HERETO]

For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of the pipes, line, mains, vehicular and pedestrian pathways, ditches, accessories, and appurtenances thereto. The Grantor further conveys to Grantee the reasonable right to enter upon adjoining lands of the Grantor for the purposes of exercising the rights herein granted.

The Grantor hereby covenants with the Grantee and warrants that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey the said easement, and that the real property described above is free of all encumbrances of every kind except for real property taxes not delinquent.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year above written.

GRANTOR:

D.R. HORTON, INC., A Delaware corporation

By: Wallace G. Inghram
Wallace G. Inghram, Asst. Secretary

WITNESSES:

(1) Valerie Furrer
Print Name: Valerie Furrer

(2) Louis Arcelli
Print Name: Louis Arcelli

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Wallace G. Inghram, Assistant Secretary of D.R. Horton, Inc., and who is personally known to me or who has presented her _____ driver's license as identification.

WITNESS my hand and official seal this 11 day of Feb, 2014.



D. Bingham
NOTARY PUBLIC
Print Name: DANIELLE BINGHAM
My Commission Expires: 6.16.14

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Orlando, Florida
_____, 2014.

Assistant City Attorney
Orlando, Florida

DESCRIPTION:

A PORTION OF LOTS 46 THROUGH 69, RAVINA AT EAST PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 28 THROUGH 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 46 BEING A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF TOWN LAKE DRIVE THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY THE FOLLOWING TEN (10) COURSES AND DISTANCES: (1) BEING ALSO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°56'45" WHICH BEARS NORTH 75°01'55" WEST AND A CHORD DISTANCE OF 35.34 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.25 FEET; (3) THENCE NORTH 30°00'18" WEST, A DISTANCE OF 42.00 FEET (4) TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 27°19'00" AND A CHORD DISTANCE 70.84 FEET WHICH BEARS NORTH 43°39'48" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.51 FEET; (5) THENCE NORTH 57°19'18" WEST, A DISTANCE OF 77.56 FEET (6) TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 09°03'12" AND A CHORD DISTANCE 15.78 FEET WHICH BEARS NORTH 52°47'42" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.80 FEET; (7) THENCE NORTH 48°16'06" WEST, A DISTANCE OF 136.61 FEET (8) TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 27°21'53" AND A CHORD DISTANCE 47.31 FEET WHICH BEARS NORTH 61°57'02" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.76 FEET; (9) THENCE NORTH 75°37'59" WEST, A CENTRAL ANGLE OF 21°15'00" AND A CHORD DISTANCE 36.88 FEET WHICH BEARS NORTH 65°00'29" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.09 FEET; (10) THENCE NORTH 54°22'59" WEST, A DISTANCE OF 36.93 FEET (11) TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°39'07" AND A CHORD DISTANCE 20.96 FEET WHICH BEARS NORTH 10°01'08" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.21 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 55°41'35" EAST, A DISTANCE OF 2.50 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 12.50 FEET A CENTRAL ANGLE OF 88°39'07" AND A CHORD DISTANCE OF 17.47 FEET WHICH BEARS SOUTH 10°01'08" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.34 FEET; THENCE SOUTH 54°20'42" EAST, A DISTANCE OF 36.93 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 97.50 FEET A CENTRAL ANGLE OF 21°15'00" AND A CHORD DISTANCE OF 35.95 FEET WHICH BEARS SOUTH 65°00'29" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.16 FEET; THENCE SOUTH 75°37'59" EAST, A DISTANCE OF 94.34 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 102.50 FEET, A CENTRAL ANGLE OF 27°21'53" AND A CHORD DISTANCE 48.49 FEET WHICH BEARS SOUTH 61°57'02" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.95 FEET; THENCE SOUTH 48°16'06" EAST, A DISTANCE OF 136.61 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 97.50 FEET, A CENTRAL ANGLE OF 09°03'12" AND A CHORD DISTANCE 15.39 FEET WHICH BEARS SOUTH 52°47'42" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.41 FEET; THENCE SOUTH 57°19'18" EAST, A DISTANCE OF 77.65 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 152.50 FEET, A CENTRAL ANGLE OF 27°19'00" AND A CHORD DISTANCE 72.02 FEET WHICH BEARS SOUTH 43°39'48" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.71 FEET; THENCE SOUTH 30°00'18" EAST, A DISTANCE OF 41.95 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 22.50 FEET A CENTRAL ANGLE OF 89°56'45" AND A CHORD DISTANCE OF 31.80 FEET WHICH BEARS SOUTH 75°01'55" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.32 FEET; THENCE SOUTH 30°00'18" EAST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING. CONTAINING 1,547 SQUARE FEET, MORE OR LESS.

