

This Instrument Prepared by
and Return to:
Roy K. Payne
Chief Assistant City Attorney
City of Orlando
400 S. Orange Avenue
Orlando, FL 32801

WARRANTY DEED

THIS WARRANTY DEED made and executed this 7th day of February, 2014, by **CROWNPOINTE COMMERCE PARK OWNERS ASSOCIATION, INC.**, a Florida Corporation, whose address is: 4221 Playa Court, Orlando, FL 32812, 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, hereinafter referred to as "Grantee," whose address is 400 South Orange Avenue, Orlando, Florida 32801:

(Whenever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to the instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00, receipt whereof is hereby acknowledged, and other valuable consideration, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida, hereinafter described (the "Property"), viz:

(The property described in Exhibit "A" attached hereto and incorporated herein by reference.)

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, and subject to all matters of record and apparent from a diligent inspection of the Property, including by survey.

TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER.

RESERVING unto Grantor, an easement over the Property for access to the GRANTOR'S remaining lands solely for maintenance purposes for the stormwater pond and attendant canal/ditch, on the condition that said use of the Property does not interfere with Grantee's use of the Property

for a Bike/Pedestrian Trail and attendant improvements or any other use by Grantee existing at the time of Grantor's exercise of its reserved rights herein. Grantor shall be responsible to repair and restore any damage to the Property, including improvements thereon, to the extent caused by Grantor, its agents, assigns and contractor(s).

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that the real property described above is free of all liens, mortgages and encumbrances of every kind except for real property taxes not delinquent.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the date and year first above written.

WITNESSES:

Richard H. H.

Horacio Horta
Print Name

Idmee

Ilia Amador
Print Name

GRANTOR:

By: K. C. Laddler
(Signature of Officer)

K. C. Laddler
(Print Name and title of Officer signing)

STATE OF FLORIDA

COUNTY OF ORANGE

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by K.C. Kadner, as OFFICER of the Crownpointe Commerce Park Owners Association, Inc., a Florida Corporation.

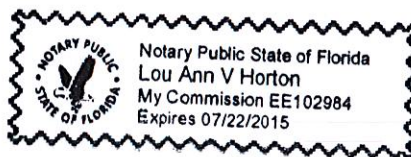
WITNESS my hand and official seal in the County and State last aforesaid this 6th day of February, 2019.

Lou Ann V Horton

Notary Public

Print Name: Lou Ann Horton

My Commission Expires:



Sketch and Description:

THIS IS NOT A SURVEY

Exhibit "A"

