

This Instrument Prepared by:
Roy K. Payne
Chief Assistant City Attorney
City of Orlando
400 South Orange Avenue
Orlando, Florida 32801
(407)246-2295

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE, made this 7th day of February, 2014, by and between **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:

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations in hand paid to the Grantor by Grantee, the receipt whereof is hereby acknowledged, said Grantor does hereby grant, bargain, sell and convey to Grantee, its successors and assigns, for that period of time beginning July 1, 2014, and ending June 30, 2021, a temporary easement over, through and under that certain piece, parcel or tract of real estate situated in the County of Orange, State of Florida, more particularly described as:

(See attached Exhibit "A") ("Easement Area")

The easement granted is for the right and privilege of the Grantee to carry on construction activities within the Easement Area that are related to the Shingle Creek bicycle/pedestrian trail, "Project."

PROVIDED, HOWEVER, that all rights granted hereby to the Grantee shall cease and terminate on the earlier of completion of the Project, or June 30, 2021; and

The Grantor hereby covenants with the Grantee that Grantor is lawfully seized of said land in fee simple; that they have good, right and lawful authority to grant said easement and that said easement is free of all liens and encumbrances, except real estate taxes accruing subsequently to January 2013.

The Grantee hereby covenants that upon completion of the Project, Grantee shall restore the Easement Area, as nearly as practicable, to the same condition that existed prior to the granting of

this Easement. Grantee shall immediately repair any damage to Grantor's property arising from Grantee's activities under this Easement.

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

Signed, sealed and delivered in the presence of:

WITNESSES:

[Signature]

Lou Ann Horton

Print Name

[Signature]

Ilia Amador

Print Name

GRANTOR:

By: [Signature]

(Signature of Officer)

K.C. Ladnier

(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. Ladnier, known to me or who possessed — as identification, and who executed the foregoing, this 6th day of February, 2019.

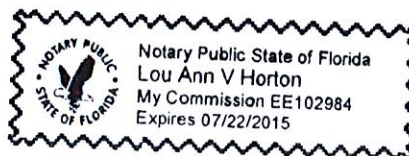
WITNESS my hand and official seal in the County and State last aforesaid this 6th day of February, 2019.

[Signature]

Notary Public

Print Name: Lou Ann Horton

My Commission Expires:



GRANTEE: CITY OF ORLANDO

ATTEST:

By: _____
Mayor/Mayor Pro Tem

Alana C. Brenner., City Clerk

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

Assistant City Attorney

_____, 2013

Sketch and Description:

THIS IS NOT A SURVEY

Exhibit "A"

Legal Description:

COMMENCE AT THE NORTHEASTERLY CORNER OF ORANGE COUNTY DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4201, PAGES 1807 THROUGH 1813, ALSO BEING THE SOUTHEASTERLY CORNER OF BLOCK "P" ACCORDING TO CROWNPOINTE COMMERCE PARK PHASE 3, AS RECORDED IN PLAT BOOK 46, PAGES 8 AND 9 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S44°42'07"W ALONG THE EAST LINE OF SAID ORANGE COUNTY DRAINAGE EASEMENT A DISTANCE OF 229.39 FEET; THENCE CONTINUE ALONG SAID EAST LINE THE FOLLOWING EIGHT (8) 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 RUN S43°08'25"W A DISTANCE OF 48.81 FEET; THENCE DEPARTING SAID EAST LINE OF ORANGE COUNTY DRAINAGE EASEMENT RUN N46°51'35"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S43°08'25"W ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTHWESTERLY (AS MEASURED PERPENDICULARLY) TO THE AFORESAID EAST LINE OF THE ORANGE COUNTY DRAINAGE EASEMENT A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN N46°51'35"W A DISTANCE OF 10.00 FEET; THENCE RUN S43°08'25"W ALONG A LINE PARALLEL WITH AND 60.00 FEET NORTHWESTERLY (AS MEASURED PERPENDICULARLY) TO THE AFORESAID EAST LINE OF THE ORANGE COUNTY DRAINAGE EASEMENT A DISTANCE OF 36.00 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN S46°51'35"E A DISTANCE OF 10.00 FEET; THENCE RUN S43°08'25"W ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTHWESTERLY (AS MEASURED PERPENDICULARLY) TO THE AFORESAID EAST LINE OF THE ORANGE COUNTY DRAINAGE EASEMENT A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN N46°51'35"W A DISTANCE OF 12.82 FEET; THENCE RUN N69°38'06"W A DISTANCE OF 54.48 FEET; THENCE RUN N20°21'54"E A DISTANCE OF 60.00 FEET; THENCE RUN S69°38'06"E A DISTANCE OF 56.23 FEET; THENCE RUN S46°51'35"E A DISTANCE OF 34.43 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 4,284 SQUARE FEET 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	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
C - CHORD	ESMT - EASEMENT	N & D - NAIL AND DISK	POL - POINT ON LINE	SEC 29 - SECTION 29
CB - CHORD BEARING	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NR - NON-RADIAL	PRC - POINT OF REVERSE CURVATURE	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	FEC - FLORIDA EAST COAST RAILWAY	T23S - TOWNSHIP 23 SOUTH
CONC - CONCRETE	(G) - GRID (STATE PLANE)	OR - OFFICIAL RECORDS BOOK		(TYP) - TYPICAL
COR - CORNER		PL - PLAT		UE - UTILITY EASEMENT
		PB - PLAT BOOK		W/ - WITH
		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 RESULTING IN A BEARING OF S44°42'07"W ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 4201, PAGES 1807 THROUGH 1813.
- 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 October 08, 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 4 OF 4.