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
NORTHEASTERLY RIGHT OF WAY OF TOWN LAKE DRIVE, AS
BEING S 01°54'36" W, PER PLAT.

SKETCH OF DESCRIPTION
OF
PORTION OF LOTS 46-69
RAVINA AT EAST PARK
SECTION 8-24-31 ORANGE COUNTY, FLORIDA

DATE: 1-31-14

SCALE: N/A

APPROVED BY: DMD

DRAWN BY: GHF

JOB NO. 2012\208\2082201
SOD.dwg

REVISED:

ASM

**AMERICAN
SURVEYING
& MAPPING INC.**

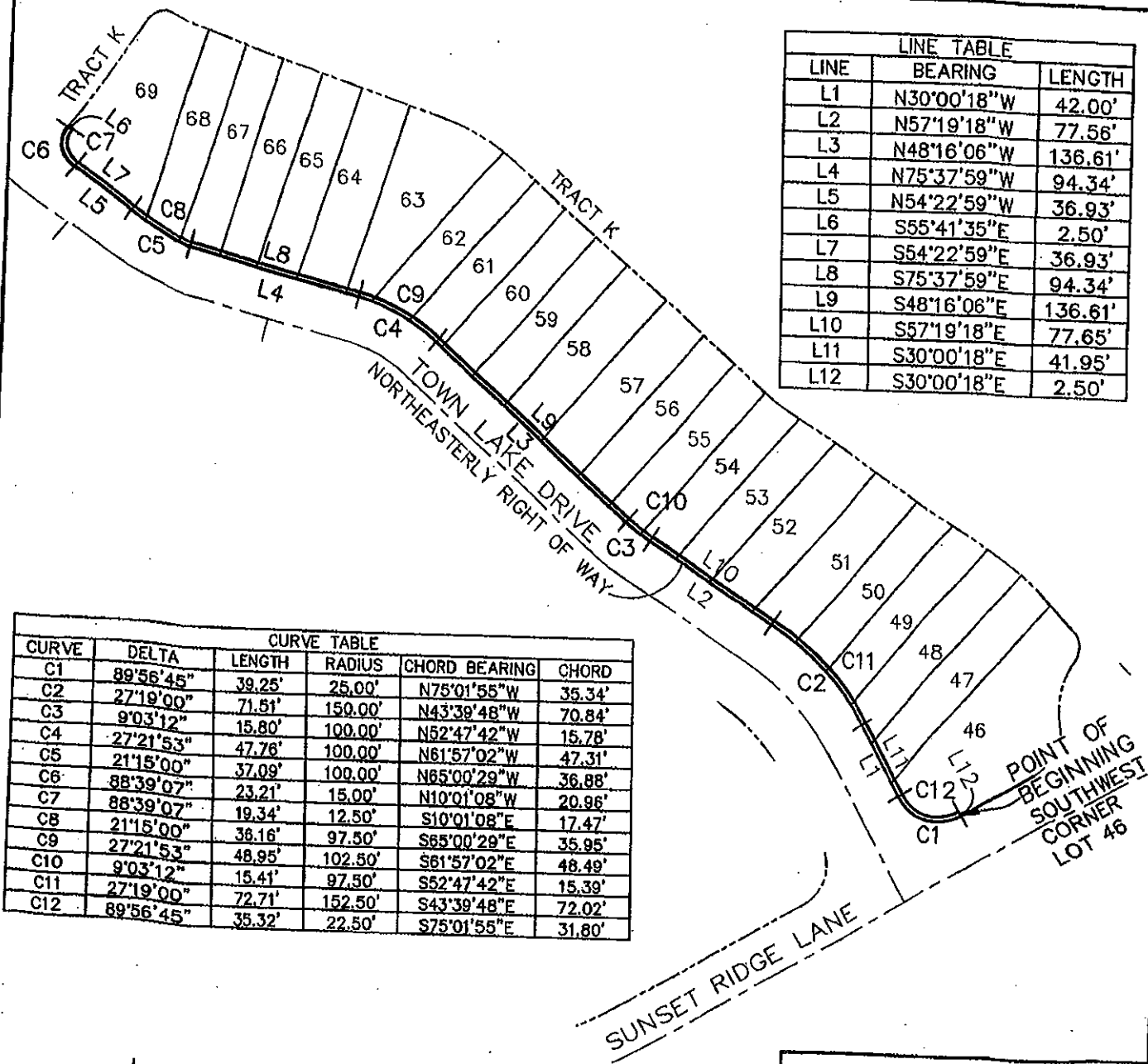
CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT ALL.