Legal Description:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S89°37'51"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 921.42 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°21'39"W A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF BLOCK "F", CROWNPOINTE COMMERCE PARK PHASE 2 AS RECORDED IN PLAT BOOK 44, PAGES 37 THROUGH 39 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SAND LAKE ROAD (STATE ROAD 482)(250 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PRESENTLY KNOWN AS 482, AND FORMERLY DEPICTED AS S-528 PER RIGHT OF WAY MAP SECTION NO. 7558-151, DATED DECEMBER 1956); THENCE RUN S89°37'51"W ALONG SAID NORTH RIGHT OF WAY LINE ALSO BEING THE SOUTH LINE OF BLOCK "F" OF AFOREMENTIONED PLAT A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N00°21'39"W ALONG A LINE PARALLEL WITH AND 20.00 FEET WESTERLY (AS MEASURED PERPENDICULARLY) TO THE EAST LINE OF AFOREMENTIONED BLOCK "F" A DISTANCE OF 329.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PARALLEL LINE RUN S89°38'21"W ALONG THE SOUTHERLY LINE OF THAT CERTAIN ORANGE COUNTY DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4201, PAGES 1807 THROUGH 1813 OF SAID PUBLIC RECORDS, A DISTANCE OF 5.00 FEET TO A POINT BEING 30.00 FEET WEST OF THE EAST LINE OF SAID ORANGE COUNTY DRAINAGE EASEMENT; THENCE DEPARTING SAID SOUTHERLY LINE RUN N00°21'39"W A DISTANCE OF 76.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 275.00 FEET, A CHORD BEARING OF N10°51'52"W, AND A CHORD DISTANCE OF 100.26 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°00'27", FOR AN ARC DISTANCE OF 100.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 103.83 FEET, A CHORD BEARING OF N48°40'39"W, AND A CHORD DISTANCE OF 95.27 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°37'06", FOR AN ARC DISTANCE OF 98.98 FEET TO THE POINT OF TANGENCY; THENCE RUN N75°59'12"W A DISTANCE OF 10.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 193.00 FEET, A CHORD BEARING OF N56°35'58"W, AND A CHORD DISTANCE OF 128.13 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°46'27", FOR AN ARC DISTANCE OF 130.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 355.59 FEET, A CHORD BEARING OF N10°48'48"W, AND A CHORD DISTANCE OF 316.21 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°47'54", FOR AN ARC DISTANCE OF 327.68 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 218.00 FEET, A CHORD BEARING OF N26°10'20"E, AND A CHORD DISTANCE OF 80.10 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°10'21", FOR AN ARC DISTANCE OF 80.56 FEET; THENCE DEPARTING SAID CURVE RUN N47°58'40"W A DISTANCE OF 14.06 FEET; THENCE RUN N42°01'20"E A DISTANCE OF 40.00 FEET; THENCE RUN S47°58'40"E A DISTANCE OF 14.06 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 218.00 FEET, A CHORD BEARING OF N51°32'08"E, AND A CHORD DISTANCE OF 32.31 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°29'55", FOR AN ARC DISTANCE OF 32.34 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1020.00 FEET, A CHORD BEARING OF N58°25'53"E, AND A CHORD DISTANCE OF 94.20 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'36", FOR AN ARC DISTANCE OF 94.23 FEET; THENCE DEPARTING SAID CURVE RUN N00°21'39"W A DISTANCE OF 21.20 FEET; THENCE RUN N76°12'54"E A DISTANCE OF 135.35 FEET; THENCE RUN N09°17'51"W A DISTANCE OF 16.71 FEET; THENCE RUN N80°42'09"E A DISTANCE OF 88.00 FEET; THENCE RUN S09°17'51"E A DISTANCE OF 9.81 FEET; THENCE RUN N76°12'54"E A DISTANCE OF 19.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING OF N43°47'15"E, AND A CHORD DISTANCE OF 42.90 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°51'18", FOR AN ARC DISTANCE OF 45.28 FEET TO THE POINT OF TANGENCY; THENCE RUN N11°21'36"E A DISTANCE OF 205.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING OF N25°07'31"E, AND A CHORD DISTANCE OF 237.94 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°31'49", FOR AN ARC DISTANCE OF 240.25 FEET TO THE POINT OF TANGENCY; THENCE RUN N38°53'25"E A DISTANCE OF 380.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING OF N01°00'55"E, AND A CHORD DISTANCE OF 214.88 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°45'00", FOR AN ARC DISTANCE OF 231.37 FEET TO THE POINT OF TANGENCY; THENCE RUN N36°51'35"W A DISTANCE OF 57.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N03°08'25"E, AND A CHORD DISTANCE OF 257.12 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00", FOR AN ARC DISTANCE OF 279.25 FEET TO THE POINT OF TANGENCY; THENCE RUN N43°08'25"E A DISTANCE OF 105.97 FEET; THENCE RUN N46°51'35"W A DISTANCE OF 10.00 FEET; THENCE RUN N43°08'25"E A DISTANCE OF 36.00 FEET; THENCE RUN S46°51'35"E A DISTANCE OF 10.00 FEET; THENCE RUN N43°08'25"E A DISTANCE OF 58.81 FEET; THENCE RUN S46°51'35"E A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 160.08 FEET, A CHORD BEARING OF N18°51'35"W, AND A CHORD DISTANCE OF 282.68 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 124°00'00", FOR AN ARC DISTANCE OF 346.45 FEET TO THE POINT OF TANGENCY; THENCE RUN N80°51'35"W A DISTANCE OF 151.05 FEET; THENCE RUN N25°21'35"W A DISTANCE OF 46.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 640.00 FEET, A CHORD BEARING OF N09°32'07"W, AND A CHORD DISTANCE OF 349.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°38'55", FOR AN ARC DISTANCE OF 353.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 390.00 FEET, A CHORD BEARING OF N31°47'20"E, AND A CHORD DISTANCE OF 335.80 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°00'00", FOR AN ARC DISTANCE OF 347.15 FEET TO THE POINT OF TANGENCY; THENCE RUN N57°17'20"E A DISTANCE OF 36.12 FEET; THENCE RUN N00°12'40"W A DISTANCE OF 194.59 FEET; THENCE RUN N44°42'07"E A DISTANCE OF 225.52 FEET TO A POINT BEING ON THE SOUTH LINE OF BLOCK "P", CROWNPOINTE COMMERCE PARK PHASE 3, ACCORDING TO PLAT BOOK 46, PAGES 8 AND 9 OF SAID PUBLIC RECORDS; THENCE RUN S72°13'36"E ALONG SAID SOUTH LINE A DISTANCE OF 44.86 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED ORANGE COUNTY DRAINAGE EASEMENT; THENCE RUN S44°42'07"W ALONG SAID EAST LINE A DISTANCE OF 229.39 FEET; THENCE CONTINUE ALONG SAID EAST LINE THE FOLLOWING 17 COURSES: S00°12'40"E A DISTANCE OF 200.00 FEET; THENCE S57°17'20"W 58.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING OF S31°47'20"W, AND A CHORD DISTANCE OF 301.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°00'00", FOR AN ARC DISTANCE OF 311.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 600.00 FEET, A CHORD BEARING OF S09°32'07"E, AND A CHORD DISTANCE OF 327.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°38'55", FOR AN ARC DISTANCE OF 331.42 FEET TO THE POINT OF TANGENCY; THENCE RUN S25°21'35"E 25.00 FEET; THENCE S80°51'35"E 130.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.08 FEET, A CHORD BEARING OF S18°51'35"E, AND A CHORD DISTANCE OF 353.32 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 124°00'00", FOR AN ARC DISTANCE OF 433.01 FEET TO THE POINT OF TANGENCY; THENCE S43°08'25"W 200.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF S03°08'25"W, AND A CHORD DISTANCE OF 192.84 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00", FOR AN ARC DISTANCE OF 209.44 FEET TO THE POINT OF TANGENCY; THENCE S36°51'35"E 57.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 225.00 FEET, A CHORD BEARING OF S01°00'55"W, AND A CHORD DISTANCE OF 276.27 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°45'00", FOR AN ARC DISTANCE OF

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL
Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

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SHEETS 1 THRU 8 OF 8.

Date: 10/03/13

Job No. 03118

Drawn by: RDB

Scale: N/A

File: 03118 sod1.DWG

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CPH, Inc.

Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC0000298

SHINGLE CREEK TRAIL
SECTION 29-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 8

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Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

(CONTINUED FROM PREVIOUS PAGE:)

297.47 FEET TO THE POINT OF TANGENCY; THENCE S38°53'25"W 380.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 450.00 FEET, A CHORD BEARING OF S25°07'31"W, AND A CHORD DISTANCE OF 214.15 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°31'49", FOR AN ARC DISTANCE OF 216.22 FEET TO THE POINT OF TANGENCY; THENCE S11°21'36"W 230.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF S43°47'15"W, AND A CHORD DISTANCE OF 53.62 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°51'18", FOR AN ARC DISTANCE OF 56.60 FEET TO THE POINT OF TANGENCY; THENCE RUN S76°12'54"W 280.93 FEET; THENCE S00°21'39"E 11.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 984.00 FEET, A CHORD BEARING OF S57°51'28"W, AND A CHORD DISTANCE OF 71.19 FEET; THENCE DEPARTING SAID EAST LINE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°08'45", FOR AN ARC DISTANCE OF 71.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 182.00 FEET, A CHORD BEARING OF S35°41'07"W, AND A CHORD DISTANCE OF 125.09 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°11'56", FOR AN ARC DISTANCE OF 127.69 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 319.59 FEET, A CHORD BEARING OF S10°48'48"E, AND A CHORD DISTANCE OF 284.20 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°47'54", FOR AN ARC DISTANCE OF 294.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 157.00 FEET, A CHORD BEARING OF S55°49'32"E, AND A CHORD DISTANCE OF 100.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°13'34", FOR AN ARC DISTANCE OF 102.01 FEET TO A POINT BEING ON THE AFORESAID EAST LINE OF THE ORANGE COUNTY DRAINAGE EASEMENT; THENCE RUN S00°21'39"E ALONG SAID EAST LINE A DISTANCE OF 6.86 FEET; THENCE CONTINUE ALONG SAID EAST LINE THE FOLLOWING 4 COURSES: SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.83 FEET, A CHORD BEARING OF S51°22'06"E, AND A CHORD DISTANCE OF 133.83 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°00'00", FOR AN ARC DISTANCE OF 140.15 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 305.00 FEET, A CHORD BEARING OF S10°51'52"E, AND A CHORD DISTANCE OF 111.20 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°00'27", FOR AN ARC DISTANCE OF 111.83 FEET TO THE POINT OF TANGENCY; THENCE S00°21'39"E A DISTANCE OF 76.38 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED ORANGE COUNTY DRAINAGE EASEMENT; THENCE S89°38'21"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 198,655 SQUARE FEET, 4.56 ACRES MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOVT - GOVERNMENT	PCP - PERMANENT CONTROL POINT	R29E - RANGE 29 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PG - PAGE	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PGS - PAGES	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PI - POINT OF INTERSECTION	REC - RECOVERED
BLOG - BUILDING	D/U - DRAINAGE AND UTILITY EASEMENT	L - ARC LENGTH	PKWY - PARKWAY	REV - REVISION
BM - BENCHMARK	ELEV - ELEVATION	LB# - LICENSED BUSINESS NUMBER	POB - POINT OF BEGINNING	RP - RADIUS POINT
(C) - CALCULATED	EOP - EDGE OF PAVEMENT	(M) - MEASURED	POC - POINT OF COMMENCEMENT	R/W - RIGHT-OF-WAY
CB - CHORD BEARING	ESMT - EASEMENT	N & D - NAIL AND DISK	POL - POINT ON LINE	SEC 29 - SECTION 29
CCR # - CERTIFIED CORNER RECORD NUMBER	FSMT - FLORIDA DEPARTMENT OF TRANSPORTATION	NR - NON-RADIAL	PRC - POINT OF REVERSE CURVATURE	SQ - SQUARE
C/L - CENTERLINE	FF - FINISH FLOOR	NT - NON-TANGENT	PRM - PERMANENT REFERENCE MONUMENT	SQ FT - SQUARE FEET
CM - CONCRETE MONUMENT	FND - FOUND	OR - OFFICIAL RECORDS	PT - POINT OF TANGENCY	TB - TANGENT BEARING
CONC - CONCRETE	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	UE - UTILITY EASEMENT	T23S - TOWNSHIP 23 SOUTH
COR - CORNER	(G) - GRID (STATE PLANE)	(P) - PLAT	W/ - WITH	(TYP) - TYPICAL
		PB - PLAT BOOK		
		PC - POINT OF CURVATURE		
		PCC - POINT OF COMPOUND CURVATURE		

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM AS BEING S89°37'51"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 29 EAST.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on September 24, 2013. I further certify that this "Sketch and Description" meets the minimum technical standards set forth in Rule Chapter 5J-17 of the Florida Administrative Code.

For the Firm By:

R. L. Roberts, R.L.S.
Professional Surveyor and Mapper
Florida Registration No. 3144

NOT VALID WITHOUT
SHEETS 1 THRU 8 OF 8.

Date: 10/03/13

Job No. 03118

Drawn by: RDB

Scale: N/A

File: 03118sod1.DWG

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SHINGLE CREEK TRAIL
SECTION 29-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