Date: 10/08/13

Job No. O3118

Drawn by: RDB

Scale: N/A

File: O3118TCE3.DWG

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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Prepared By:
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 4

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

Sketch and Description:

THIS IS NOT A SURVEY

BLOCK "P" CROWNPOINTE COMMERCE PARK PHASE 3

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
N 45°18'05" W
N 23°16'38" W

N LINE 70' DRAINAGE EASEMENT

CROWNPOINTE COMMERCE PARK PHASE 3 70' 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

S LINE BLOCK "P"

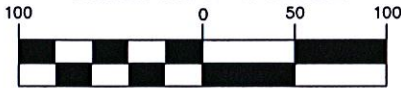
FND 4"x4" CM
N&D LB #2700

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

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MATCHLINE SEE SHEET 3 OF 4

NOT VALID WITHOUT
SHEETS 1 THRU 4 OF 4.

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 29 FLORIDA'S TURNPIKE
(SUNSHINE STATE PARKWAY) DATED 7/13/62.
(400' LIMITED ACCESS RIGHT OF WAY)
EASTERLY LINE BLOCK "P"
SOUTHWESTERLY R/W LINE

$\Delta = 74^{\circ}20'50''$
 $R = 28.00'$
 $C = 33.84'$
 $L = 36.33'$
 $CB = N 08^{\circ}07'41'' W$

N 57°32'57" E 25.83'

N 32°27'03" W 12.00'

N 32°38'03" E 48.41'

S LINE 70' DRAINAGE EASEMENT

S 44°42'07" W
229.39' (BB)

W LINE PER
ORB 5638,
PGS 3539-3553

S 00°12'40" E 200.00'

POC

THE NORTHEASTERLY
CORNER OF ORANGE COUNTY
DRAINAGE EASEMENT
PER ORB 4201, PGS 1807-1813
ALSO BEING
SE CORNER BLOCK "P"
CROWNPOINTE COMMERCE
PARK PHASE 3

FND 5/8" IR&C
PCP #2700

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

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Archt. Lic. No. AA2600926
Landscp. Lic. No. LC0000298

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

SKETCH AND DESCRIPTION

Date: 10/08/13

Job No. O3118

Drawn by: RDB

Scale: 1"=100'

File: 03118TCE3.DWG

Sheet

2

2 of 4

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Sketch and Description:

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 2 OF 4



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

W LINE PER
ORB 5638,
PGS 3539-3553

S 00°12'40" E
200.00'

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

FND 4"x4" CM
TOP BROKEN

PCC

$\Delta = 31^{\circ}38'55''$
R = 600.00'
C = 327.23'
L = 331.42'
CB = S 09°32'07" E

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

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

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

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

MATCHLINE SEE SHEET 4 OF 4

NOT VALID WITHOUT
SHEETS 1 THRU 4 OF 4.

Date: 10/08/13

Job No. O3118

Drawn by: RDB

Scale: 1"=100'

File: O3118TCE3.DWG

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

SKETCH AND DESCRIPTION

Sheet

3

3 of 4

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Sketch and Description:

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 3 OF 4



FND 4"x4" CM
TOP BROKEN

ENCOMPASSING
4,284 SQ FT ±

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

S 69°38'06" E 56.23'
N 20°21'54" E 60.00'

S 46°51'35" E 34.43'
POB

N 69°38'06" W 54.48'
S 46°51'35" E 10.00'

N 46°51'35" W 12.82'

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

W LINE PER
ORB 5638,
PGS 3539-3553

N 46°51'35" W 50.00'
PT
S 43°08'25" W 48.81'
S 43°08'25" W 10.00'
N 46°51'35" W 10.00'
S 43°08'25" W 36.00'
S 43°08'25" W 10.00'

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

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



(IN FEET)
1 inch = 100 ft.

NOT VALID WITHOUT
SHEETS 1 THRU 4 OF 4.

Date: 10/08/13	Job No. 03118
Drawn by: RDB	Scale: 1"=100'
File: 03118TCE3.DWG	

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

SKETCH AND DESCRIPTION

Sheet
4
4 of 4

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