David M. DeFilippo
DAVID M. DEFILIPPO, FLS #5038
DATE: Jan 31, 2014

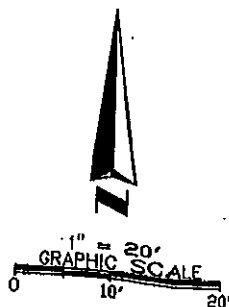
SKETCH OF DESCRIPTION:

PORTION OF LOTS 46-69
RAVINA AT EAST PARK
SECTION 8-24-31
ORANGE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N30°00'18"W	42.00'
L2	N57°19'18"W	77.56'
L3	N48°16'06"W	136.61'
L4	N75°37'59"W	94.34'
L5	N54°22'59"W	36.93'
L6	S55°41'35"E	2.50'
L7	S54°22'59"E	36.93'
L8	S75°37'59"E	94.34'
L9	S48°16'06"E	136.61'
L10	S57°19'18"E	77.65'
L11	S30°00'18"E	41.95'
L12	S30°00'18"E	2.50'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	89°56'45"	39.25'	25.00'	N75°01'55"W	35.34'
C2	27°19'00"	71.51'	150.00'	N43°39'48"W	70.84'
C3	9°03'12"	15.80'	100.00'	N52°47'42"W	15.78'
C4	27°21'53"	47.76'	100.00'	N61°57'02"W	47.31'
C5	21°15'00"	37.09'	100.00'	N65°00'29"W	36.88'
C6	88°39'07"	23.21'	15.00'	N10°01'08"W	20.96'
C7	88°39'07"	19.34'	12.50'	S10°01'08"E	17.47'
C8	21°15'00"	36.16'	97.50'	S65°00'29"E	35.95'
C9	27°21'53"	48.95'	102.50'	S61°57'02"E	48.49'
C10	9°03'12"	15.41'	97.50'	S52°47'42"E	15.39'
C11	27°19'00"	72.71'	152.50'	S43°39'48"E	72.02'
C12	89°56'45"	35.32'	22.50'	S75°01'55"E	31.80'



SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION

DATE: 1-31-14
SCALE: 1" = 80'
APPROVED BY: DMD
DRAWN BY: GHF
JOB NO. 2012\208\2082201
SDD.dwg

REVISED:

ASM

**AMERICAN
SURVEYING
& MAPPING INC.**

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MACQUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 24, RAVINA AT EAST PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 28 THROUGH 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORESAID LOT 1 THENCE NORTH 35°37'01" EAST A DISTANCE OF 34.71 FEET TO THE POINT OF BEGINNING; BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TOWN LAKE DRIVE THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES (1) BEING ALSO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 15.00 FEET A CENTRAL ANGLE OF 89°35'28" AND A CHORD DISTANCE OF 21.14 FEET WHICH BEARS NORTH 80°24'45" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.45 FEET (2) TO A POINT ON A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 20°39'34" AND CHORD DISTANCE OF 53.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.09 FEET (3) TO A POINT ON A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 111°51'30" AND CHORD DISTANCE OF 38.10 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.90 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SUNSET RIDGE LANE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) SOUTH 36°24'26" WEST, A DISTANCE OF 39.48 FEET (2) TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 34°29'49" AND A CHORD DISTANCE 59.30 FEET WHICH BEARS SOUTH 19°09'31" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.21 FEET; (3) THENCE SOUTH 01°54'36" WEST, A DISTANCE OF 133.15 FEET (4) TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 37°26'18" AND A CHORD DISTANCE 64.19 FEET WHICH BEARS SOUTH 16°48'33" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.34 FEET; (5) THENCE SOUTH 35°31'41" EAST, A DISTANCE OF 10.70 FEET (6) TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 44°25'17" AND A CHORD DISTANCE 151.21 FEET WHICH BEARS SOUTH 57°44'20" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 155.06 FEET; (7) THENCE SOUTH 79°56'59" EAST, A DISTANCE OF 16.76 FEET (8) TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 08°53'50" AND A CHORD DISTANCE 31.03 FEET WHICH BEARS SOUTH 84°23'54" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.06 FEET (9) TO A POINT ON A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 83°51'38" AND CHORD DISTANCE OF 20.05 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.95 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 85°00'49" WEST, A DISTANCE OF 2.50 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 12.50 FEET A CENTRAL ANGLE OF 83°51'38" AND A CHORD DISTANCE OF 16.71 FEET WHICH BEARS NORTH 46°55'00" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.30 FEET TO A POINT ON A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 202.50 FEET, A CENTRAL ANGLE OF 08°53'50" AND CHORD DISTANCE OF 31.41 FEET WHICH BEARS NORTH 84°23'54" WEST THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.45 FEET; THENCE NORTH 79°56'59" WEST, A DISTANCE OF 16.76 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 202.50 FEET, A CENTRAL ANGLE OF 44°25'17" AND A CHORD DISTANCE 153.10 FEET WHICH BEARS NORTH 57°44'20" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.00 FEET; THENCE NORTH 35°31'41" WEST, A DISTANCE OF 10.70 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 102.50 FEET, A CENTRAL ANGLE OF 37°26'18" AND A CHORD DISTANCE 65.79 FEET WHICH BEARS NORTH 16°48'33" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.98 FEET; THENCE NORTH 01°54'36" EAST, A DISTANCE OF 133.15 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 102.50 FEET, A CENTRAL ANGLE OF 34°29'49" AND A CHORD DISTANCE 60.79 FEET WHICH BEARS NORTH 19°09'31" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.71 FEET; THENCE NORTH 36°24'26" EAST, A DISTANCE OF 39.48 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.50 FEET, A CENTRAL ANGLE OF 111°51'30" AND A CHORD DISTANCE 33.96 FEET WHICH BEARS NORTH 19°31'19" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.02 FEET TO A POINT ON A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 152.50 FEET, A CENTRAL ANGLE OF 20°39'34" AND CHORD DISTANCE OF 54.69 FEET WHICH BEARS NORTH 65°07'17" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.99 FEET TO A POINT ON A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 89°35'28" AND CHORD DISTANCE OF 17.61 FEET WHICH BEARS SOUTH 80°24'45" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 19.55 FEET; THENCE NORTH 54°22'59" WEST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING. CONTAINING 1,633 SQUARE FEET MORE OR LESS.