2

2 of 8

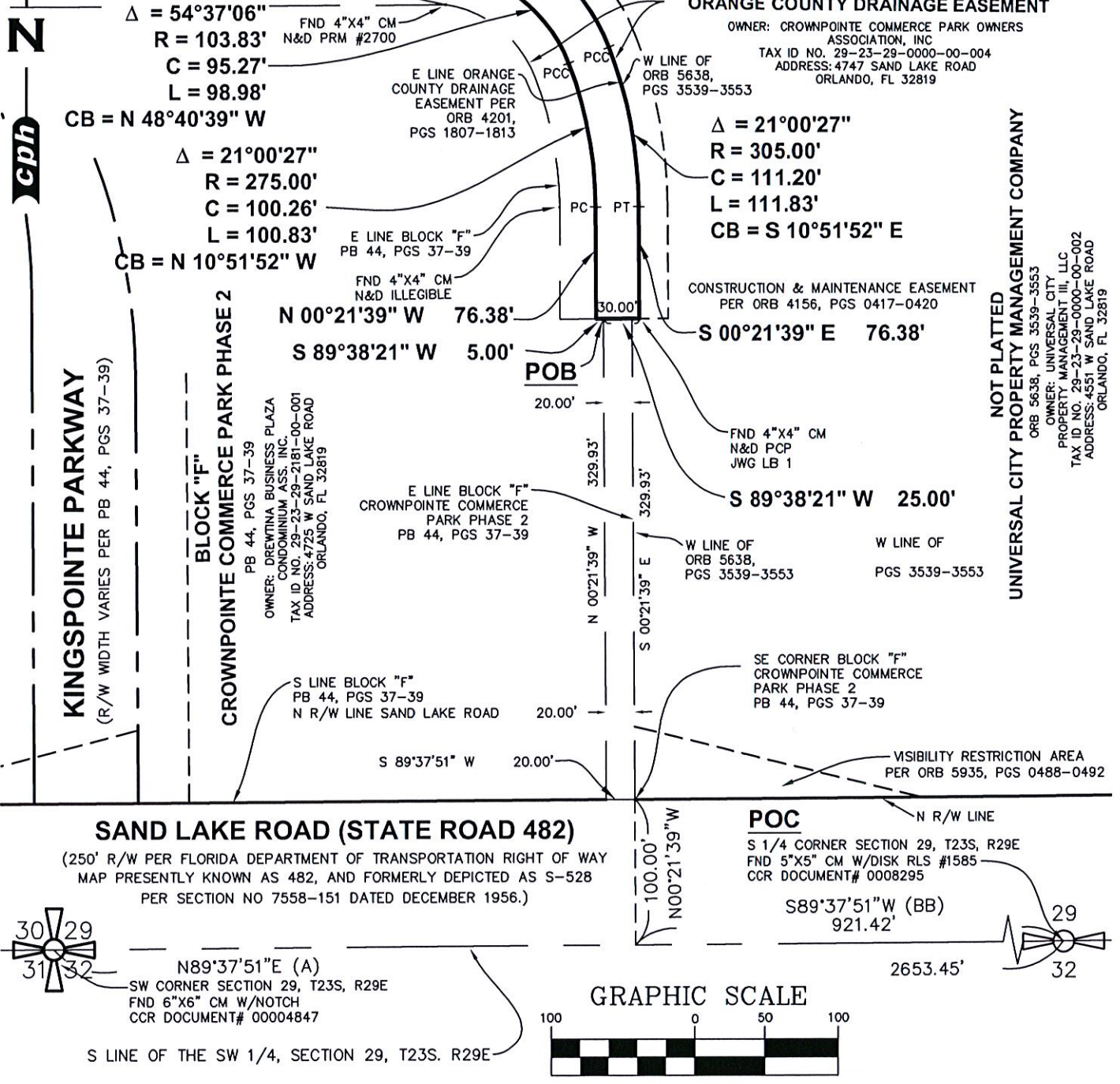
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Sketch and Description:

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MATCHLINE SEE SHEET 4 OF 8



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SHEETS 1 THRU 8 OF 8.

1 inch = 100 ft.

Date: 10/03/13	Job No. 03118
Drawn by: RDB	Scale: 1"=100'
File: 03118sod1.DWG	



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Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

SHINGLE CREEK TRAIL
SECTION 29-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet
3
3 of 8

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Sketch and Description:

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MATCHLINE SEE SHEET 5 OF 8

ORANGE COUNTY DRAINAGE EASEMENT

OWNER: CROWNPOINTE COMMERCE PARK OWNERS
ASSOCIATION, INC
TAX ID NO. 29-23-29-0000-00-004
ADDRESS: 4747 SAND LAKE ROAD
ORLANDO, FL 32819
ORB 4201, PG 1807-1813

$\Delta = 64^{\circ}51'18''$
 $R = 40.00'$
 $C = 42.90'$
 $L = 45.28'$

CB = N 43°47'15" E

N 80°42'09" E 88.00'

S 76°12'54" W
280.93'

N 09°17'51" W
16.71'

S 00°21'39" E 11.01'

DRAINAGE EASEMENT PER
ORB 4156, PGS 413-416

$\Delta = 4^{\circ}08'45''$
 $R = 984.00'$
 $C = 71.19'$
 $L = 71.20'$
CB = S 57°51'28" W

$\Delta = 52^{\circ}47'54''$
 $R = 319.59'$
 $C = 284.20'$
 $L = 294.50'$
CB = S 10°48'48" E

ORANGE COUNTY DRAINAGE EASEMENT

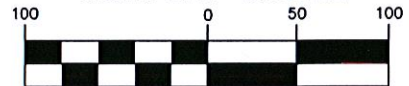
OWNER: CROWNPOINTE COMMERCE PARK OWNERS
ASSOCIATION, INC
TAX ID NO. 29-23-29-0000-00-004
ADDRESS: 4747 SAND LAKE ROAD
ORLANDO, FL 32819
ORB 4201, PG 1807-1813

$\Delta = 37^{\circ}13'34''$
 $R = 157.00'$
 $C = 100.22'$
 $L = 102.01'$
CB = S 55°49'32" E

S 00°21'39" E 6.86'

$\Delta = 60^{\circ}00'00''$
 $R = 133.83'$
 $C = 133.83'$
 $L = 140.15'$
CB = S 51°22'06" E

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

N 76°12'54" E 135.35'

N 00°21'39" W 21.20'

$\Delta = 5^{\circ}17'36''$
 $R = 1020.00'$
 $C = 94.20'$
 $L = 94.23'$
CB = N 58°25'53" E

S 47°58'40" E 14.06'

N 42°01'20" E 40.00'