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 WESTERLY
RIGHT OF WAY SUNSET RIDGE LANE, AS BEING S 01°54'36"
W, PER PLAT.

SKETCH OF DESCRIPTION

OF
PORTION OF LOTS 1-24
RAVINA AT EAST PARK

SECTION 8-24-31 ORANGE COUNTY, FLORIDA

DATE: 1-31-14

SCALE: N/A

APPROVED BY: DMD

DRAWN BY: GHF

JOB NO. 2012\208\2082201
SDD.dwg

REVISED:

ASM

AMERICAN
SURVEYING
& MAPPING INC.

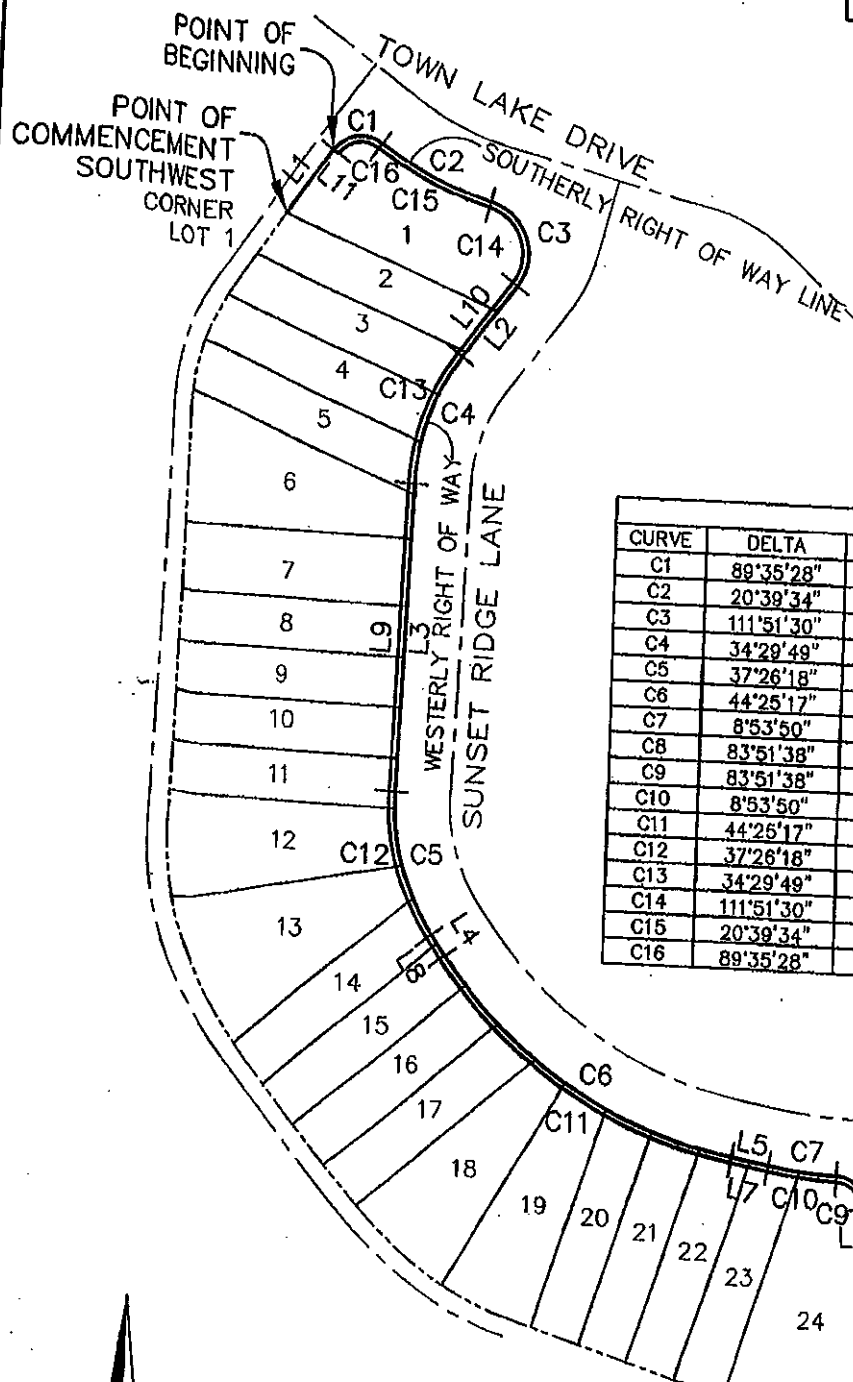
CERTIFICATION OF AUTHORIZATION NUMBER LB6393
3191 MAGUIRE BOULEVARD SUITE 200
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1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
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4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT ALL.