N 47°58'40" W 14.06'

$\Delta = 21^{\circ}10'21''$
 $R = 218.00'$
 $C = 80.10'$
 $L = 80.56'$
CB = N 26°10'20" E

FND 5/8" IR&C
LB #3467

$\Delta = 52^{\circ}47'54''$
 $R = 355.59'$
 $C = 316.21'$
 $L = 327.68'$
CB = N 10°48'48" W

$\Delta = 8^{\circ}29'55''$
 $R = 218.00'$
 $C = 32.31'$
 $L = 32.34'$
CB = N 51°32'08" E

$\Delta = 40^{\circ}11'56''$
 $R = 182.00'$
 $C = 125.09'$
 $L = 127.69'$
CB = S 35°41'07" W

E LINE ORANGE
COUNTY DRAINAGE
EASEMENT PER
ORB 4201,
PGS 1807-1813

W LINE PER
ORB 5638,
PGS 3539-3553

$\Delta = 38^{\circ}46'27''$
 $R = 193.00'$
 $C = 128.13'$
 $L = 130.61'$
CB = N 56°35'58" W

N 75°59'12" W 10.01'

MATCHLINE SEE SHEET 3 OF 8

NOT VALID WITHOUT
SHEETS 1 THRU 8 OF 8.

Date: 10/03/13

Job No. O3118

Drawn by: RDB

Scale: 1"=100'

File: O3118SOD1.DWG

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Prepared By:
CPH, Inc.

Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

SHINGLE CREEK TRAIL
SECTION 29-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

4

4 of 8

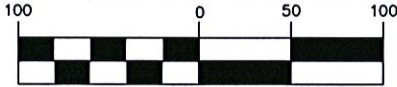
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Sketch and Description:

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 6 OF 8

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

$\Delta = 75^{\circ}45'00''$

R = 175.00'

C = 214.88'

L = 231.37'

CB = N $01^{\circ}00'55''$ E

$\Delta = 75^{\circ}45'00''$

R = 225.00'

C = 276.27'

L = 297.47'

CB = S $01^{\circ}00'55''$ W

ORANGE COUNTY DRAINAGE EASEMENT

OWNER: CROWNPOINTE COMMERCE PARK OWNERS
ASSOCIATION, INC

TAX ID NO. 29-23-29-0000-00-004
ADDRESS: 4747 SAND LAKE ROAD
ORLANDO, FL 32819
ORB 4201, PG 1807-1813

$\Delta = 27^{\circ}31'49''$

R = 500.00'

C = 237.94'

L = 240.25'

CB = N $25^{\circ}07'31''$ E

E LINE ORANGE
COUNTY DRAINAGE
EASEMENT PER
ORB 4201,
PGS 1807-1813

PC

PT

ENCOMPASSING
198,655 SQ FT,
4.56 ACRES \pm

$\Delta = 27^{\circ}31'49''$

R = 450.00'

C = 214.15'

L = 216.22'

CB = S $25^{\circ}07'31''$ W

W LINE PER
ORB 5638,
PGS 3539-3553

NOT PLATTED
UNIVERSAL CITY PROPERTY MANAGEMENT COMPANY

ORB 5638, PGS 3539-3553
OWNER: UNIVERSAL CITY
PROPERTY MANAGEMENT III, LLC
TAX ID NO. 29-23-29-0000-00-002
ADDRESS: 4551 W SAND LAKE ROAD
ORLANDO, FL 32819

N $11^{\circ}21'36''$ E
205.31'

S $11^{\circ}21'36''$ W 230.72'

MATCHLINE SEE SHEET 4 OF 8

NOT VALID WITHOUT
SHEETS 1 THRU 8 OF 8.

Date: 10/03/13

Job No. O3118

Drawn by: RDB

Scale: 1"=100'

File: O3118SOD1.DWG

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SHINGLE CREEK TRAIL

SECTION 29-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

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5 of 8

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MATCHLINE SEE SHEET 7 OF 8

FND 4"X4" CM
TOP BROKEN

ORANGE COUNTY DRAINAGE EASEMENT
OWNER: CROWMPOINTE COMMERCE PARK OWNERS
TAX ID NO. 29-23-29-0000-00-004
ADDRESS: 4747 SAND LAKE ROAD
ORLANDO, FL 32819
ORB 4201, PG 1807-1813

$\Delta = 124^{\circ}00'00''$
 $R = 200.08'$
 $C = 353.32'$
 $L = 433.01'$
 $CB = S 18^{\circ}51'35'' E$

$\Delta = 124^{\circ}00'00''$
 $R = 160.08'$
 $C = 282.68'$
 $L = 346.45'$
 $CB = N 18^{\circ}51'35'' W$

$S 46^{\circ}51'35'' E$
10.00'

$N 43^{\circ}08'25'' E$
36.00'
 $N 46^{\circ}51'35'' W$
10.00'

$N 43^{\circ}08'25'' E$ 105.97'

$\Delta = 80^{\circ}00'00''$
 $R = 200.00'$
 $C = 257.12'$
 $L = 279.25'$
 $CB = N 03^{\circ}08'25'' E$

E LINE ORANGE
COUNTY DRAINAGE
EASEMENT PER
ORB 4201,
PGS 1807-1813

$S 43^{\circ}08'25'' W$ 200.78'

$\Delta = 80^{\circ}00'00''$
 $R = 150.00'$
 $C = 192.84'$
 $L = 209.44'$
 $CB = S 03^{\circ}08'25'' W$

W LINE PER
ORB 5638,
PGS 3539-3553

$S 36^{\circ}51'35'' E$ 57.00'

$\Delta = 75^{\circ}45'00''$
 $R = 225.00'$
 $C = 276.27'$
 $L = 297.47'$
 $CB = S 01^{\circ}00'55'' W$