David M. DeFilippo
DAVID M. DEFILIPPO, PLSM #5038
DATE: Jan 31, 2014

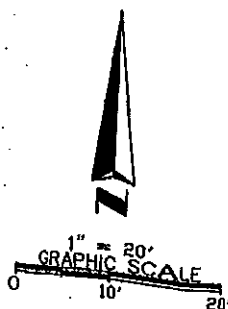
SKETCH OF DESCRIPTION:

PORTION OF LOTS 1-24
RAVINA AT EAST PARK
SECTION 8-24-31
ORANGE COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°37'01"E	34.71'
L2	S36°24'26"W	39.48'
L3	S01°54'36"W	133.15'
L4	S35°31'41"E	10.70'
L5	S79°56'59"E	16.76'
L6	S85°00'49"W	2.50'
L7	N79°56'59"W	16.76'
L8	N35°31'41"W	10.70'
L9	N01°54'36"E	133.15'
L10	N36°24'26"E	39.48'
L11	N54°22'59"W	2.50'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	89°35'28"	23.45'	15.00'	N80°24'45"E	21.14'
C2	20°39'34"	54.09'	150.00'	S65°07'17"E	53.79'
C3	111°51'30"	44.90'	23.00'	S19°31'19"E	38.10'
C4	34°29'49"	60.21'	100.00'	S19°09'31"W	59.30'
C5	37°26'18"	65.34'	100.00'	S16°48'33"E	64.19'
C6	44°25'17"	155.06'	200.00'	S57°44'20"E	151.21'
C7	8°53'50"	31.06'	200.00'	S84°23'54"E	31.03'
C8	83°51'38"	21.95'	15.00'	S46°55'00"E	20.05'
C9	83°51'38"	18.30'	12.50'	N46°55'00"W	16.71'
C10	8°53'50"	31.45'	202.50'	N84°23'54"W	31.41'
C11	44°25'17"	157.00'	202.50'	N57°44'20"W	153.10'
C12	37°26'18"	66.98'	102.50'	N16°48'33"W	65.79'
C13	34°29'49"	61.71'	102.50'	N19°09'31"E	60.79'
C14	111°51'30"	40.02'	20.50'	N19°31'19"W	33.96'
C15	20°39'34"	54.99'	152.50'	N65°07'17"W	54.69'
C16	89°35'28"	19.55'	12.50'	S80°24'45"W	17.61'



SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION

DATE: 1-31-14

SCALE: 1" = 80'

APPROVED BY: DMD

DRAWN BY: GHF

JOB NO. 2012\208\2082201
SOD.dwg

REVISED:

ASM

**AMERICAN
SURVEYING
& MAPPING INC.**

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3191 MAGUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979

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DESCRIPTION:

A PORTION OF LOTS 25 THROUGH 45, RAVINA AT EAST PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 28 THROUGH 31 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID LOT 25 BEING A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF TOWN LAKE DRIVE THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) BEING ALSO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET A CENTRAL ANGLE OF 83°51'26" AND A CHORD DISTANCE OF 20.05 FEET WHICH BEARS NORTH 36°56'32" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.95 FEET (2) TO A POINT ON A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 18°52'33" AND CHORD DISTANCE OF 65.59 FEET WHICH BEARS NORTH 69°25'59" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.89 FEET; (3) THENCE NORTH 59°59'42" EAST, A DISTANCE OF 330.38 FEET (4) TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 57°13'23" AND A CHORD DISTANCE 47.89 FEET WHICH BEARS NORTH 31°23'01" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.94 FEET (5) TO A POINT ON A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 71°55'31" AND CHORD DISTANCE OF 17.62 FEET WHICH BEARS NORTH 38°44'05" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.83 FEET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE SOUTH 15°18'09" EAST, A DISTANCE OF 2.50 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 12.50 FEET A CENTRAL ANGLE OF 71°55'31" AND A CHORD DISTANCE OF 14.68 FEET WHICH BEARS SOUTH 38°44'05" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.69 FEET TO A POINT ON A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 52.50 FEET, A CENTRAL ANGLE OF 57°13'23" AND CHORD DISTANCE OF 50.28 FEET WHICH BEARS SOUTH 31°23'01" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.43 FEET; THENCE SOUTH 59°59'42" WEST, A DISTANCE OF 330.38 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 202.50 FEET, A CENTRAL ANGLE OF 18°52'33" AND A CHORD DISTANCE 66.41 FEET WHICH BEARS SOUTH 69°25'59" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.71 FEET TO A POINT ON A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 83°51'26" AND CHORD DISTANCE OF 16.71 FEET WHICH BEARS SOUTH 36°56'32" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.29 FEET; THENCE SOUTH 85°00'49" WEST, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING. CONTAINING 1,213 SQUARE FEET, MORE OR LESS.

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
SOUTHEASTERLY RIGHT OF WAY OF SUNSET RIDGE LANE,
AS BEING N 59°59'42" E, PER PLAT.

SKETCH OF DESCRIPTION

OF
PORTION OF LOTS 25-45
RAVINA AT EAST PARK

SECTION 8-24-31 ORANGE COUNTY, FLORIDA

DATE: 1-31-14

SCALE: N/A

APPROVED BY: DMD

DRAWN BY: GHF

JOB NO. 2012\208\2082201
SOD.dwg

REVISED:

ASM

AMERICAN
SURVEYING
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

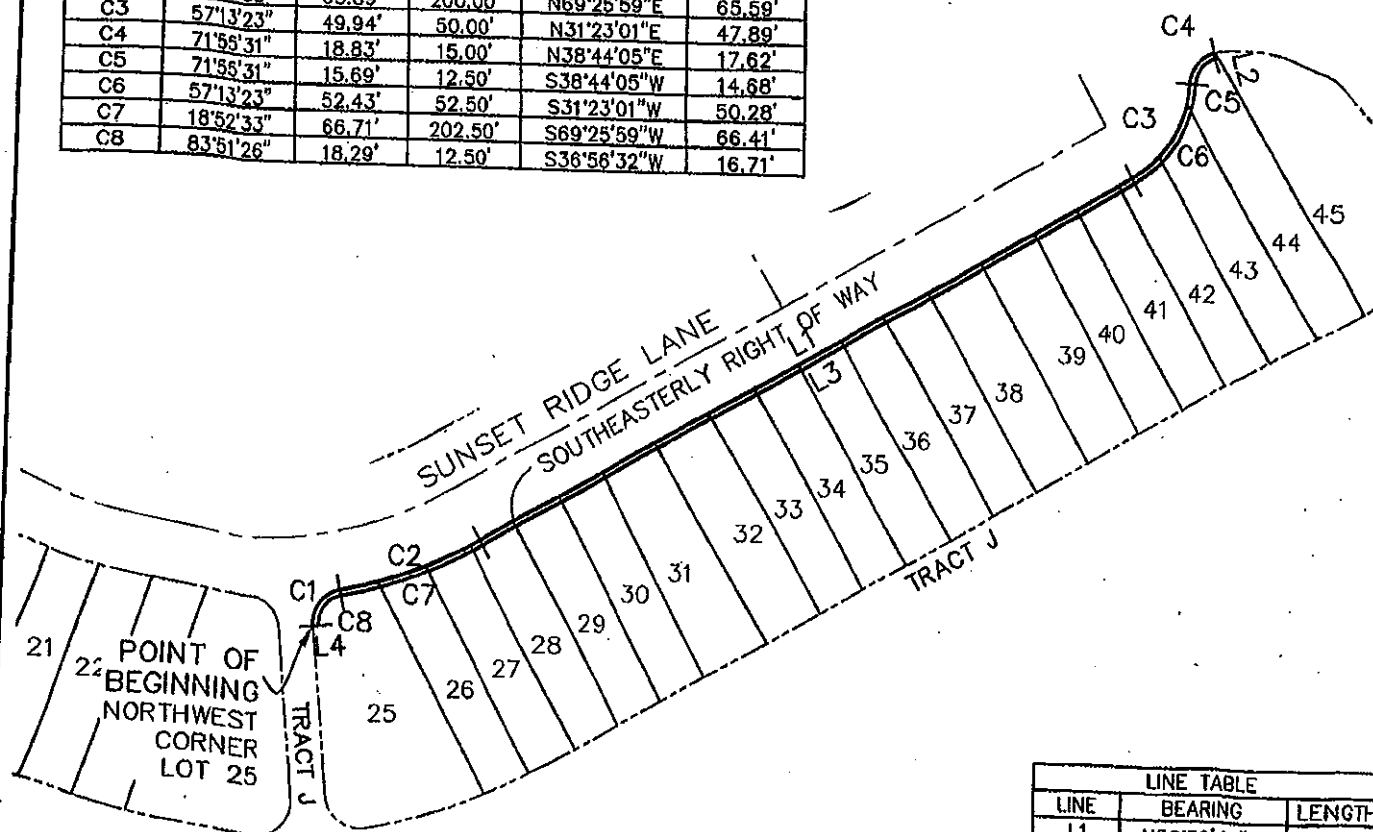
1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT ALL.

David M. DeFilippo
DAVID M. DEFILIPPO, P.S.M. #5038
DATE: Jan 31, 2014

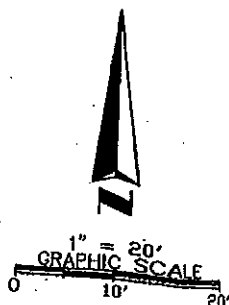
SKETCH OF DESCRIPTION:

PORTION OF LOTS 25-45
RAVINA AT EAST PARK
SECTION 8-24-31
ORANGE COUNTY, FLORIDA

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	83°51'26"	21.95'	15.00'	N36°56'32"E	20.05'
C2	18°52'33"	65.89'	200.00'	N69°25'59"E	65.59'
C3	57°13'23"	49.94'	50.00'	N31°23'01"E	47.89'
C4	71°55'31"	18.83'	15.00'	N38°44'05"E	17.62'
C5	71°55'31"	15.69'	12.50'	S38°44'05"W	14.68'
C6	57°13'23"	52.43'	52.50'	S31°23'01"W	50.28'
C7	18°52'33"	66.71'	202.50'	S69°25'59"W	66.41'
C8	83°51'26"	18.29'	12.50'	S36°56'32"W	16.71'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°59'42"E	330.38'
L2	S15°18'09"E	2.50'
L3	S59°59'42"W	330.38'
L4	S85°00'49"W	2.50'



SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION

DATE: 1-31-14

SCALE: 1" = 80'

APPROVED BY: DMD

DRAWN BY: GHF

JOB NO. 2012\208\2082201
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