$N 36^{\circ}51'35'' W$ 57.00'

$\Delta = 75^{\circ}45'00''$
 $R = 175.00'$
 $C = 214.88'$
 $L = 231.37'$

$CB = N 01^{\circ}00'55'' E$

NOT PLATTED
UNIVERSAL CITY PROPERTY MANAGEMENT COMPANY
OWNER: UNIVERSAL CITY
PROPERTY MANAGEMENT III, LLC
TAX ID NO. 29-23-29-0000-00-002
ADDRESS: 4551 W SAND LAKE ROAD
ORLANDO, FL 32819

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MATCHLINE SEE SHEET 5 OF 8

**NOT VALID WITHOUT
SHEETS 1 THRU 8 OF 8.**

Drawn by: RDB

Date: 10/03/13

Job No. 03118

Scale: 1"=100'

File: 03118S001.DWG

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SHINGLE CREEK TRAIL

SECTION 29-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

6

6 of 8

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Sketch and Description:

THIS IS NOT A SURVEY



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MATCHLINE SEE SHEET 8 OF 8

N 00°12'40" W 194.59'

N 57°17'20" E 36.12'

S 00°12'40" E 200.00'

$\Delta = 51^\circ 00' 00''$

R = 390.00'

C = 335.80'

L = 347.15'

CB = N 31°47'20" E

E LINE ORANGE
COUNTY DRAINAGE
EASEMENT PER
ORB 4201,
PGS 1807-1813

W LINE PER
ORB 5638,
PGS 3539-3553

FND 1" IP NO ID NUMBER
END PINCHED

S 57°17'20" W 58.06'

$\Delta = 51^\circ 00' 00''$

R = 350.00'

C = 301.36'

L = 311.54'

CB = S 31°47'20" W

$\Delta = 31^\circ 38' 55''$

R = 600.00'

C = 327.23'

L = 331.42'

CB = S 09°32'07" E

FND 4"x4" CM
TOP BROKEN

PCC

PCC

ORANGE COUNTY DRAINAGE EASEMENT

OWNER: CROWNPOINTE COMMERCE PARK OWNERS

ASSOCIATION, INC.

TAX ID NO. 29-23-29-0000-00-004

ADDRESS: 4747 SAND LAKE ROAD

ORLANDO, FL 32819

ORB 4201, PG 1807-1813

$\Delta = 31^\circ 38' 55''$

R = 640.00'

C = 349.04'

L = 353.52'

CB = N 09°32'07" W

N 25°21'35" W 46.05'

N 80°51'35" W 151.05'

S 25°21'35" E 25.00'

S 80°51'35" E 130.00'

$\Delta = 124^\circ 00' 00''$

R = 200.08'

C = 353.32'

L = 433.01'

CB = S 18°51'35" E

NOT PLATTED
UNIVERSAL CITY PROPERTY MANAGEMENT COMPANY

ORB 5638, PGS 3539-3553

OWNER: UNIVERSAL CITY

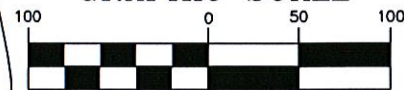
PROPERTY MANAGEMENT III, LLC

TAX ID NO. 29-23-29-0000-00-002

ADDRESS: 4551 W SAND LAKE ROAD

ORLANDO, FL 32819

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MATCHLINE SEE SHEET 6 OF 8

NOT VALID WITHOUT
SHEETS 1 THRU 8 OF 8.

Date: 10/03/13

Job No. 03118

Drawn by: RDB

Scale: 1"=100'

File: 03118SOD1.DWG

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SHINGLE CREEK TRAIL
SECTION 29-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

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7 of 8

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Sketch and Description:

THIS IS NOT A SURVEY

BLOCK "P" CROWNPOINTE COMMERCE PARK PHASE 3

PB 46, PGS 8-9
OWNER: KTR CENTRAL FLORIDA LLC
PROPERTY NAME: BEHR PAINT WAREHOUSE
TAX ID NO. 29-23-29-1841-13-000
ADDRESS: 7000 KINGSPINTE PARKWAY
ORLANDO, FL 32819

S 44°41'55" W 3.00'
N 45°18'05" W 24.30'
N 23°16'38" W 8.00'

CROWNPOINTE COMMERCE PARK PHASE 3 70' DRAINAGE EASEMENT

PB 46, PGS 8-9
OWNER: CROWNPOINTE COMMERCE PARK OWNERS
ASSOCIATION, INC.
TAX ID NO. 29-23-29-0000-00-004
ADDRESS: 4747 SAND LAKE ROAD
ORLANDO, FL 32819

S LINE BLOCK "P"

FND 4"x4" CM
N&D LB #2700

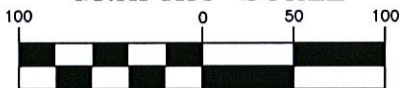
ORANGE COUNTY DRAINAGE EASEMENT

OWNER: CROWNPOINTE COMMERCE PARK OWNERS
ASSOCIATION, INC.
TAX ID NO. 29-23-29-0000-00-004
ADDRESS: 4747 SAND LAKE ROAD
ORLANDO, FL 32819
ORB 4201, PG 1807-1813

E LINE ORANGE
COUNTY DRAINAGE
EASEMENT PER
ORB 4201,
PGS 1807-1813

N 00°12'40" W 194.59'

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MATCHLINE SEE SHEET 7 OF 8

NOT VALID WITHOUT
SHEETS 1 THRU 8 OF 8.

Date: 10/03/13

Job No. 03118

Drawn by: RDB

Scale: 1"=100'

File: 03118S001.DWG

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SHINGLE CREEK TRAIL
SECTION 29-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

8

8 of 8

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SUNSHINE STATE PARKWAY-
FLORIDA'S TURNPIKE
RIGHT OF WAY SHOWN IS AS SHOWN ON SHEET 2 OF 4
OF THE RIGHT OF WAY MAPS FOR SECTION 2 FLORIDA'S TURNPIKE
(SUNSHINE STATE PARKWAY) DATED 7/13/02
(400' LIMITED ACCESS RIGHT OF WAY)
EASTERLY LINE BLOCK "P"
SOUTHWESTERLY R/W LINE

$\Delta = 74^{\circ}20'50"$
R = 28.00'
C = 33.84'
L = 36.33'

CB = N 08°07'41" W

N 57°32'57" E 25.83'

N 32°27'03" W 12.00'

N 32°38'03" E 48.41'

N 44°42'07" E 225.52'

S 44°42'07" W 229.39'

W LINE PER
ORB 5638,
PGS 3539-3553

S 00°12'40" E 200.00'

NOT PLATTED
UNIVERSAL CITY PROPERTY MANAGEMENT COMPANY

ORB 5638, PGS 3539-3553
OWNER: UNIVERSAL CITY
PROPERTY MANAGEMENT III, LLC
TAX ID NO. 29-23-29-0000-00-002
ADDRESS: 4551 W SAND LAKE ROAD
ORLANDO, FL 32819

N 32°33'14" E 39.11'

S 72°19'18" E 19.84'

FND 5/8" IR&C
PCP #2700

PT

NT

20.00'

761.81'

N 45°18'05" E

S 45°18'05" W

526.78'

179.53'

S 32°38'03" W

141.89'

74.93'

78.67'

S 72°13'36" E

44.86'

N 44°42'07" E

225.52'

S 44°42'07" W

229.39'

S 00°12'40" E

200.00'

N 44°42'07" E

225.52'

S 44°42'07" W

229.39'

S 00°12'40" E

200.00'

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

BEGIN AT THE NORTHEAST CORNER OF BLOCK "P" CROWNPOINTE COMMERCE PARK PHASE 3 ACCORDING TO PLAT BOOK 46, PAGES 8 AND 9 ALSO BEING THE SOUTHEAST CORNER OF TRACT "A" CROWNPOINTE COMMERCE PARK PHASE 2 ACCORDING TO PLAT BOOK 44, PAGES 37 THROUGH 39 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SUNSHINE STATE PARKWAY-FLORIDA TURNPIKE AS SHOWN ON SHEET 2 OF 4 OF THE RIGHT OF WAY MAPS FOR SECTION 2 FLORIDA'S TURNPIKE (SUNSHINE STATE PARKWAY) DATED 7/13/62 (400' RIGHT OF WAY) ALSO BEING THE EASTERLY LINE OF AFORESAID TRACT "A"; THENCE RUN S89°34'13"W ALONG THE SOUTH LINE OF SAID TRACT "A" ALSO BEING THE NORTH LINE OF AFORESAID BLOCK "P" A DISTANCE OF 70.58 FEET; THENCE DEPARTING SAID LINES RUN N45°19'29"W ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTHWESTERLY OF (AS MEASURED PERPENDICULARLY) TO THE AFORESAID EASTERLY LINE OF TRACT "A", A DISTANCE OF 783.40 FEET TO A POINT BEING ON THE SOUTHERLY LINE OF A 25' RECIPROCAL EASEMENT AGREEMENT AND THE SOUTHERLY LINE OF A BIKE TRAIL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 9466, PAGES 1345 THROUGH 1367 AND THE SOUTHERLY LINE OF LOT 2, BLOCK "Q", CROWNPOINTE COMMERCE PARK PHASE 4 ACCORDING TO PLAT BOOK 70, PAGES 70 AND 71, SAID PUBLIC RECORDS, ALSO BEING THE NORTHERLY LINE OF AFORESAID TRACT "A"; THENCE RUN N89°36'03"E ALONG SAID LINES A DISTANCE OF 70.62 FEET TO A POINT BEING ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF SUNSHINE STATE PARKWAY AND THE SAID EASTERLY LINE OF TRACT "A"; THENCE RUN S45°19'29"E ALONG SAID LINES A DISTANCE OF 783.35 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 39,169 SQUARE FEET, 0.90 ACRE MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOVT - GOVERNMENT	PCP - PERMANENT CONTROL POINT	R29E - RANGE 29 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PG - PAGE	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PGS - PAGES	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PI - POINT OF INTERSECTION	REC - RECOVERED
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY	L - ARC LENGTH	PKWY - PARKWAY	REV - REVISION
BM - BENCH MARK	EASEMENT	LB# - LICENSED BUSINESS NUMBER	POB - POINT OF BEGINNING	RP - RADIUS POINT
(C) - CALCULATED	ELEV - ELEVATION	(M) - MEASURED	POC - POINT OF COMMENCEMENT	R/W - RIGHT-OF-WAY
C - CHORD	EOP - EDGE OF PAVEMENT	N & D - NAIL AND DISK	POL - POINT ON LINE	SEC 29 - SECTION 29
CB - CHORD BEARING	ESMT - EASEMENT	NR - NON-RADIAL	PRC - POINT OF REVERSE	SQ - SQUARE
CCR # - CERTIFIED CORNER RECORD NUMBER	FF - FINISH FLOOR	NSI - NO SURVEYOR IDENTIFICATION	PRM - PERMANENT REFERENCE MONUMENT	SQ FT - SQUARE FEET
C/L - CENTERLINE	FND - FOUND	NT - NON-TANGENT	PT - POINT OF TANGENCY	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	UE - UTILITY EASEMENT	T23S - TOWNSHIP 23 SOUTH
CONC - CONCRETE	(G) - GRID (STATE PLANE)	PB - PLAT	W/ - WITH	(TYP) - TYPICAL
COR - CORNER		PCC - POINT OF COMPOUND CURVATURE		

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE ASSUMED DATUM AS BEING S89°37'51"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 29 EAST; RESULTING IN A BEARING OF N89°36'03"E ALONG THE NORTHERLY LINE OF TRACT "A", CROWNPOINTE COMMERCE PARK PHASE 2.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on September 25, 2013. I further certify that this "Sketch and Description" meets the minimum technical standards set forth in Rule Chapter 5J-17 of the Florida Administrative Code.

For the Firm By:

R. L. Roberts, R.L.S.
Professional Surveyor and Mapper
Florida Registration No. 3144

NOT VALID WITHOUT
SHEETS 1 and 2 OF 2.

Date: 9/25/13

Job No. 03118

Drawn by: RDB

Scale: N/A

File: 03118 sdd3.DWG

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Arch. Lic. No. AA2600926
Landscape Lic. No. LC0000298

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SHINGLE CREEK TRAIL
SECTION 29-TOWNSHIP 23 SOUTH-RANGE 29 EAST
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

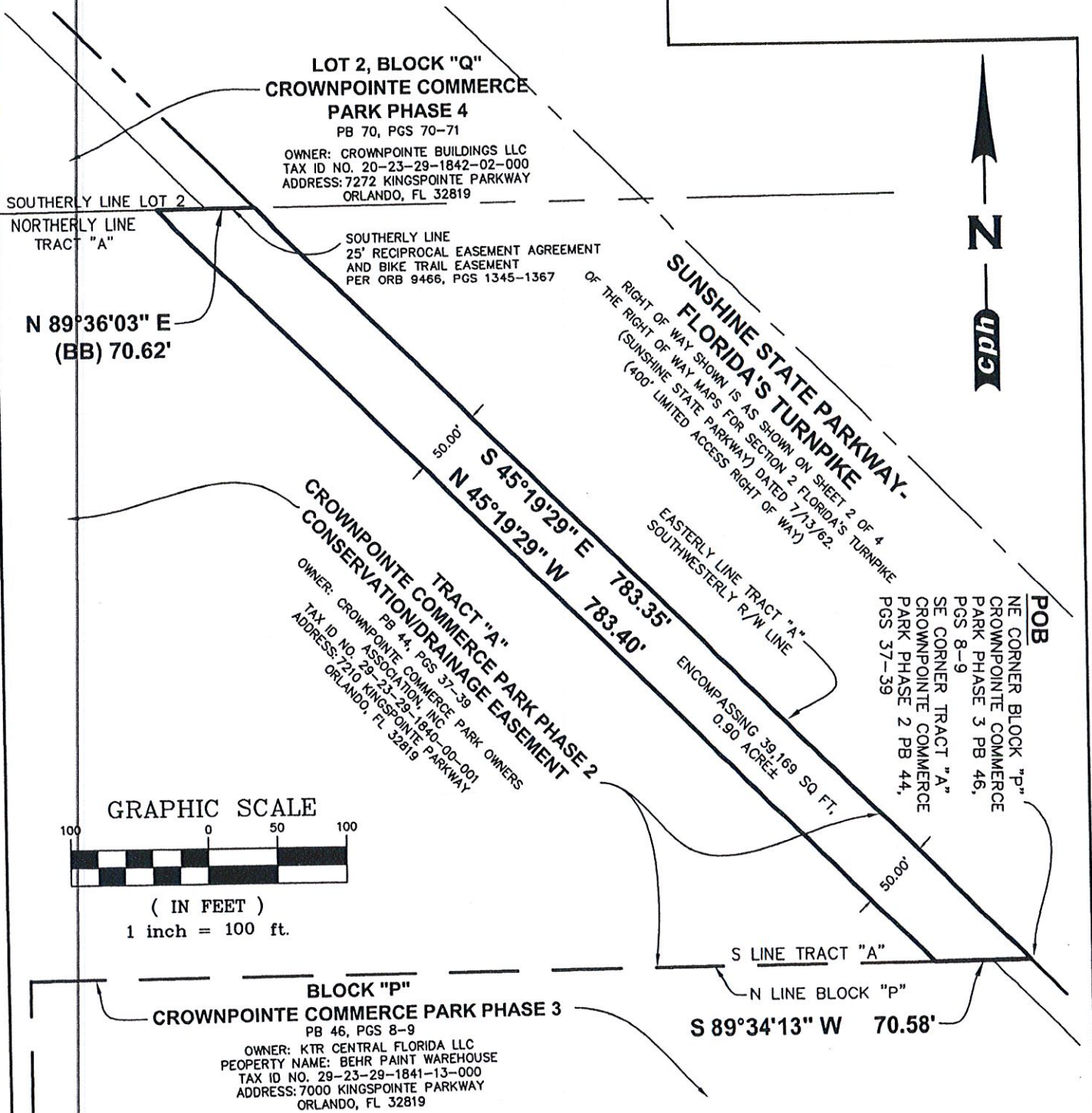
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1 of 2

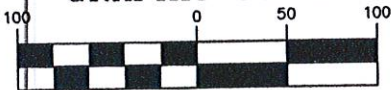
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GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

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SHEETS 1 AND 2 OF 2.**

Date: 9/25/13

Job No. 03118

Drawn by: RDB

Scale: 1"=100'

File: 03118 sod3.DWG

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SHINGLE CREEK TRAIL
 SECTION 29-TOWNSHIP 23 SOUTH-RANGE 29 EAST
 ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

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500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841